

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 9712753
Insp Area: 1

Site Address: 640 BERCUT DR SAC
Parcel No: 0010181011

Sub-Type: REM
Housing (Y/N): N

CONTRACTOR
GP CONSTRUCTION
5381 Raley Blvd Ste B
Sacramento Ca
Phone: 916-486-4171

95838

OWNER
K B OPPORTUNITY FUND I
5709 #C MARCONI AV
CARMICHAEL CA
Phone: 95608

ARCHITECT

Phone:

Nature of Work: INT OFFICE REMODEL

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-LV License Number 573644 Date 9/19/07 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 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 & 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.

Date _____ Applicant/Agent 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 148866-97 6/1/98 WS

____ (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 _____ Applicant 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
BUILDING INSPECTIONS DIVISION
PERMIT SERVICES SECTION

PC # CCP

Address: 640 BERECVT

This application will need one or more of the following items before it can be issued.

Owner/Builder form

Current Certificate of Worker's Comp. (City of Sacramento listed as Certificate Holder.)

Letter of Authorization for employees to sign (Contractor).

School Impact Fee Form

Driveway Permit - 1231 I Street, #200, 264-7995

County Regional Sanitation Permit (Howard Richmond)
827 - 7th Street, Rm. 105, Window 10 - Ph: 875-6679

Special Inspection Forms

PERMIT FEES \$ _____

A-99 Flood Waiver Form

Hazardous Materials Form

SCAT Permit Permit fees attached

Other: Update status to

issued when paid

Date Notified 9/16/97 Plans in Bin # A-2

Initials: WS "D" By: _____

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

97 12753

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

P.C. # CCP
 SUITE # A
 AREA # 1C

ADDRESS 640 BERGUT DRIVE
 PARCEL # 001-0181-011

CONTACT LICENSED CONTRACTOR

NAME LPA, Inc.
 ADDRESS 1215 G ST
SACRAMENTO ZIP 95814
 PHONE 443 0335 FAX: (916) 441 2823

NAME GP Construction
 ADDRESS 5381 Raley Blvd., Ste. B
Sacramento ZIP 95838
 PHONE 486 4171

ARCH./ENG.

OWNER/ IC & B OPPORTUNITY FUND
 NAME 4343 Von KARMAN Ave, Newport Beach
Kell Management Services 92660
 ADDRESS 555 Capitol Mall Ste 215 ZIP 95814
 PHONE 442 7339 Russ Arnold

NAME LPA, Inc
 ADDRESS 1215 G ST
SAC ZIP 95814
 PHONE 443 0335

WILL THE PERMITEE HAVE ANY EMPLOYEE'S ON THE JOBSITE? YES NO
 NATURE OF WORK IN DETAIL: interior tenant remodel, office use B, in
single story building. Architectural (demolition and new construction)
mechanical (re-distribution of existing air), electrical, plumbing.
Non-sprinklered building. Tenant is 11,978 sf.

D.B.A. Parasec VALUATION \$ 78,000

FLOOD STATUS A-99 S.C.A.T.

JOB DESCR. BLDG SHEL APT II(-) 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
1			M2	B	II	no	15	OK
B	(L) 13	(R) 13	(E) 13	(F) 13	(S) 13	(D) 13	(R) 13	

COMMENTS: Show ratings on (128, 708, 109)

* Verify the existing wall in room 128 to be 1 hr fire wall otherwise provide a 20 min. door at the opening
 * provide one 2A10:BC fire extinguisher per every 3,000 sq' w/ 75' max. travel distance

WORKERS Comp Policy #
Company

EXP. DATE

CITY OF SACRAMENTO
 BUILDING INSPECTION DIVISION
 APPLICATION FOR BUILDING PERMIT - HAZARDOUS MATERIAL SURVEY

As Required by Assembly Bill #3205 - A Building Permit Cannot be Approved Without This Completed Form

1. Business Name: GP Construction Phone: 765-4321
 Site Address: 640 Beant Drive Suite: 50
 (Street) (Zip) Phone: _____
 Business Owner/Representative: GARY PEAKINS
 Nature of Business: General Construction Phone: _____
 Property Owner: KOH Management Suite: 210
 Address: 444 Capital Mall
 (Street) (Zip) _____
SACRAMENTO (City) CA (State) 9 (Zip)

2. Are you developing an undetermined tenant space? Yes ___ No Is this permit for a shell building? Yes ___ No
 Notify lessee of the responsibility to coordinate with the Fire Department regarding the use and handling of hazardous materials.

3. Does/Will your business generate hazardous waste? Yes ___ No
 4. Does/Will your business handle, store or transport any solid, liquid, or gaseous chemicals? Yes ___ No

CONSULT THE EPA CHEMICAL LIST LOCATED AT THE BUILDING DIVISION COUNTER FOR HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS TO COMPLETE THE FOLLOWING QUESTIONS.

If you answered "YES" to questions #3 and/or #4 above, continue on to questions 5 - 8.
 5. Do you handle, store, or transport 55 gallons, 500 pounds, or 200 cubic feet (at Standard Temperature or Pressure) of a product or formulation containing hazardous materials at any one time? Yes ___ No
 6. Do you handle, store or transport any amount of acutely hazardous materials? Yes ___ No
 7. Is/Will your business be located within 1,000 feet of a school? Yes ___ No
 8. Is/Will your business be located within 1,000 feet of a hospital, and/or long-term healthcare facility? Yes ___ No

IF YOU ANSWERED "YES" TO QUESTION #3 AND/OR #4, PLEASE CONTACT THE CITY OF SACRAMENTO FIRE DEPARTMENT LOCATED AT 1231 I STREET, SUITE 401, SACRAMENTO, CA OR CALL 449-5416.

Prior to issuance of a certificate of occupancy, each business owner(s) shall contact the City of Sacramento Fire Department and comply with the Health and Safety Code regarding the use and handling of hazardous materials.

PENALTY: Any business that violates Section 25531-25541 of the Health and Safety Code shall be civilly liable to the administering agency in an amount of not more than two thousand dollars (\$2,000) for each day in which the violation occurs. If the violation results in, or significantly contributes to, an emergency, including a fire, the business shall also be assessed the full cost of the city emergency response, as well as the cost of cleaning up and disposing of the hazardous materials. Additional liability and punishment may be assessed for knowing a violation after reasonable notice of the violation.

Applicant's Name: GARY PEAKINS
 (Print) 2/6/07
 (Signature) (Date)

BID Use Only:	Plan Ck# <u>CCP</u>	Permit # <u>9112753</u>
OK to issue prmt?	<u>YG</u> 9-16-97	F.D. Appr Req'd? Yes No
	init date	
Hold on Certificate of Occupancy?	Yes <input checked="" type="checkbox"/> No	
Fire Dept. Use Only:		
OK to issue permit? ini	date	
OK to issue Certificate of Occupancy? ini	date	

(SUBSTANTIAL IMPROVEMENTS)
AGREEMENT REGARDING
THE RISK OF FLOODING

RECITALS

A. The undersigned have contracted for construction of the improvements located at 640 BERKEE DRIVE SACRAMENTO CA and described in the attached building permit (the "Improvements").

B. The undersigned expressly acknowledge that the Improvements may be subject to flooding hazards due to their location in a 100-year floodplain, as described in the Flood Insurance Rate Map dated November 15, 1989, ("FIRM"), prepared by the Federal Emergency Management Agency ("FEMA").

C. The undersigned acknowledge that they have read the Notice to Building Permit Applicants Regarding the Risk of Flooding attached as Exhibit "B."

D. Despite the potential for flood damage, the undersigned intend that the Improvements be constructed even though they will not be at least one foot above the 100-year floodplain elevation levels identified in the Preliminary Work Map dated January, 1989, prepared by the U.S. Army Corps of Engineers.

E. The undersigned acknowledge that the City of Sacramento (the "City") recommends obtaining flood insurance for the Improvements.

AGREEMENT

In consideration of the issuance of a building permit for construction of the Improvements, the undersigned agree as follows:

1. Flood-Related Property Damage. For purposes of this Agreement, the term "flood-related property damage" shall mean any property damage due to flooding resulting from an overtopping out of the channels of the Sacramento River, American River, Dry Creek, Arcade Creek or Morrison Creek levee systems or a break in those levee systems.

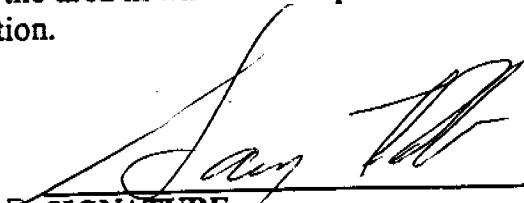
2. Assumption of Risk. The undersigned expressly assume the risk that the Improvements may be subject to flood-related property damage.

3. Waiver of Property Damage Claims. The undersigned unconditionally waive any flood-related property damage claim asserting liability on the part of the City, or its officers, agents or employees premised on the issuance of a permit for the Improvements,

9. Succession. The undersigned expressly intend that the obligations contained herein shall run with the Improvements and shall bind their respective heirs, assignees and successors in interest.

10. Termination. All of the obligations set forth in this Agreement shall terminate at such time as FEMA determines that the area in which the Improvements are located has attained at least 100-year flood protection.

DATED: 9/10/97


SIGNATURE

President
Title of Signatory if Signing for an Entity

Gary Prekios
Name

4244 Roseville Road #B
Address
Northridge, CA.

SIGNATURE

Title of Signatory if Signing for an Entity

Name

Address

CITY OF SACRAMENTO
CERTIFICATE OF OCCUPANCY

For Information Contact (916) 264-5716

Building Address 640 Belmont Drive

Building Use Office DBAT - Paralel Permit No. 97-12753

Building Owner K & M Opportunity Fund Occupancy B

Owner Address 434 Von Karman Ave., Newport Beach, CA Construction Type III N

Portion of Building Occupied Entire Bldg Sprinkled () Yes (X) No

09/18/98 KON PECCI Area 11,978 Sq. Ft.

Date Issued 09/18/98 By KON PECCI Sign Bradford J. Behm, P.E.
Henry/Varga/Khinka/ City 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 9 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 Law 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 City Building Official. No changes shall be made in the character of occupancy or use without approval of the City Building Official.

POST IN A CONSPICUOUS PLACE