

CITY OF SACRAMENTO

Permit No: 0309168

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Site Address: 2730 CLAY ST SAC

Thos Bros: 278 A6

Parcel No: 265-0262-012

Sub-Type: HSG

Housing (Y/N): Y

CONTRACTOR

COMCO COMMERCIAL REAL ESTATE
1355 FLORIN RD STE 19
SACTO CA 95822

OWNER

ROBINSON SVEND B/SONJA
SACRAMENTO CA
95851

ARCHITECT

Nature of Work: Repair/rehab per housing checklist and to minimum code standards.

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 576083 Date 6/30/03 Contractor Signature William Dedman

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 contractor 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: JUN 30 2003

Date Owner Signature

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and certifies on behalf 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 above mentioned property for inspection purposes.

Date 6/30/03 Applicant/Agent Signature William Dedman

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 NONE 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 6/30/03 Applicant Signature William Dedman

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.

ROOFING QUESTIONNAIRE

Applicant's name: William Dedman Phone: 730-4494
Project Address: 2730 Clay St 265-0262-012

Please check the appropriate boxes. Only check a box if it accurately and completely describes your proposed work, otherwise leave boxes blank.

1. ROOFING TYPE

a. The existing roofing material is composition shingle, wood shake or shingle, tile or metal. The new roofing material shall be:

Existing Proposed

30
25 year laminated dimensional composition

wood shake or shingle

tile

metal that simulates one of the above listed materials

a. The existing roofing material is built up, foam or membrane with a roof pitch of 2:12 or less. The new roofing material shall be:

Existing Proposed

Built up

Foam

Membrane

1. GUTTERS

a. The existing gutters are fascia gutters.

There is no change proposed to existing gutters.

New fascia gutters shall be provided.

Gutters shall be repaired and/or replaced to match existing.

b. The existing gutters are Ogee gutters.

There is no change proposed to existing gutters.

New Ogee gutters shall be provided.

Gutters shall be repaired and/or replaced to match existing.

c. There are no existing gutters.

No new gutters are proposed.

New Ogee gutters shall be provided.

3. RAFTER TAILS

a. There are no exposed rafter tails.

b. There are exposed rafter tails.

There is no change or cutting proposed to existing rafter tails.

Rafter tails shall be repaired and replaced to match existing.

By signing below, the applicant certifies that this form accurately describes the proposed work.

Applicant's signature: William Dedman

Date: 6/26/03

For City Staff use only

Counter Staff: R Williams

In a DR District Meets DR criteria? Yes No (route to DR staff)

In a P area or listed (route to P staff)

Not in DR/P area

North Sac DR

NO OTHER DR WORK



PLANNING & BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET, #200
SACRAMENTO, CA
95814-2904

916-264-5716
FAX 916-264-8370

06-26-2003

Elia Kentera.

PERMIT ACTIVITY REQUEST:

Our records show:

Permit #	0309168
Address	2730 CLAY ST SAC
Nature of Work	Repair/rehab per housing checklist and to minimum code standards.

Applied	06/23/2003
Approved	
Issued	
Finald	
Closed/Cancel	

Please issue permit to Comco

6/26/03 Hanth Robinson Darcey/Estate admin

Please keep this for your records.

725-0190

5938 Broken Bow

Sacto CA 95621

Development Services Support Unit

265-0267-017.

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address):
 WILLIAM DEDMAN
 COUNSELOR AND ATTORNEY AT LAW
 1355 FLORIN RD., SUITE 19
 SACRAMENTO, CA 95822
 TELEPHONE AND FAX NOS.:
 916 429-7000 FAX 916 429-1350

FOR COURT USE ONLY
FILED
ENDORSED
 03 JUN 27 PM 3:58
 SACRAMENTO SUPERIOR COURT
 PROBATE DEPT

ATTORNEY FOR (Name): PETITIONER, NANETTE ROBINSON DARCEY
 SUPERIOR COURT OF CALIFORNIA, COUNTY OF SACRAMENTO
 STREET ADDRESS: 3441 POWER INN ROAD
 MAILING ADDRESS: SACRAMENTO, CA 95826
 CITY AND ZIP CODE:
 BRANCH NAME:

ESTATE OF (Name): SVEND BERG ROBINSON
 DECEDENT

PETITION FOR
 Probate of Will and for Letters Testamentary
 Probate of Will and for Letters of Administration with Will Annexed
 Letters of Administration
 Letters of Special Administration
 Authorization to Administer Under the Independent Administration of Estates Act with limited authority

CASE NUMBER **03PR 00925**
 HEARING DATE:
 JULY 30, 2003
 DEPT.: 122 TIME: 9:00 A.M.

1. Publication will be in (specify name of newspaper): The Daily Recorder
 - a. Publication requested. b. Publication to be arranged.
2. Petitioner (name of each): NANETTE ROBINSON DARCEY requests
 - a. decedent's will and codicils, if any, be admitted to probate.
 - b. (name): NANETTE ROBINSON DARCEY
 be appointed (1) executor (3) administrator
 (2) administrator with will annexed (4) special administrator
 and Letters issue upon qualification.
 - c. that full limited authority be granted to administer under the Independent Administration of Estates Act.
 - d. (1) bond not be required for the reasons stated in item 3d.
 (2) \$ _____ bond be fixed. It will be furnished by an admitted surety insurer or as otherwise provided by law.
 (Specify reasons in Attachment 2 if the amount is different from the maximum required by Probate Code section 8482.)
 (3) \$ 28,259 in deposits in a blocked account be allowed. Receipts will be filed. (Specify institution and location):
3. a. Decedent died on (date): April 29, 2003 at (place): Sacramento, California
 - (1) a resident of the county named above.
 - (2) a nonresident of California and left an estate in the county named above located at (specify location permitting publication in the newspaper named in item 1):
 - b. Street address, city, and county of decedent's residence at time of death (specify): 2730 CLAY STREET, SACRAMENTO, CALIFORNIA 95815
 - c. Character and estimated value of the property of the estate:
 - (1) Personal property: \$ 1,000
 - (2) Annual gross income from
 - (a) real property: \$
 - (b) personal property: \$
 - Total: \$
 - (3) Real property: \$ 65,000 (If full authority under the Independent Administration of Estates Act is requested, state the fair market value of the real property less encumbrances.)
 - d. (1) Will waives bond. Special administrator is the named executor and the will waives bond.
 (2) All beneficiaries are adults and have waived bond, and the will does not require a bond. (Affix waiver as Attachment 3d(2).)
 (3) All heirs at law are adults and have waived bond. (Affix waiver as Attachment 3d(3).)
 (4) Sole personal representative is a corporate fiduciary or an exempt government agency.
 - e. (1) Decedent died intestate.
 (2) Copy of decedent's will dated: _____ codicils dated: _____ are affixed as Attachment 3e(2).
 The will and all codicils are self-proving (Prob. Code, § 8220).
 (Continued on reverse)

ESTATE OF (Name): SVEND BERG ROBINSON

CASE NUMBER:

DECEDENT

3. f. Appointment of personal representative (check all applicable boxes):

Include in Attachment 3e(2) a typed copy of a handwritten will and a translation of a foreign language will.

- (1) Appointment of executor or administrator with will annexed:
(a) Proposed executor is named as executor in the will and consents to act.
(b) No executor is named in the will.
(c) Proposed personal representative is a nominee of a person entitled to Letters.
(d) Other named executors will not act because of death, declination, or other reasons.

- (2) Appointment of administrator:
(a) Petitioner is a person entitled to Letters.
(b) Petitioner is a nominee of a person entitled to Letters.
(c) Petitioner is related to the decedent as DAUGHTER.
(3) Appointment of special administrator requested.

g. Proposed personal representative is a resident of California nonresident of California or resident of the United States nonresident of the United States.

4. Decedent's will does not preclude administration of this estate under the Independent Administration of Estates Act.

5. a. The decedent is survived by (check at least one box in each of items (1) - (3))

- (1) spouse no spouse as follows: divorced or never married spouse deceased
(2) child as follows: natural or adopted natural adopted by a third party no child
(3) issue of a predeceased child no issue of a predeceased child

b. Decedent is not survived by a stepchild or foster child or children who would have been adopted by decedent but for a legal barrier.

6. (Complete if decedent was survived by (1) a spouse but no issue (only a or b apply), or (2) no spouse or issue. Check the first box that applies):

- a. Decedent is survived by a parent or parents who are listed in item 8.
b. Decedent is survived by issue of deceased parents, all of whom are listed in item 8.
c. Decedent is survived by a grandparent or grandparents who are listed in item 8.
d. Decedent is survived by issue of grandparents, all of whom are listed in item 8.
e. Decedent is survived by issue of a predeceased spouse, all of whom are listed in item 8.
f. Decedent is survived by next of kin, all of whom are listed in item 8.
g. Decedent is survived by parents of a predeceased spouse or issue of those parents, if both are predeceased, all of whom are listed in item 8.
h. Decedent is survived by no known next of kin.

7. (Complete only if no spouse or issue survived decedent) Decedent had no predeceased spouse or had a predeceased spouse who died not more than 15 years before decedent owning an interest in real property that passed to decedent, or died not more than five years before decedent owning personal property valued at \$10,000 or more that passed to decedent, or neither (1) nor (2) apply.

- a. Decedent is survived by issue of a predeceased spouse, all of whom are listed in item 8.
b. Decedent is survived by a parent or parents of the predeceased spouse who are listed in item 8.
c. Decedent is survived by issue of a parent of the predeceased spouse, all of whom are listed in item 8.
d. Decedent is survived by next of kin of the decedent, all of whom are listed in item 8.
e. Decedent is survived by next of kin of the predeceased spouse, all of whom are listed in item 8.

8. Listed in Attachment 8 are the names, relationships, ages, and addresses, so far as known to or reasonably ascertainable by petitioner, of (1) all persons named in decedent's will and codicils, whether living or deceased, (2) all persons named or checked in items 2, 5, 6, and 7, and (3) all beneficiaries of a devisee trust in which the trustee and personal representative are the same person.

9. Number of pages attached: 1

Date: JUNE 26, 2003

(Signature of all petitioners also required (Prob. Code, § 1020).)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: JUNE 26, 2003

NANETTE ROBINSON DARCEY (TYPE OR PRINT NAME)

Signature of William Dedman (SIGNATURE OF ATTORNEY)

WILLIAM DEDMAN

Signature of Nanette Robinson Darcey (SIGNATURE OF PETITIONER)

(TYPE OR PRINT NAME)

(SIGNATURE OF PETITIONER)

1 ATTACHMENT 8

2 The names, relationships, ages, and addresses of all persons named or
3 checked in items of the Petition are as follows:

4 Daughter, Nanette Robinson Darcey, 5938 Broken Bow Dr., Citrus Heights, CA
5 95621, age 39

6 Daughter, Teresa Ann Scerbo, 2866 Rancho Diamonte, Carlsbad, CA 92009, age 44

7 Daughter, Nina Suzanne Robinson, 2500 North Van Dorn #1228, Alexandria, VA
8 22302, age 41

9 Daughter, Tina Marie Robinson, Skraa Planet 31, 3500 Zaerlose, Denmark, age 41

10 There are no predeceased children of the decedent.

11 Each of the above four daughters are entitled to a one-quarter undivided
12 interest in the single family residence located at 2730 Clay Street,
13 Sacramento, CA 95815, together with a one-quarter interest in the personal
14 property and cash proceeds of the estate.

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(Required for verified pleading) The items on this page stated on information and belief (specify item numbers, not line numbers):

This page may be used with any Judicial Council form or any other paper filed with this court.



NEIGHBORHOOD SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

HOUSING & DANGEROUS
BUILDING SECTION
1231 I STREET, SUITE 103

CODE ENFORCEMENT DIVISION

(916) 264-5404
(916) 264-6833 FAX

July 7, 2003

William Dedman, Esq.
1355 Florin Rd., Suite 19
Sacramento, CA 95822

Re: Permit # 03011684, 2730 Clay St.

Dear Mr. Dedman:

Pursuant to section 106.4.5 of the 2001 California Building Code as enforced by the city of Sacramento, the above permit is hereby revoked.

Said permit was issued based of incorrect information supplied by you. On the permit application you have a signed statement from individuals that according to public records do not have an ownership interest in this property. Therefore, all work must cease at this time and the property must remain secure.

Please feel free to contact our office with additional information that may clarify this issue.

Sincerely,

Josh Pino
Principal Building Inspector
City of Sacramento