

CITY OF SACRAMENTO

Permit No: 0112944

1231 I Street, Sacramento, CA 95814

Insp Area: 4  
Thos Bros: 277J3

Site Address: 3614 CYPRESS ST SAC  
Parcel No: 251-0133-018

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

CONTRACTOR

OWNER

SHEPARD HAVEN PROFIT SHARING  
FOLSOM CA  
95763

ARCHITECT

Nature of Work: TEAR OFF & REROOF 22 SQ'S WITH 25 YR DEM LAM COMP

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 \_\_\_\_\_ Date \_\_\_\_\_ Contractor 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 10/5/01 Owner Signature *RMF Fauril*

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 10/5/01 Applicant/Agent Signature *RMF Fauril*

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 \_\_\_\_\_ Policy Number \_\_\_\_\_ Exp Date \_\_\_\_\_

(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 10/5/01 Applicant Signature *RMF Fauril*

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.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name [ ]
Street Address
City & State [ ]

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LAND SALES CONTRACT
(All-Inclusive with Power of Sale)

Items left blank or unchecked are not applicable.

This Agreement, made this 28th day of August, 2001, between SHEPARD AND HAVEN PROFIT SHARING TRUST, called Vendor, DONALD M. FAULKNER, called Vendee, whose address is 2746-57th Street, Sacramento CA 95817

Regarding the real property in the City of SACRAMENTO, County of SACRAMENTO California, described as:

3614 CYPRESS STREET AKA PN 251-0133-018-0000
PROPERTY INCLUDES A SINGLE FAMILY DWELLING OF APPROXIMATELY 1200 SQUARE FEET PLUS A 2 CAR ATTACHED GARAGE. VENDEE WILL COMMENCE REHABILITATION OF SAID PROPERTY WITHIN FIVE (5) DAYS OF ACCEPTANCE OF THIS OFFER AND COMPLETE IMPROVEMENTS WITHIN THIRTY (30) DAYS. TOTAL PURCHASE PRICE WILL BE PAID TO VENDOR WITHIN FORTY FIVE (45) DAYS AFTER ACCEPTANCE UNLESS DELAYED BY INCLEMENT WEATHER OR CONDITIONS BEYOND CONTROL OF VENDEE. VENDOR SHALL PAY A COMMISSION OF 4 PERCENT OF THE PURCHASE PRICE TO DONALD M. FAULKNER, Broker

1. Subject to the following trust deeds and notes referred to as Underlying Obligations:

- 1.1 A trust deed recorded on NONE as Instrument No. N/A Official Records of County, California, executed by N/A as Trustor in which N/A is Beneficiary, securing a note in the original amount of \$ 0 with an unpaid balance of \$ 0 payable in installments of \$ 0 monthly including 0 percent annual interest [ ] VIR, [ ] plus payments for impounds.
1.2 A trust deed recorded on NONE as Instrument No. N/A in Official Records of County, California executed by N/A as Trustor in which N/A is Beneficiary, securing a note in the original amount of \$ 0 with an unpaid balance of \$ 0 payable in installments of \$ 0 monthly including 0 percent annual interest all due N/A

1.3 [ ] See attached addendum for additional Underlying Obligations.

1.4 Vendor to remain responsible for and to pay all amounts called for in the Underlying Obligations.

2. Vendee hereby purchases the property for the price of \$ 72,000.00

2.1 The cash down payment on the price on entering into this agreement is the amount of \$ 500.00

2.2 The balance of the purchase price is the sum of \$ 71,500.00 bearing interest from date of [ ] agreement, OR [X] PAYABLE AS STATED ABOVE on unpaid principal at the annual rate of 0 percent, payable in installments of 0 DOLLARS, or more, on the N/A day of each consecutive month beginning on the N/A day of N/A and continuing until N/A when the principal is due and payable.

3. Vendor retains legal title for the purpose of securing payment of:

- a) the balance of the purchase price;
b) any additional sums and interest hereafter loaned by Vendor to the Vendee, or their assignee, evidenced by a promissory note or notes, referencing this agreement as security for payment;
c) the Vendor's charge for a statement regarding the secured obligations requested by or for Vendee; and
d) the performance of each provision contained in this agreement.

Vendee agrees:

4. Condition of Property - To keep the property in good condition and repair; not to remove or demolish any building; to complete and restore any building which may be constructed, damaged or destroyed; to comply with all laws affecting the property or requiring any alterations or improvements to be made; not to commit or permit waste; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of the property may be reasonably necessary.

5. Hazard Insurance - Vendee will continuously maintain hazard insurance against loss by fire, hazards included within the term "extended coverage," and any other hazards for which the Vendor requires insurance. The insurance shall be maintained in the amounts and for the periods the Vendor

requires. The insurance carrier providing the insurance shall be chosen by Vendee, subject to Vendor's approval, which shall not be unreasonably withheld. All insurance policies shall be acceptable to Vendor, and contain loss payable clauses in form acceptable to Vendor. Vendor shall have the right to hold policies and renewals.

In the event of loss, Vendee shall promptly notify the insurance carrier and Vendor. Vendor may make proof of loss if not made promptly by Vendee. Vendor may place the proceeds in a non-interest bearing account to be used for the cost of reconstruction of the damaged improvements. If Vendee fails to reconstruct, Vendor may receive and apply the loan proceeds to the principal debt hereby secured, without a showing of impairment.

OWNER-BUILDER VERIFICATION

ATTENTION PROPERTY OWNERS

An owner-builder building permit has been applied for in your name and bearing your signature.

Please complete and return this information in the envelope provided at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

1. I personally plan to provide the major labor and materials for construction of the proposed Improvement (yes or no) \_\_\_\_\_
2. I (have/have not) \_\_\_\_\_ signed an application for a building permit for the proposed work.

3. I have contracted with the following person (firm) to provide the proposed construction:

Name NA Address \_\_\_\_\_  
City \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractors License No. \_\_\_\_\_

4. I plan to provide portions of the work, but I have hired the following person to coordinate, Supervise, and provide the major work.

Name \_\_\_\_\_ Address \_\_\_\_\_  
City NA Telephone \_\_\_\_\_  
Contractors License No. \_\_\_\_\_

5. I will provide some of the work but I have contracted (hired) the following to provide the Work indicated:

Name	Address	Phone	Type of work
<u>NA</u>			

Signed DM Faulstich  
Job Address 3614 CYPRESS ST  
Permit No: 0112944