

CITY OF SACRAMENTO  
1231 I Street, Sacramento, CA 95814

Permit No: 0008691  
Insp Area: 4

Site Address: 4900 NATOMAS BL SAC  
Parcel No: 225-0040-053 BLDG 1 SOUTH

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

CONTRACTOR  
FAIRMARK DEVELOP L P  
2130 PROFESSIONAL DR # 210  
ROSEVILLE 95661

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

ARCHITECT

Nature of Work: NEW 20 UNIT APARTMENT BLDG TYPE XIIS SITE 1

**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 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: PAID

Date \_\_\_\_\_ Owner Signature NEIGHBORHOODS, PLANNING DEVELOPMENT SERVICES

**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.

→ SC 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 [Signature]

\_\_\_\_\_, (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.**

COUNTY SANITATION DISTRICT NO. 1  
 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT  
**SEWER IMPACT FEE 1017**  
 PERMIT AND CALCULATION SHEET 8-30-10

APPLICATION NO:	BLDG PERMIT NO:
GENERAL INFORMATION	THIS PERMIT GOOD ONLY WHEN VALIDATED BY THE CASHIER
	1017 - 8-30-10
	262668
	THIS PERMIT TO CONNECT EXPIRES ONE YEAR FROM DATE OF ISSUANCE

FEE CALCULATION	BUILDING USE		
INSPECTION	<input checked="" type="checkbox"/> RESIDENTIAL	SF <input type="checkbox"/>	MF <input type="checkbox"/>
CSD - 1	154,240	COMMERCIAL USE	UNITS
SRCSD	198,320	AVAILMENT	
CONSTRUCTION			
IN-LIEU			
<b>TOTAL FEE</b>	<b>949,520-</b>		

APN: 225-0040-038

DESCRIPTION / SUBDIVISION \_\_\_\_\_ LOT: \_\_\_\_\_


PROPERTY ADDRESS 4900 NATVINS BVD.

OWNER SENE MILLER

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 \_\_\_\_\_

**Certification of Compliance**  
School District Development

**Part I - To be completed by the APPLICANT**

Owner's Name/Address NATIONS PARK SOUTH L.P SAN ANGELO, CA 92121 5510 MORRISON BL # 200  
Project Address 4900 Nations Blvd BLDG 1 SOUTH  
Parcel Number 225-0040-253 Lot No. \_\_\_\_\_  
Subdivision Name NATIONS PKY/PRINCIPALIA PROJECT No. of Units 20  
Applicant's Signature [Signature] Title CONST. MGR.  
Phone No. (916) 772 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 02-08671  
Building Type (check one)  Residential  Apartment/Condominium  Commercial/Industrial 18702 # 376 #  
Square Feet of Chargeable Building Area ~~XXXXX~~ #  
Signature/Title [Signature] Building Dept. II Date 7-19-00

**Part III - To be completed by the SCHOOL DISTRICT**

School District NSD Certificate No. 01-171  
 Exempt Comments \_\_\_\_\_  
Residential/Apartment/etc. 19,702 Square ft. x \$ 2.29 = \$ 45,115.58  
Commercial/Industrial 376 Square ft. x \$ 3.53 = \$ 1,327.28  
Total fees collected..... = \$ 46,442.86

*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 9/22/00

ATTACH TO WALL  
IN BED OF SEALANT  
W/ 2" GALV.  
WOOD SCREWS.

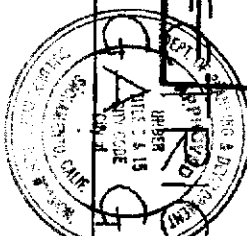
Corrections or comments made on the shop drawings during this review do not relieve you or the contractor from compliance with requirements of the drawings and specifications. This check is only for review of the general performance with the design concept of the project and general compliance with the information given in the contract documents. The contractor is responsible for: Confirming and correlating all quantities and dimensions; selecting fabrication processes and techniques of construction; coordinating his or her work with that of all other trades and performing all work in a safe and satisfactory manner.

NO DESCRIPTION GIVEN  
 MAKE CONNECTIONS NOTED  
 REJECTED  
 SUBMIT SPECIFIED ITEM  
 REUSE AND REQUIRMENT

Date 11/29/01

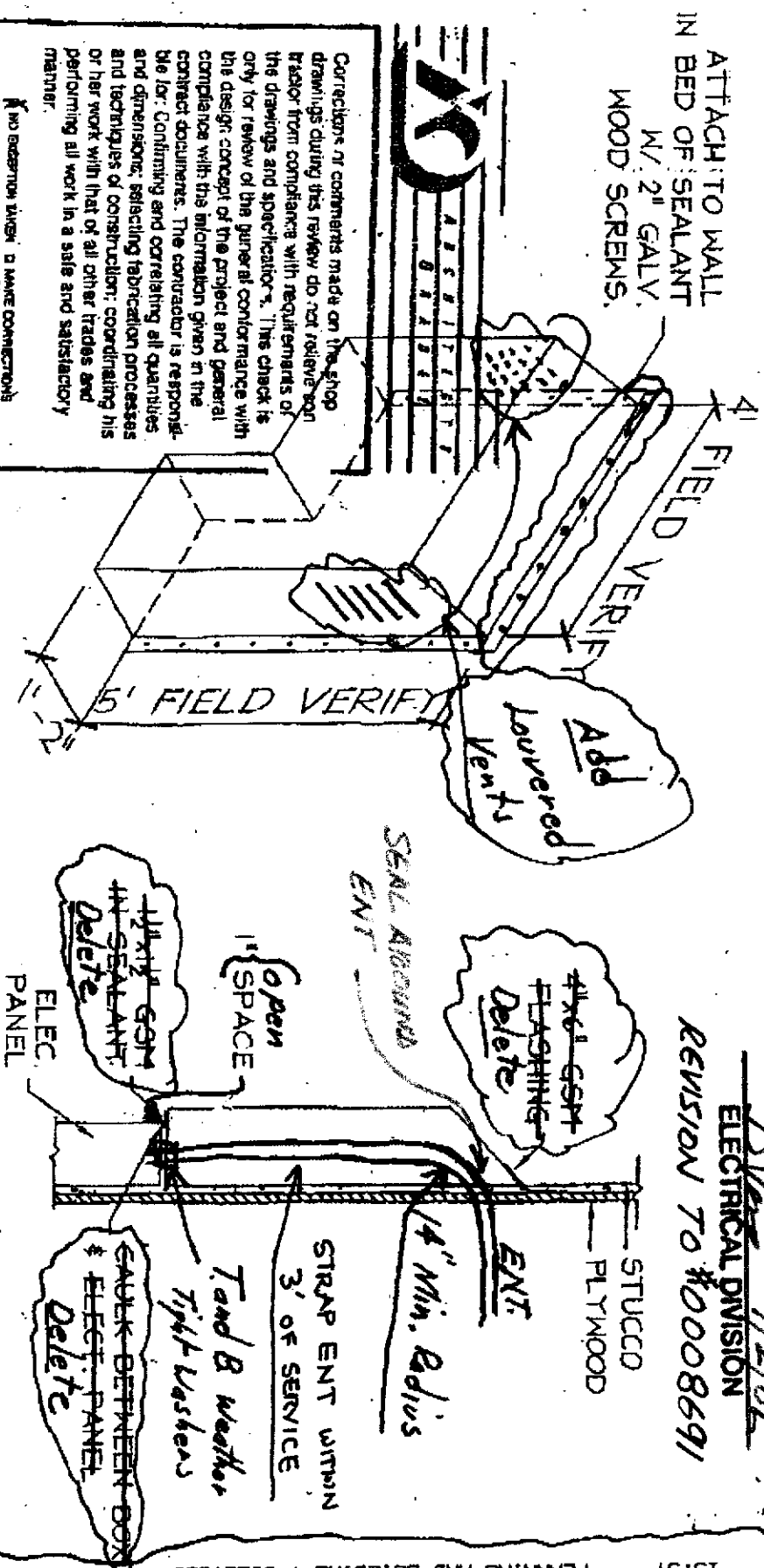
JS

20 NTS



THE APPROVAL OF ALL ELECTRICAL WORK IS SUBJECT TO FIELD INSPECTIONS.

APPROVED PER 1995  
NATIONAL ELECTRICAL CODE  
AND CITY OF SACRAMENTO  
AMENDMENTS  
11/2/01  
ELECTRICAL DIVISION  
REVISION TO #00008691



This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations from the same without written permission from the Building Inspector. The approval of this plan and specification SHALL NOT be held to permit or approve the violation of any City Ordinance or State Law.

COVER METAL  
11/06/01

ISSUED  
JAN 02 2002

Electrician's Building Division

TROVAS  
4900 Natomas Blvd.  
Sacramento, Ca 95883  
(916) 928-7667 Fax (916) 928-7669

**FF DEVELOPMENT L. P.  
2295 Gateway Oaks Dr.  
Suite 140  
Sacramento, Ca 95833**

# Fax

To: Don Verga From: John Trefz  
Fax: 808-8370 Pages: 3  
Phone: 808-7135 Date: 12/28/01  
Re: Decorative Coven Set ENT. CC:

- Urgent     For Review     Please Comment     Please Reply     Please Recycle

Mr Verga,

(a) see attached Permit No 0008691 by  
J. Tang

(b) Revisions as per our conversation

If you have any questions please call me.

Office phone (916) 928-7667

Cell phone (916) 257-5531

Fax (916) 928-7669.

Thank you  
John Trefz

12/28/2001

15:37

PLANNING AND BUILDING → 99287669

NO. 606

0001

Permit No. : 0008691

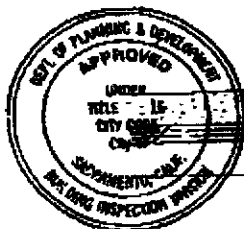
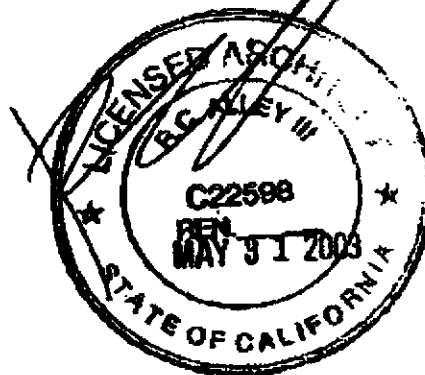
Address : 4900 Natomas BL

J. Tang 12/6/01

**ISSUED**

DEC 05 2001

Sacramento Building Division



This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations from the same without written permission from the Building Inspector.

The approval of this plan and specification SHALL NOT be held to excuse or approve the violation of any City Ordinance or State Law.

FLOOR TRUSSES →

1 HR FIREPROOFING  
MFCR: AMERICAN SPRAYED FIBERS INC.  
PRODUCT: DENAAMIX FIREPROOFING  
APPLY PER MANUFACTURERS PRINTED  
INSTALLATION INSTRUCTIONS.

2" thick

1 HR. EXTERIOR  
WALL ASSEMBLY  
SEE DETAIL.

PLYWOOD SHTG  
WHERE OCCURS

WALL AT BREEZEWAY DECK (OPTION D)

(H)

- (2) For the support of fixtures and other equipment.
- (3) Where subject to ambient temperatures exceeding those for which the tubing is listed.  
(FPN): The ambient temperature of PVC tubing is limited to 50°C (122°F) for application of this section.
- (4) For conductors whose insulation temperature limitations would exceed those for which the tubing is listed.
- (5) For direct earth burial.
- (6) Where the voltage is over 600 volts.
- (7) In exposed locations, except as permitted by Sections 331-3(1), 331-3(5), and 331-3(7).
- (8) In theaters and similar locations, except as provided in Articles 518 and 520.
- (9) Where exposed to the direct rays of the sun, unless identified as "sunlight resistant."

## B. Installation

### 331-5. Size.

- (a) **Minimum.** Tubing smaller than 1/2-in. electrical trade size shall not be used.
- (b) **Maximum.** Tubing larger than 2-in. electrical trade size shall not be used.

**331-6. Number of Conductors in Tubing.** The number of conductors in a single tubing shall not exceed that permitted by the percentage fill in Table 1, Chapter 9.

**331-7. Trimming.** All cut ends of tubing shall be trimmed inside and outside to remove rough edges.

**331-8. Joints.** All joints between lengths of tubing and between tubing and couplings, fittings, and boxes shall be by an approved method.

\* **331-9. Bends — How Made.** Bends of electrical nonmetallic tubing shall be so made that the tubing will not be damaged and that the internal diameter of the tubing will not be effectively reduced. Bends shall be permitted to be made manually without auxiliary equipment, and the radius of the curve of the inner edge of such bends shall not be less than shown in Table 346-10.

**331-10. Bends — Number in One Run.** There shall not be more than the equivalent of four quarter bends (360 degrees total) between pull points, e.g., conduit bodies and boxes.

\* **331-11. Supports.** Electrical nonmetallic tubing shall be installed as a complete system as provided in Article 300 and shall be securely fastened in place within 3 ft (914 mm) of each outlet box, device box, junction box, cabinet, or fitting.

**346-8. Bushings.** Where a conduit enters a box, fitting, or other enclosure, a bushing shall be provided to protect the wire from abrasion unless the box, fitting, or enclosure design provides equivalent protection.

(FPN): See Section 300-4(f) for the protection of conductors at bushings.

**346-9. Couplings and Connectors.**

(a) **Threadless.** Threadless couplings and connectors used with conduit shall be made tight. Where buried in masonry or concrete, they shall be of the concretetight type. Where installed in wet locations, they shall be of the raintight type.

(b) **Running Threads.** Running threads shall not be used on conduit for connection at couplings.



**346-10. Bends — How Made.** Bends of rigid metal conduit shall be so made that the conduit will not be damaged, and that the internal diameter of the conduit will not be effectively reduced. The radius of the curve of the inner edge of any field bend shall not be less than shown in Table 346-10.

*Exception: For field bends for conductors without lead sheath and made with a single operation (one shot) bending machine designed for the purpose, the minimum radius shall not be less than indicated in Table 346-10, Exception.*

**Table 346-10. Radius of Conduit Bends (Inches)**

Size of Conduit (Inches)	Conductors without Lead Sheath (Inches)	Conductors with Lead Sheath (Inches)
1/2	4	6
3/4	5	8
1	6	11
1 1/4	8	14
1 1/2	10	16
2	12	21
2 1/2	15	25
3	18	31
3 1/2	21	36
4	24	40
5	30	50
6	36	61

For SI units: (Radius) 1 in. = 25.4 mm.

**346-11. Bends — Number in One Run.** There shall not be more than the equivalent of four quarter bends (360 degrees total) between pull points, e.g., conduit bodies and boxes.



# 0001870 SITE 2

APTS.	BEDS BLDG.	TYPE	LIVING	DECK	STOR.	BREEZEWAY
20	1 12-1BD. 8-2BD.	<sup>10,409</sup> 1VS	22,468	1,436	504	3,134
20	2 12-1BD. 8-2BD.	<sup>8367</sup> 1XS	17,588	1,692	520	2,194
20	3 2-BD.	<sup>9690</sup> 111S	20,972	1,492	552	2,880
20	4 2-BD.	<sup>9690</sup> 111S	20,972	1,492	552	2,880
20	5 1-BD.	<sup>7418</sup> VS	14,824	1,932	700	2,076
20	6 12-1BD. 8-2BD.	<sup>8367</sup> 1XS	17,588	1,692	520	2,194
20	7 1-BD.	<sup>7783</sup> 1S	16,128	1,380	680	1,946
16	8 1-BD.	<sup>7418</sup> V2	11,968	1,672	568	1,384
16	9 1-BD.	<sup>7783</sup> 12	13,272	1,100	552	1,326
172			155,780	13,888	5,148	20,014

TOTAL FOOTPRINT ☐

76,925 ☐

36 GARAGES x 215 ☐

7,740 ☐

136 CARPORTS x 144 ☐

19,584 ☐

# SET: FAIRMARK 2

0001870 SITE 2 TYPE V-1HR SPRINK. BREEZE

BLDG	TYPE	APTS.	BEDROOMS	1ST FLOOR	LIVING <sup>BREEZE</sup>	DECK
1	IVS	20	12-1BD, 8-2BD.	10,409	26,106	1436
2	IXS	20	12-1BD, 8-2BD.	8,367	20,302	1692
3	IIIS	20	2-BD	9,690	24,404	1492
4	IIIS	20	2-BD.	9,690	24,404	1492
5	VS	20	1-BD.	7,418	17,600	1932
6	IXS	20	12-1BD, 8-2BD.	8,367	20,302	1692
7	IS	20	1-BD.	7,783	18,754	1380
8	V2	16	1-BD.	7,418	13,920	1672
9	I2	16	1-BD.	7,783	15,150	1100

SET: FAIR MARK I I.D. PARKWAY PLAZA  
 0008691 PARKWAY PLAZA APTS.

0001868 SITE 1A & 1B

OTS	BLDG. <sup>BEDS</sup>	TYPE	LIVING	DECK	STOR.	BREEZEWAY
20	1 - <sup>12-1BD</sup> <sup>8-2BD</sup>	X11S 7312	18,702	1,120	376	2,086
20	2 <sup>12-1BD</sup> <sup>8-2BD</sup>	11S 8773	18,308	1,740	552	2,100
20	3-2 BD.	111S 9690	20,972	1,492	552	2,880
20	4 1-BD.	1S 7783	16,128	1,380	680	1,946
20	5 1-BD.	V S 7418	14,824	1,932	700	2,076
20	6 - 1 BD.	1 S 7783	16,128	1,380	680	1,946
20	7 - 1 BD.	1 S 7783	16,128	1,380	680	1,946
16	8 2 BD.	1112 9690	16,808	1,156	440	1,944
20	9 <sup>12-1BD</sup> <sup>8-2BD</sup>	11S 8773	18,308	1,740	552	2,100
20	10 2-BD.	111S 9690	20,972	1,492	552	2,880
20	11 <sup>12-1BD</sup> <sup>8-2BD</sup>	1X5 8367	17,588	1,692	520	2,194
20	12-1 BD.	1S 7783	16,128	1,380	680	1,946
16	13-2 BD.	1112 9690	16,808	1,156	440	1,944
16	14 <sup>8-1BD</sup> <sup>8-2BD</sup>	1X2 8367	14,312	1,278	408	1,418
.68			242,114	20,318	7,812	29,386

TOTAL FOOTPRINT  $\Phi$  118,902  $\Phi$   
 56 GARAGES X 215.  $\Phi$  12,040  $\Phi$   
 212 CARPORTS X 144  $\Phi$  30,528  $\Phi$

PROPERTY DATA BASE MASTER PROPERTY RECORD

PDB010-01

PARCEL NO: 225- 040- 53- 00

SITUS NATOMAS BL  
CITY OF SACRAMENTO 95835

OWNER TITLE: NATOMAS PARK SOUTH LP

CARE OF NAME: FAIRFIELD PROP

OWNER CODE - TYPE: 00 NO TYPE

MAIL ADDR: 530 B ST 1720

SAN DIEGO CA 92121

REC. DATE PAGE: 2000/02/02 1072 DEED DATE: 00/02/02 DEED TYPE: GD REL: 60

EDO: 2000/02/02 GRANTOR: LENNAR NATOMAS LLC

TAX RATE: 03325 ZONE: R3 U USECODE: IABAAA NEIGH NO: M0000

SQ. FT.: 00000000 ACRES: 14.43 ADDRESS DATE: 00/09/06

CREATED BY: 000484 DELETED BY: CODE: PN

FROM PARCEL: 0- 000- 00- 00 TO PARCEL: 0- 000- 00- 00

SUBDIVISION NAME: SUBDIV. NO:

LOT NO: UNIT NO: BLOCK NO:

-----NO LONG LEGAL DESCRIPTION FOUND FOR THIS PARCEL-----

ENTER 1 FOR DEED; 2 FOR OWNER-HISTORY; 3 FOR PARCELS IN SUBDIVISION;  
4 FOR CREATING PC-MS4; 5 FOR DELETING PC-MS4; PF1 KEY TO RETURN TO MENU;  
CLEAR KEY TO STOP; ENTER KEY FOR LONG LEGAL

PROPERTY DATA BASE MASTER PROPERTY RECORD

PDB010-02

PARCEL NO: 225- 040- 52- 00

SITUS NATOMAS BL  
CITY OF SACRAMENTO 95835

OWNER TITLE: NATOMAS PARK NORTH L P

CARE OF NAME: FAIRFIELD PROP

OWNER CODE - TYPE: 00 NO TYPE

MAIL ADDR: 530 B ST 1720

SAN DIEGO CA 92121

REC. DATE PAGE: 2000/02/02 1068 DEED DATE: 00/02/02 DEED TYPE: GD REL: 65

EDO: 2000/02/02 GRANTOR: LENNAR NATOMAS LLC

TAX RATE: 03325 ZONE: R3 U USECODE: IAAAAA NEIGH NO: M0000

SQ. FT.: 00000000 ACRES: 8.15 ADDRESS DATE: 00/09/06

CREATED BY: 000484 DELETED BY: CODE: PN

FROM PARCEL: 0- 000- 00- 00 TO PARCEL: 0- 000- 00- 00

SUBDIVISION NAME: SUBDIV. NO:

LOT NO: UNIT NO: BLOCK NO:

-----NO LONG LEGAL DESCRIPTION FOUND FOR THIS PARCEL-----

ENTER 1 FOR DEED; 2 FOR OWNER-HISTORY; 3 FOR PARCELS IN SUBDIVISION;  
4 FOR CREATING PC-MS4; 5 FOR DELETING PC-MS4; PF1 KEY TO RETURN TO MENU;  
CLEAR KEY TO STOP; ENTER KEY FOR LONG LEGAL

Lennar transfer certificate  
 Fairfield Use certificate

to Clark Johnson 2680  
 4900 Natomas Park Dr

440 Units

22.573 net acres

19.49 units per acre

Costs Per Unit

	<u>Gross</u>	<u>Net</u>	<u>Admin</u>
⊗ Gate <sup>97.5%</sup> <sub>43%</sub> Public Facilities Fee	1955 <del>2607.00</del>	2541.82	65.18
⊗ Transit Fee	111.00 <del>106.00</del>	103.35	2.65
⊗ <sup>92.5%</sup> Public Land Acquis	328.00	319.80	8.20
⊗ Reg Park Acquis	<u>136.00</u>	<u>132.60</u>	<u>3.40</u>
	3,177.00	3,097.57	79.43

440 x " " = 1,397,880.00 1,362,930.80 34,949.20

16 unit Bldgs	50,832.00	49,561.20	1270.80
20 unit Bldgs	63,540.00	61,951.50	1588.50

Steve Miller of Fairfield 772-0890

Doug Drews  
 Lennar  
 783-3224

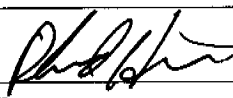
Parcel	A - south	B - north	C - pump	net	gross
				14.425	16.463
				7.148	9.267
				.872	1.335



CITY OF SACRAMENTO

**CERTIFICATE OF OCCUPANCY**

For Information Contact (916) 264-5716

Building Address: 4850 NATOMAS BL BLD 1 SOUTH Permit No.: 0008691  
Building Use: 20 UNIT APT Occupancy: R1  
Building Owner: NATOMAS PARK SOUTH LP Construction Type: VIHR  
Owner Address: SAN DIEGO, CA Sprinkled?  Yes  No  
Portion of Building Occupied: ENTIRE Area: 21144 Sq. Ft.  
2/20/03  
Date By: (Print) Sign  **DENNIS RICHARDSON**  
CHIEF BUILDING OFFICIAL

[ Finaled By:GTD,R1.B,SLG,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.

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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.

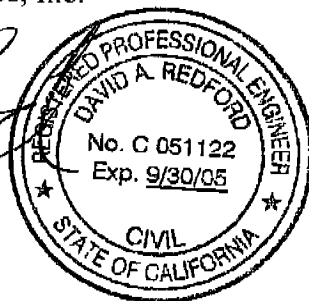
Except as noted above, to the best of our knowledge post-tensioned concrete construction and epoxied anchor installation met project construction document and Uniform Building Code requirements.

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

Wallace-Kuhl & Associates, Inc.



David A. Redford, P.E.  
Senior Engineer



JC:mlo