

**CITY OF SACRAMENTO**  
1231 I Street, Sacramento, CA 95814

**Permit No: 0108170**  
**Insp Area: 3**  
**Thos Bros: 318F6**

**Site Address: 8440 ELDER CREEK RD SAC**  
**Parcel No: 064-0010-080 BUILDING B**

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

CONTRACTOR  
MASSIE & CO  
PO BOX 276043  
SAC CA 95827

OWNER  
MASSIE/OATES  
8372 CARBIDE COURT #2  
SACRAMENTO, CA 95827

ARCHITECT

**Nature of Work: NEW WAREHOUSE WITH OFFICE SPACE**

**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 733570 Date 8/28/02 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 complete 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 8/28/02 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:

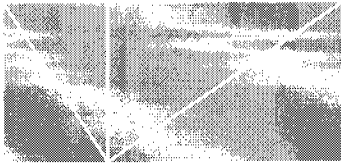
Carrier COMMERICAL UNION INSURANCE CO Policy Number CAR78795 Exp Date 02/01/2003

\_\_\_\_ (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 8/28/02 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.**



December 17, 2003

Massie and Company  
Attention: Jeremy Bangs  
1801 Tribute Road  
Sacramento, CA 95815

**SUMMARY REPORT  
CONSTRUCTION OBSERVATION AND TESTING SERVICES  
OIP2 – FIVE TILT-UP BUILDINGS**

Elder Creek and Florin-Perkins Roads  
Sacramento, California  
Reference No. 427-096.01  
Permit No's. 0108168, 0108170, 0108171, 0108172, & 0108173

**INTRODUCTION**

In accordance with your request, we have performed construction observation and testing services for the subject project. The project included construction of five concrete tilt-up buildings ranging in size from approximately 12,000 to 20,000 square feet. Our construction testing and observations were performed between August 26, 2002 and August 14, 2003. Our firm prepared a Foundation Investigation for the project dated December 29, 2000.<sup>1</sup>

**EARTHWORK OBSERVATION AND TESTING**

***Building Pad Construction***

Following general site clearance, the building pad areas were scarified, moisture conditioned and mechanically compacted. In addition, existing loose fills within building pad "E" were overexcavated to an approximate depth of two feet and recompacted. Engineered fill was placed in level lifts on the order of eight inches, moisture conditioned and compacted. Maximum fill depths within the building pads were on the order of two feet. Building pad areas appeared stable under earthwork equipment during and following earthwork construction.

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<sup>1</sup> Raney Geotechnical; "Foundation Investigation, Five Spec Buildings, Elder Creek and Florin-Perkins Roads, Sacramento, California"; Job No. 427-096; December 29, 2000.

***Foundation Excavation Observation***

Our representative observed all building foundation excavations prior to foundation concrete placement. All foundation excavations engaged suitable bearing materials in accord with the recommendations of our referenced report. Foundations appeared to meet or exceed minimum specified dimensions and were clean at the time of our observation.

***Field Density Testing***

Our representative performed field density tests on building pad soils in accordance with ASTM Test Designations D2922-96 and D3017-96 (Nuclear Probe Method). Our test data indicate that the building pad subgrade soils were compacted to a minimum of 90 percent of the laboratory determined maximum dry density.

***Laboratory Compaction Testing***

We performed laboratory compaction tests on representative samples of the site soils used during building pad construction. The compaction tests were performed in accordance with ASTM Test Designation D1557-00. The results of the laboratory compaction tests are summarized below.

<b>Material Description</b>	<b>Method</b>	<b>Maximum Dry Density (pcf)</b>	<b>Optimum Moisture Content (%)</b>
Red/brown clayey sandy silt	A	123	11.0
Brown sandy clayey silt	A	121	11.4

**CONCRETE CONSTRUCTION**

***Reinforcing Steel Placement Observations***

Our scope of work included observation of floor slab closure strips and wall panel reinforcing steel for the subject buildings. Detailed observations generally were performed one day prior to concrete placement with any corrections being verified by our representative prior to structural concrete placement. All reinforcing steel appeared to be placed in compliance with industry standards and the project plans, for size and placement location.

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OIP2 – Five Tiltup Buildings  
Raney Reference No. 427-096.01  
December 17, 2003

### ***Concrete Placement Observation***

Our representative observed concrete placement procedures during concrete construction of building floor slab closure strips and wall panels. Concrete truck batch and placement times were recorded to ensure that the concrete was placed within a reasonable period (generally less than 90 minutes). Concrete temperatures were monitored and recorded. Concrete appeared to be placed and consolidated in general accord with industry standards.

### ***Slump Testing***

Our representative performed concrete slump testing during concrete placement. Slump testing was generally performed at least once per 150 cubic yards of concrete in accord with ASTM Test Designation C143-90a, Slump of Portland Cement Concrete. Slump test specimens were obtained in accord with ASTM C172-90, Sampling Freshly Mixed Concrete. Slump test measurements were relayed to the contractor verbally. Our data would indicate that no significant amount of concrete was placed with an excessive slump.

### ***Compressive Strength Testing***

Generally, one set of four test specimens was cast per 150 cubic yards of concrete placed. The test specimens were returned to our laboratory for curing and compressive strength testing. Test specimens were cast, transported, and cured in accord with ASTM Test Designation C31-91, Making and Curing Concrete Test Specimens in the Field. Test specimens were stored in a humidity room complying with ASTM Specification C511-93. The test specimens were tested in unconfined compression in our laboratory at 7 and 28 days in accord with ASTM Test Designation C39-93a. Copies of compressive strength test data are attached. Specimens for slab-on-grade closure strip concrete have not reached 28-day curing; compressive strength test data for these specimens will be forwarded under separate cover upon completion of curing and testing.

## **STRUCTURAL STEEL CONSTRUCTION**

### ***Field Welding Observations***

Our representative observed structural field welding for panel holddowns and the roof structure connections. Prior to initiation of welding operations we reviewed qualification certificates of all project welders; our review indicated that the welder's certificates were current and applicable to the various types of project welding. We observed welding materials and procedures; welding procedures, workmanship, and materials appeared to

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Raney Reference No. 427-096.01  
December 17, 2003

comply with industry standards and provisions of the American Welding Society Structural Welding Code. Field welds were examined for visual defects or flaws; all welds appeared to be sound. In addition, we checked welded connections for conformance to project plans and specifications; all welds appeared to meet specifications for size, length and type.

### SUMMARY AND LIMITATIONS

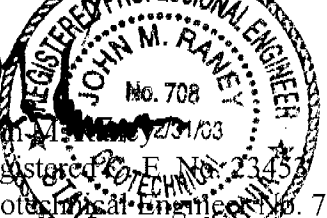
Our test data and observations indicate that the described earthwork construction observed by this company has, to the best of our knowledge, been performed in accord with sound engineering practice and our referenced report. Horizontal and vertical limits of the described work were determined by others. 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 McCormick  
Structural Supervisor

  
John M. Raney 2/31/03  
Registered Professional Engineer No. 2345  
Geotechnical Engineering No. 708  
STATE OF CALIFORNIA

Attachments: Compressive Strength Reports

(2) Addressee  
(1) City of Sacramento

BM/JMR/JB

# APPLICATION FOR COMMERCIAL BUILDING PERMIT

**CITY OF SACRAMENTO**  
 DEVELOPMENT SERVICES DIVISION  
 PERMIT SERVICES SECTION  
 1231 I Street, Rm. 200  
 Sacramento, CA 95814 (916) 264-7619 FAX 264-7046

ACTIVITY # <span style="font-size: 1.5em; font-weight: bold;">0108170</span>	Insp. Area <span style="font-size: 2em; font-weight: bold;">3</span>
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Applicant **MUST** complete ALL Unshaded areas

ADDRESS: 8420 Elder Creek Road Suite B  
 PARCEL # 064-0010-080

<p style="text-align: center;"><b>CONTACT</b></p> <p>Name <u>Jeremy Bangs</u>                  Street Address <u>1801 Tribute Road</u>                  City/State/Zip <u>Sacramento CA 95815</u>                  Phone <u>916-923-4000</u> FAX <u>916-923-4664</u>                  E-mail: <u>Jeremy @ massieco.com</u></p>	<p style="text-align: center;"><b>LICENSED CONTRACTOR</b> Lic No. # <u>733570-B</u></p> <p>Name <u>Massie &amp; Company</u>                  Address <u>1801 Tribute Road</u>                  City/State/Zip <u>Sacramento, CA 95815</u>                  Phone <u>916-923-4000</u> FAX <u>916-923-4664</u>                  E-mail:</p>
<p style="text-align: center;"><b>ARCHITECT/ENGINEER</b></p> <p>Name <u>Leo McGlade &amp; Associates</u>                  Address <u>3417 Arden Way Suite # A</u>                  City/State/Zip <u>Sacramento, CA 95825</u>                  Phone <u>916-488-5350</u> FAX <u>916-488-2062</u>                  E-mail:</p>	<p style="text-align: center;"><b>OWNER</b></p> <p>Name <u>Massie &amp; Company</u>                  Address <u>1801 Tribute Road</u>                  City/State/Zip <u>Sacramento, CA 95815</u>                  Phone <u>916-923-4000</u> FAX <u>916-923-4664</u>                  E-mail:</p>

→ Will permittee have any employees on the jobsite?  No  Yes → INSURANCE CO: State Compensation Insurance Fund.  
 → WORKER'S COMPENSATION POLICY # 1563389-00 EXPIRATION DATE: 10-01-01

NATURE OF WORK IN DETAIL: New warehouse building with office space.

OCCUPANT/TENANT: None as of 4/17/01 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 Rec. Y/N	Fed Code	Vio. File		
		<u>20,000</u>		<u>B/S</u>	<u>VN</u>	<u>SPR</u> <u>ALARM</u>	<u>10</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>	

COMMENTS: Provide Sewer Fee Receipt

REGIONAL SANITATION FEES?  Yes  No HEALTH DEPARTMENT?  Yes  No  
 WATER FLOW TEST FOR NEW BUILDINGS OR ADDITIONS?  Provided  Faxed

# Certification of Compliance

## School District Development

### Part I—To be completed by the APPLICANT

Owner's Name/Address Massie & Co. 1801 Tribute Rd. Sacramento, CA 95815

Project Address 8420, 8440, 8460, 8480 Elden Creek Rd and 6480 Florin-Parkway Rd

Parcel Number 064-0010-080 Lot No. 2

Subdivision Name Massie Industrial Park No. of Units 5

Applicant's Signature [Signature] Title Project Manager

Phone No. (916) 933-4000 Date 8/23-02

**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 0108168

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

Square Feet of Chargeable Building Area 82,000<sup>4</sup>

Signature/Title [Signature] Bldg Tech Date 28 Jun 02

### Part III—To be completed by the SCHOOL DISTRICT

School District SUSD Certificate No. 7588

Exempt Comments \_\_\_\_\_

Residential/Apartment/etc.	_____	Square ft. x \$ _____	= \$ _____
Commercial/Industrial	<u>82,000<sup>4</sup></u>	Square ft. x \$ <u>0.28</u>	= \$ <u>22,960.00</u>
Total fees collected.....	<u>CK# 030042</u>	<u>8/23/02</u>	= \$ <u>22,960.00</u>

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 8/23/02

[Signature] 8/23/02

# CUSTOMER REQUEST FORM

Parcel No. \_\_\_\_\_

## INTAKE

Date 5-15-01  
Time \_\_\_\_\_  
By OK

- County
- City of Sac.
- Citrus Heights
- Folsom

Site Address Elder Creek Rd  
 Project Name \_\_\_\_\_  
 Name Jeremy Bangs  
 Company Massie & Co  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_

## RESEARCH

- APN.doc
  - Attach file
  - Nothing
- Tubs
  - Attached
  - Nothing
- Parcel Page
  - North ↑
- Permits
  - \_\_\_\_\_
  - None
- Billing
  - Print Screen
  - Print Gossip
  - Not in Billing
- Credits
  - \_\_\_\_\_
  - None

Project Descr.: T. L. / Int. Alt. Case # \_\_\_\_\_ Date \_\_\_\_\_  
 New Bldg. / Addn. / Other City of Sac. Plan Check # \_\_\_\_\_

### Customer Comments:

18.39 net ac x 5.5 = 101.15 ESDs

CSD-1 (100% A.D. credit) = \$0

5 RSD: 101.15 ESDs

@ \$2404 = \$243,165

### Credits:

5 tilt-up bldgs 12,000 - 20,000\*

## RESPONSE

- Verbal
- Faxed \_\_\_\_\_
- By \_\_\_\_\_

OK  
OK from  
5/16/01





REAL ESTATE DEVELOPMENT / BUILDERS' SUPPLIES

GENERAL ACCOUNT  
P.O. BOX 276043  
SACRAMENTO, CA 95827-6043  
(916) 737-2700

BANK OF AMERICA  
CRESG DEPT CENTER-SACRAMENTO #1425  
900 8TH ST.  
SACRAMENTO, CA 95814  
11-35 / 1210

027313

DATE  
05/16/01

CHECK NO.  
027313

TWO HUNDRED FORTY-THREE THOUSAND ONE HUNDRED SIXTY-FIVE AND NO/100 U.S. DOLLARS  
AMOUNT

\*\*\*\*\$243,165.00

PAY TO THE ORDER OF  
COUNTY OF SACRAMENTO

*7-2-01*

DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

⑈027313⑈ ⑆⑆21000358⑆ 14251⑈50269⑈



Sacramento Regional  
County Sanitation  
District

10545 Armstrong Avenue  
Suite 101  
Mather, California  
95655

Dolores Ross  
Principal Engineering  
Technician  
Customer Service/Sewer  
Fees

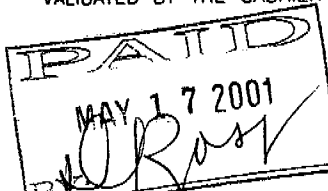
Office: (916) 876-6063  
Fax: (916)

E-mail: rossd@saccounty.net

Technology in balance with nature

COUNTY SANITATION DISTRICT NO. 1  
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT  
**SEWER IMPACT FEE**  
PERMIT AND CALCULATION SHEET

*OK 5/16/01*

APPLICATION NO:		BLDG PERMIT NO. <b>SWD2001-00431</b>	
GENERAL INFORMATION		THIS PERMIT GOOD ONLY WHEN VALIDATED BY THE CASHIER	
CITY OF SAC PRE PAY		 THIS PERMIT TO CONNECT EXPIRES ONE YEAR FROM DATE OF ISSUANCE	
FEE CALCULATION		BUILDING USE	
INSPECTION	<i>0</i>	RESIDENTIAL SF <input type="checkbox"/>	MF <input type="checkbox"/>
CSD-1 (100% AD CT)	<i>0</i>	COMMERCIAL USE	UNITS
SRCSD	<i>\$243,165</i>	<i>5 TILT-UP BLTB.</i>	
CONSTRUCTION			
IN-LIEU			
<b>TOTAL FEE</b>	<b><i>\$243,165</i></b>		
APN: <b>064-0010-080</b>			
DESCRIPTION/ SUBDIVISION		LOT:	
PROPERTY ADDRESS <b>ELDER CREEK RD.</b>			
OWNER <b>Massie &amp; Co.</b>			
MAILING ADDRESS <b>1801 Tribute Road</b>			
CITY-STATE-ZIP <b>Sacramento CA 95815</b> PHONE <b>(916) 923-7000</b>			
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 _____	

CITY OF SACRAMENTO

**CERTIFICATE OF OCCUPANCY**

For Information Contact (916) 808-5716

Building Address: 8440 ELDER CREEK RD Permit No.: 0108170  
Building Use: WAREHOUSE WITH OFFICE Occupancy: B/S  
Building Owner: MASSIE & OATES Construction Type: III-N  
Owner Address: SACRAMENTO, CA Sprinkled?  Yes  No  
Portion of Building Occupied: ENTIRE Area: 15000 Sq. Ft.  
AS OF  
11/10/04  
Date By: (Print) Carolyn Cooper Sign ROBERT LEE CHASE, AIA  
CHIEF BUILDING OFFICIAL

[ Finaled By:MW,JRM, SLG,CP,LJH ]

*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**