

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0004149

Insp Area: 4

Thos Bros:
Sub-Type: NCOM
Housing (Y/N): N

Site Address: 2300 INNOVATOR DR SAC

Parcel No: 225-0125-003 BLDG#1007 VILLAGIO CR

CONTRACTOR

PARAMOUNT BUILDER CO
4230 KIERNAN AV SUITE 160
MODESTO CA 95356

OWNER

NATOMAS VILLAGIO LLC
164 OAK RD
ALMO, CA 94507

ARCHITECT

Nature of Work: OFFICE/CLUBHOUSE FOR APTS. #1007 AND SITE DEVELOPMENT

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 the property, 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 10-15-09 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 improvement.

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 10-15-01 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 _____ 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 10-15-01 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

CERTIFICATE OF OCCUPANCY

For Information Contact (916) 808-5716

Building Address: 4101 INNOVATOR DR BLD 1007 Permit No.: 0004149
Building Use: OFFICE/CLUBHOUSE FOR APTS & SITE Occupancy: B/A3
Building Owner: NATOMAS VILGIO LLC Construction Type: V-1HR
Owner Address: ALAMO, CA Sprinkled? Yes No
Portion of Building Occupied: ENTIRE Area: 2541 Sq. Ft.

3/13/06
Date By: (Print) Carolyn Cooper Sign RON BEEHLER
CHIEF BUILDING OFFICIAL

[Finaled By: DSP, JBB, RSB, SB, MJG]

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

January 14, 2005

0004149
4101 Innovator

William Schrader
Natomas Villagio, LLC
164 Oak Road
Alamo, CA 94507

Special Inspection Final Report
VILLAGIO APARTMENTS
Permit No. – see attached
WKA No. 3625.15

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:

Structural

Steel: Performed shop welding inspection of tube steel and wide flange columns and beams at Alling Iron Works, West Sacramento, California. Verified correct installation and tension of high strength A325 bolts for moment frame connections. Monitored contractor compliance with Welding Procedure Specifications (WPS). Identified material with manufacturer's mill certificates. Checked welder certification records.

Anchor

Load Testing: Performed anchor load testing for hold downs at Clubhouse, Fitness Center and Buildings 5 & 6. Tested items all withstood the required load without failures or signs of distress.

Last date at jobsite: September 8, 2003

Wallace - Kuhl & Associates, Inc.

CORPORATE OFFICE
3050 Industrial Boulevard
West Sacramento
CA 95691
Tel 916.372.1434
Fax 916.372.2565

ROCKLIN OFFICE
500 Menlo Drive
Suite 100
Rocklin, CA 95765
Tel 916.435.9722
Fax 916.435.9822

STOCKTON OFFICE
3410 West Hammer Lane
Suite F
Stockton, CA 95219
Tel 209.234.7722
Fax 209.234.7727

David A. Redford
Senior Engineer



DAR:mlo

cc: Apex Construction
City of Sacramento



**WALLACE • KUHL
& ASSOCIATES INC.**

Geotechnical Engineering

Engineering Geology

Environmental Consulting

Remediation Services

Construction Inspection

Materials Testing

January 14, 2005

Mr. William Schrader
Natomas Villagio, LLC
164 Oak Road
Alamo, California 94507

Building Pad Compaction Letter
VILLAGIO APARTMENTS
2300 Innovator Drive
Sacramento, California
WKA No. 3625.11

As authorized, our firm has provided geotechnical engineering testing and observation services during earthwork construction of the building pads for the Villagio Apartments located at 2300 Innovator Drive in Sacramento, California. The purpose of our work has been to provide this written report concerning compliance of earthwork operations with provisions contained in our *Geotechnical Engineering Report* (WKA No. 3625.04, dated October 13, 1999). Our work was conducted in accordance with generally accepted engineering and testing procedures.

Teichert Construction performed earthwork grading during the period from October through November of 2001. Initially, the site was cleared of significant vegetation, rubble and other unsuitable materials. A representative from our office observed and tested engineered fill placed within the building pads. The building pads were constructed using engineered fill consisting of suitable on-site materials. Nuclear density equipment was used to obtain field densities and moisture contents of the compacted soils in accordance with ASTM D2922 Method B and ASTM D3017 test standards. Results of compaction tests performed on the residential pads indicated the soils were compacted to at least 85 percent of the ASTM D1557 maximum dry density. Compaction was accomplished with self-propelled, sheepsfoot, Caterpillar 825 compactors.

CORPORATE OFFICE
3050 Industrial Boulevard
West Sacramento
CA 95691
Tel 916.372.1434
Fax 916.372.2565

ROCKLIN OFFICE
500 Merino Drive
Suite 100
Rocklin, CA 95765
Tel 916.435.9722
Fax 916.435.9822

STOCKTON OFFICE
3410 West Hammer Lane
Suite F
Stockton, CA 95219
Tel 209.234.7722
Fax 209.234.7727

Building Pad Compaction Letter
VILLAGIO APARTMENTS
WKA No. 3625.11
January 14, 2005

Page 2

In our opinion, the building pads have been constructed in general accordance with provisions in our *Geotechnical Engineering Report*. Therefore, the building pads are considered suitable for support of the planned multi-family residential structures provided our recommendations for foundations, floor slab support, exterior flatwork and drainage are carefully followed.

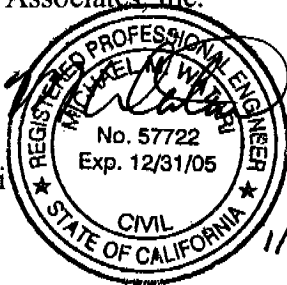
Horizontal and vertical lines and grades for building pad construction were determined by others. Our firm does not guarantee earthwork construction, nor does our work relieve the contractor of his responsibility for full compliance with project plans and specifications.

If you have any questions regarding this letter, please contact me.

Wallace - Kuhl & Associates, Inc.



Michael M. Watari
Project Engineer



1/14/05

H:\Dept. 4 - Earthwork\Archives\3500 - 3999\3625.11 - Villagio Apartments\3625.11 - Building Pad Compaction Letter.doc



WALLACE • KUHL
& ASSOCIATES, INC.

**MICROFILM AT FINAL**

4175 Cincinnati Ave., Rocklin, CA 95765 Phone: (916) 577-2047 Fax: (916) 577-2095 Lic. # 346455

FAX MEMO/FAX COVER SHEET

August 25, 2004 8:57 AM

To: Chris Wyatt
Company: Natomas Villagio, LLC
Fax Number: (916) 419-4002
Phone Number: (916) 419-4433

From: Kevin O'Neill
Fax Number: (916) 577-2095
Phone Number: (916) 577-2047
Subject: Job Number 2852 - Villagio Apartments-Progress Draw #1
Number of Pages: 8

Attached please find copies of our progress billing #1 to ball and flush the storm drain. Originals will be mailed to you today. Please review, approve and process for payment.

Please feel free to contact me at the office if you have any questions or concerns.

Thanks,


Kevin

The information contained in this facsimile transmission may be confidential. It is intended only for the use of the addressee. If you have received this transmission in error, please, immediately notify us by telephone and destroy any copies or recordings of the transmission.



Lic #346455

INVOICE NO 24002852-1
 Page: 1
 INVOICE DATE 08/25/2004

(916) 577-2047
 FAX (916) 577-2095

To: NATOMAS VILLAGIO, LLC TR
 4101 INNOVATOR DRIVE
 SACRAMENTO, CA 95834-

*** INVOICE ***
 24002852-1

Billing Item	Unit Of Measure	Quantity This Invoice	Unit Price	Amount This Invoice
001	STORM DRAIN BALL & FLUSH PER ATTACHED SUMMARY OF COSTS AND SIGNED PROPOSAL	\$0.0000	0.0000	2,108.00
002	SIDEWALK REPAIRS	\$0.0000	0.0000	0.00

#2852-PROGRESS#1-08/31/04

VILLAGIO APARTMENTS KJO

2852
NATVIL

Invoice Totals

Amount	2,108.00
Retention	0.00
Current Due	2,108.00

4175 Cincinnati Avenue • Rocklin, California 95765-1402



Lic #346455

Invoice No. 24002852-1

Page: 1

Invoice Date 08/25/2004

(916) 577-2047
FAX (916) 577-2095

CUSTOMER: NATOMAS VILLAGIO, LLC
4101 INNOVATOR DRIVE

TR

SACRAMENTO

CA 95834-

JOB: VILLAGIO APARTMENTS
NATOMAS VILLAGIO, LLC
OUR JOB NO. 2852

SUMMARY

Original Contract	19,572.00
Total Change Orders	0.00
Revised Contract	19,572.00
Completed & Stored To Date	2,108.00
Retainage	0.00
Total Earned Less Retainage	2,108.00
Less Previous Requests for Payment (Line 6 from prior application)	0.00
Current Amount Due	2,108.00
Balance To Finish, Plus Retainage	17,464.00

For more information see attached schedule of values...

DATE: 17 August 2004
 SUBMITTED TO: Natomas Villagio, LCC
 ADDRESS: 4101 Innovator Drive
 CITY STATE ZIP: Sacramento, CA 95834
 PHONE / FAX: (916) 419-4433 / (916) 419-4002
 JOB NAME: Villagio Apartments
 ATTENTION: Chris Wyatt



License #346455
 4175 Cincinnati Ave Rocklin CA 95765
 Rocklin: (916) 577-2047
 Fax: (916) 577-2095
 800: (877) 367-8454

PROPOSAL

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

To: Villagio Apartments
Project: 4101 Innovator Drive, Sacramento, CA 95834
Subject: Ball and Flush Storm Drain Lines

We submit the following Proposal for work to be performed on the above project. Our work will include the following items:

1. Ball and Flush all storm drain lines.
2. Clean out all manholes.
3. Grout manholes that need repair.
4. As-Built Drawings for Storm Drain.

Base Bid: Ball and flush, clean manhole, grout as necessary, As-Built.....\$ 2,108.07

Authorization per your: Purchase Order No. _____
Job No. _____

WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Two Thousand One Hundred Eight and ⁰⁷/₁₀₀ dollars.

TERMS OF PAYMENT: Payment in full upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications will become and extra charge over and above this agreement. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workers' Compensation insurance.

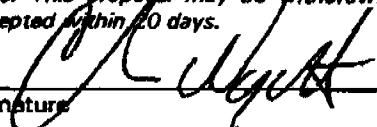
OTHER CONDITIONS: The conditions printed on the second page hereof and incorporated herein by reference as though set forth in full.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. It is also agreed to pay AMERICAN ENGINEERING & ASPHALT, Inc. any and all reasonable attorney fees if suit is instituted to enforce any of the terms of this agreement.


 Authorized Signature Troy Z. Rutherford

Note: This proposal may be withdrawn by us if not accepted within 20 days.


 Signature

Date of Acceptance: 8/5/04

Villagio 1

DATE: 17 August 2004
SUBMITTED TO: Natomas Villagio, LCC

CONTRACT

When accepted this contract consists of this agreement, our original proposal (exhibit A), and the drawings or plans referred to in the description of work.

SURVEYS AND PERMITS

Owner at his own cost shall furnish all surveys, any and all permits, engineering, staking, and testing unless otherwise agreed to and specified in writing.

TERMINATION

Should the work be stopped by any public authority for a period of thirty days or more, through no fault of the contractor, or should the work be stopped through act or neglect of the owner for a period of seven days, or should the owner fail to pay the contractor any payment within seven days after it is due, then the contractor upon seven days written notice to the owner, may stop work or terminate the contract and recover from the owner payment for all work executed and any loss sustained and reasonable profit and damage.

INDEMNITY

The Subcontractor shall indemnify and hold harmless the Contractor and all of his agents and employees from and against all claims, damages, losses, and expenses including attorneys' fees arising out of or resulting from the performance of the Subcontractor's Work under this Subcontract, provided that any such claim, damage, loss, or expense:

- (a) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting there from, and
- (b) is caused by any negligent act or omission of the Subcontractor or anyone directly or indirectly employed by him or anyone for whose acts he may be liable.

PAYMENTS

As stated on front side, upon completion of work, a LATE PAYMENT PENALTY of 1-1/2% per month will be charged on all past due accounts.

Contractors are required by law to be licensed and regulated by the Contractors' State License Board. Any questions concerning a contractor may be referred to the registrar of the board whose address is:

Contractors' State License Board
1020 N Street
Sacramento CA 95814

Initials:



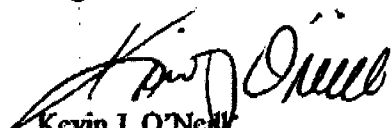
Lic #346455

(916) 577-2047
FAX (916) 577-2095

Conditional Waiver and Release Upon Progress Payment

Upon receipt by the undersigned of a joint check from NATOMAS VILLAGIO, LLC in the sum of \$2,108.00 payable to American Engineering & Asphalt, Inc., and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release any mechanic's lien, stop notice or bond right the undersigned has on the project of VILLAGIO APARTMENTS located at 4101 INNOVATOR DRIVE, SACRAMENTO, CA to the following extent. This release covers a progress payment for labor, services, equipment or material furnished to NATOMAS VILLAGIO, LLC/VILLAGIO APARTMENTS-BALL & FLUSH STORM DRAIN through August 31, 2004 only and does not cover any retentions retained before or after the release date; extras furnished before the release date for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanic's lien, stop notice or bond right shall not otherwise affect the contract rights, including rights between parties to the contract based upon a rescission, abandonment or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment or material covered by this release if that furnished labor, services, equipment or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

August 25, 2004




Kevin J. O'Neil
Sec / Gen Mgr

CITY OF SACRAMENTO

30 DAY TEMPORARY
Certificate of Occupancy
For Information Contact (916) 264-5716

Building Address: 4101 INNOVATOR DR BLD 1007 Permit No.: 0004149
Building Use: CLUBHOUSE FOR APTS. Occupancy: B/A3
Building Owner: NATOMAS VILLAGIO LLC Construction Type: V-1HR
Owner Address: ALMO, CA Sprinkled? Yes No
Portion of Building Occupied: ENTIRE Area: 2541 Sq. Ft.

Specific purpose for temporary occupancy and/or conditions/limitations of temporary occupancy:

3/12/03  DENNIS RICHARDSON
Date By: (Print) Sign CHIEF BUILDING OFFICIAL

[TCO approvals:DSP,RSB,JBB,MJG,SB]

CBC 109.4 TEMPORARY CERTIFICATE

If the Chief Building Official finds that no substantial hazard will result from occupancy of any building or portion thereof before the same is completed, a temporary Certificate of Occupancy may be issued for the use of a portion or portions of a building or structure prior to the completion for the entire building or structure.

POST IN A CONSPICUOUS PLACE