

CITY OF SACRAMENTO

Permit No: 9806778

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Site Address: 2540 VENTURE OAKS WY SAC

Sub-Type: NCOM

Parcel No: 2740320065

Housing (Y/N): N

CONTRACTOR

EARL CONSTRUCTION
3940 INDUSTRIAL BL
WEST SACRAMENTO CA

95691

OWNER

SACRAMENTO PROPERTIES HOLDINGS
3017 KILGORE RD # 195
RANCHO CORDOVA CA

95670-6141

ARCHITECT

RYS ARCHITECTURE
123 TOWNSEND ST STE 575
SAN FRANCISCO

94107

Nature of Work: FOUNDATION AND UNDERGROUND FOR NEW HILTON HOTEL

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 A+B

License Number 511371

Date 9/3/98

Contractor Signature Harold B Selig

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

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.

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 9/3/98

Applicant/Agent Signature Harold B Selig

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.

X 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 St. Paul Fire + Marine

Policy Number WVK 8300111

10-1-98

(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 9/3/98

Applicant Signature Harold B Selig

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 #1
 PERMIT AND CALCULATION SHEET

APPLICATION NO:

BLDG PERMIT NO: CITY

GENERAL INFORMATION

THIS PERMIT GOOD ONLY WHEN
 VALIDATED BY THE CASHIER

- DEPT 26 SEWERWATER \$162,114.00
 - TR 372734 09/03/98
 - RECEIPT 662838 C=1 \$162,114.00

245648 SEP 13 1998

THIS PERMIT TO CONNECT EXPIRES
 ONE YEAR FROM DATE OF ISSUANCE

FEE CALCULATION

BUILDING USE

INSPECTION

CSD-1

SRCSD

CONSTRUCTION

IN-LIEU

TOTAL FEE

162,114

RESIDENTIAL SF

MF

COMMERCIAL USE

UNITS

APN: 274-0320-015

DESCRIPTION/
 SUBDIVISION

LOT:

PROPERTY ADDRESS

2540 Venture + Oaks Way

OWNER

M'CUEN HOSPITALITY CO - SANTA NARCIS LLC

MAILING ADDRESS

3604 FAIR OAKS BLVD, #200

CITY-STATE-ZIP

SACRAMENTO, CA 95864 ONE 481-6300

ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT.

APPLICANT SIGNATURE

CONSOLIDATED UTILITY BILLING USE ONLY

ACCT _____

INPUT _____

START _____

CITY OF SACRAMENTO
APPLICATION FOR BUILDING PERMIT 9806778

DEVELOPMENT SERVICES DIVISION

PERMIT SERVICES DIVISION

1231 I Street, Rm. 200
 Sacramento, CA 95814

(916) 264-7619 FAX 264-7046

→ Applicant must complete ALL Unshaded areas ←

PG 6269 AREA 4C

ADDRESS 2540 VENTURE OAKS WAY P97-057 Suite _____
 PARCEL # 274-0320-065

| | |
|---|---|
| <p align="center">CONTACT</p> <p>Name <u>PAT MCCUEN / MCCUEN PROPERTIES</u> Address <u>3604 FAIR OAKS BLVD. STE. 200</u> <u>SACRAMENTO CA</u> Zip <u>95864</u> Phone <u>916 481 6300</u> FAX <u>916 481 6441</u></p> | <p align="center">LICENCED CONTRACTOR Lic No. #</p> <p>Name <u>EARL CONSTRUCTION</u> Address <u>3940 INDUSTRIAL BLVD., #100D</u> <u>WEST SACRAMENTO CA</u> Zip <u>95691</u> Phone <u>916 371 4100</u> FAX <u>916 371 2468</u></p> |
| <p align="center">ARCHITECT/ENGINEER</p> <p>Name <u>ROBERT SAUVAGEAU / RYS ARCHITECTURE</u> Address <u>123 TOWNSEND ST. STE 575</u> <u>SAN FRANCISCO, CA</u> Zip <u>94107</u> Phone <u>415 543 6645</u> FAX <u>415 543 3868</u></p> | <p align="center">OWNER/TENANT</p> <p>Name <u>SAME AS "CONTACT"</u> Address _____ Zip _____ Phone _____ FAX _____</p> |

→ Will the permittee have any employees on the jobsite? Yes No

→ If yes, WORKER'S COMPENSATION POLICY # _____ EXPIRATION DATE: _____

NAME OF INSURANCE COMPANY: _____

NATURE OF WORK IN DETAIL: Foundation and underground for
New Hotel smaller
1/24/88

DBA: Hilton Garden Inn VALUATION: _____

| | | | | | | | | | | |
|--------------------------|---------------------|-------------------|-----------------|-------------------|-------------------|--|-----------------|------------------|------------|------------|
| FLOOD STATUS: | | | | S.C.A.T. | | | | | | |
| JOB DESCRIPTION | | BLDG | SHEL | APT | TI () | REM () | SW | FIRE | ADD | OTH |
| INSP. DISCIPLINES | | BLDG | MECH | PLUMB | ELEC | SITE | FIRE | | | |
| # Stories | 1st flr Area | Total Area | Use Zone | Occp Group | Const type | Fire Req. Y/N | Fed Code | Vio. File | | |
| | | | | <u>R-1B/A3</u> | <u>V4H</u> | <input checked="" type="checkbox"/> Spr <input type="checkbox"/> Alarm | | | | |
| B | L | P | M | E | F | S | D | R | | |
| | | | | | | | | | | |

COMMENTS: _____

REGIONAL SANITATION FEES? Yes No HEALTH DEPARTMENT? Yes No

CITY OF SACRAMENTO
 BUILDING INSPECTION * DEPARTMENT OF PLANNING AND DEVELOPMENT
 1231 I STREET * SACRAMENTO, CA 95814 * PHONE (916)264-7619

STRUCTURAL TESTS AND INSPECTIONS SCHEDULE

PRIOR TO OBTAINING THE PERMIT, THE PROJECT OWNER SHALL COMPLETE, SIGN AND SUBMIT THIS FORM FOR THE BUILDING INSPECTION DIVISION FOR APPROVAL.

PROJECT NAME: Hilton Garden Inn PLAN REVIEW # 6269
 PROJECT ADDRESS: 2540 Venture Oaks Wy PERMIT NUMBER 98-06778C

TESTING/INSPECTION AGENCY/IES: For Foundation permit only
WALLACE KCHL

OWNER'S NAME: MCCOEN HOSPITALITY CO - SIGNATURE: [Signature]
SOUTH NATION (Print) PATRICK MCCOEN

hereby certifies that the Testing/Inspection agency named above has been engaged to perform structural tests and inspections during construction, as noted below, to satisfy all applicable portions of the Uniform Building Code.

INSPECTIONS REQUIRED

In accordance with Sections 302 and 306 of the Uniform Building code, special inspections shall be performed on the following items (circled):

| <u>Item</u> | <u>Description</u> | <u>Ref. Dwg.*</u> |
|-------------|--|-------------------|
| ① | CONCRETE <u>$f_c' = 3,000$ psi</u> | <u>S1.1</u> |
| ② | REINFORCING/PRESTRESS STEEL <u>$f_y = 60,000$ psi</u> | <u>S1.1</u> |
| 3. | WELDING _____ | _____ |
| 4. | HIGH STRENGTH BOLTING _____ | _____ |
| 5. | STRUCTURAL MASONRY _____ | _____ |
| 6. | PILING, DRILLED PIERS, CAISSONS _____ | _____ |
| 7. | SPRAY APPLIED PROOFING _____ | _____ |
| ⑧ | OTHER: <u>Excavation & compaction</u> | <u>S1.1</u> |

- * Referenced drawings listed represent a sample of the item requiring special inspection and are not intended to document all drawings or specifications containing information pertaining to that item.

BID APPROVAL [Signature]

Date 9-3-98 BID #382(02/95)

City of Sacramento
Water and Sewer Service Quotation

Date: 08-27-1998 Time: 13:34 hrs Building Permit No.: B98-67 Plan Check No.: 6269
 Address: 2540 VENTURE OAKS WAY Parcel No.: 274-0320-065
 Description: HILTON GARDEN INN
 Subdivision Map: UNKNOWN Water Plan No.: NONE
 Estimate by: DAN LEE Bldg. Insp. Reviewer: UNKNOWN
 Engineering Firm: SPINL ENGR.
 Sewer Jurisdiction: County S.D. #1

Comment No. 1 - 2 - 8 IN. FIRE TAP ONLY FROM EXIST. 8 IN. MAIN ON VENTURE OAKS
 Comment No. 2 - 1 - 4 IN. DOM. SERVICE ONLY FROM EX. 8 IN. MAIN ON VENTURE OAKS
 Comment No. 3 - 1 - 3 IN. METER ONLY FROM EX. 8 IN. MAIN ON VENTURE OAKS WAY
 Comment No. 4 - ENCROACHMENT/EXCAVATION PERMIT REQUIRE FOR WORK IN PUBLIC R/W.

 TOTAL WATER DEV. FEES: \$ 21,038.00
 TOTAL SEWER DEV. FEES: \$0.00
 TOTAL ON-SITE GRADING
 AND DRAINAGE REVIEW FEE: \$1,650.00
 =====

Water Services Quotations

| Main Service Size | Service Size | Description | Qty | Tap Fee-ea. | Meter Fee-ea. | Tot. Tap Cost | Dev. Fees |
|-------------------|--------------|-------------|-----|-------------|---------------|---------------|-------------|
| 8 in | 4 in | Tap Only | 1 | \$1,395.00 | \$0.00 | \$1,395.00 | \$21,038.00 |
| 8 in | 8 in | Tap Only | 2 | \$1,685.00 | \$0.00 | \$3,370.00 | \$0.00 |
| 8 in | 3 in | Meter Only | 1 | \$0.00 | \$1,790.00 | \$1,790.00 | |
| Total for Water: | | | | | | \$6,555.00 | |

Parcel Area: 0 acres Acreage Charge: \$0.00
 =====

Sewer Services Quotations

| Main Service Size | Service Size | Description | Qty | St. (ft) | MH Fee/ea. | Tap Fee/ft. | Total Cost | Dev. Fees |
|--|--------------|-------------|-----|----------|------------|-------------|------------------|-----------|
| NOTE: TOT. COST=QNTY X ST/2 X TAP FEE + MH FEE | | | | | | | | |
| | | | | | | | Total for Sewer: | \$0.00 |

Water Main Construction Charge: \$0.00
 Total for Address: \$6,555.00
 =====

WATER DEVELOPMENT FEES ARE BASED ON THE SIZE OF DOMESTIC SERVICE.

PLAN CHECK ROUTING PROCEDURE

Date Received: _____ Plan Check #: 6269
 Project: _____
 Address: 2540 Ventura Oaks Way
 Legal Description: _____ Fire Zone: _____
 Contractor: _____ Telephone: _____
 Address: _____ City License: _____
 Architect: _____ Telephone: _____

PUBLIC WORKS - ENGINEERING TRANSPORTATION:
 927 - 10th Street, Room 100, Ron Perry

CIVIL ENGINEERING Date Received: _____
 Approved: _____ Disapproved _____
 Total frontage length of New Street Improvements: _____ LF
 Comments: ENCROACHMENT / EXCAVATION PERMIT REQUIRED
 Right of Way Dedication : Approved NA Disapprove _____
 Public Improvement Agreement: Approved NA Disapprove _____
 Surety Bond, etc. : Approved NA Disapprove _____
 Staking and Inspection Fee : NA

TRAFFIC ENGINEERING
 927 - 10th Street, Room 100, Paul Favilla

Approved: _____ Disapproved _____ Date Received: _____
 Need new driveway permit Yes - (1) Commercial Driveway
 No driveway permit needed _____
 Removal of abandoned driveway _____
 Comments: Complete Application and Pay Fees

PUBLIC WORKS - WATER & SEWER, PLANNING, ARCH, REVIEW COMMITTEE,
 927 - 10th Street, Room 100, Ron Perry

Approved: _____ Disapproved _____ Date Received: _____
 Comments: Approved

SITE CONDITIONS UNIT (264-7619)
 Steve Reed, Gary Spross, Wes Jigour

Approved _____ Approved with Changes _____ Disapproved _____ Date Received: _____
 Review Zone: _____ Special Permit: _____ Variances: _____
 Parking Spaces Furnished: _____ Parking Spaces Required: _____
 Comments: _____

ARCHITECTURAL ADVISORY COMMITTEE
 (264-5604) Dick Hastings

Is property located in a Civic Improvement District _____ Date Received: _____
 Meeting _____ Approved _____ Approved with Changes _____ Disapproved _____
 Item# _____ Comments _____
 P# _____

1 COPY TO UTILITIES; 1 COPY TO PUBLIC WORKS; 1 COPY SITE; ORIGINAL IN FOLDER

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

FEE SUMMARY
FOR PERMIT #9806778
Bldg Commercial
as of 09/28/1998 Permit Status: ISSUED

Site Address: 2540 VENTURE OAKS WY SAC
Parcel No: 2740320065

CONTRACTOR
EARL CONSTRUCTION
3940 INDUSTRIAL BL
WEST SACRAMENTO CA
Phone: 916-371-4100

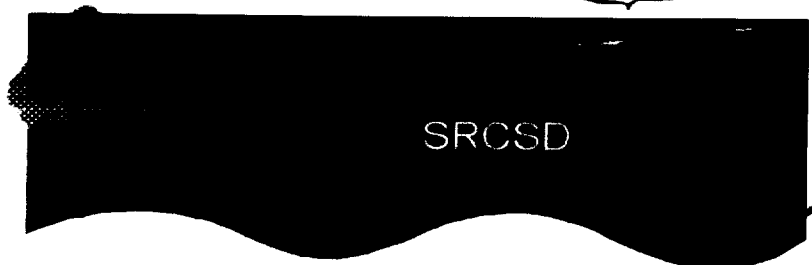
OWNER
MCCUEN HOSPITALITY CO
3604 FAIR OAKS BL STE 200
SACRAMENTO CA
Phone: 916-481-6300

ARCHITECT
RYS ARCHITECTURE
123 TOWNSEND ST STE 575
SAN FRANCISCO
Phone: 415 543-6645

Nature of Work: FOUNDATION AND UNDERGROUND FOR NEW HILTON HOTEL

Permit Valuation: \$220,000.00
Square Footage: 72987

| | | | |
|---------------------------|------------|---------------------------|--------------------|
| Building Permit.....: | \$1,873.44 | Water Development Fee: | \$21,038.00 |
| Plan Review/Processing: | \$2,068.83 | Sewer Development Fee: | \$0.00 |
| Strong Motion Fee.....: | \$46.20 | Bell Avenue Sewer.....: | \$0.00 |
| Auth to Start Work.....: | \$0.00 | Granite Park Fee.....: | \$0.00 |
| Hsg Process/Surcharge: | \$0.00 | Pocket Area Road.....: | \$0.00 |
| Technology Fee.....: | \$157.69 | Pocket Area Bridge.....: | \$0.00 |
| City Bus Oper Tax.....: | \$88.00 | Housing Trust Fund.....: | \$0.00 |
| Const Excise Tax.....: | \$1,760.00 | Quimby Park Fee.....: | \$0.00 |
| Res Const Tax.....: | \$0.00 | Natomas Dev Fees.....: | \$0.00 |
| Review Fees.....: | \$1,950.00 | FBA-South Natomas.....: | \$0.00 |
| Processing Fees.....: | \$0.00 | FBA-Jacinto Creek.....: | \$0.00 |
| Penalty Fee.....: | \$0.00 | Railyards Area Fee.....: | \$0.00 |
| Inspections.....: | \$0.00 | Richards Blvd Area Fee..: | \$0.00 |
| Cert of Occupancy.....: | \$0.00 | Downtown Benefit Fee..: | \$0.00 |
| Replace Cards/Plans.....: | \$0.00 | Amount Deferred.....: | \$0.00 |
| | | Refund.....: | \$0.00 |
| | | Subtotal.....: | \$28,982.16 |
| | | Additional Fees.....: | \$0.00 |
| | | TOTAL FEES.....: | \$28,982.16 |
| | | Payments.....: | \$28,982.16 |
| | | BALANCE DUE.....: | \$0.00 |



August 27, 1998

RECEIVING FAX : 264-7046

SENDING FAX : 875-6253

TO: **DAVID BROCK**
CITY OF SACRAMENTOFROM: **DOLORES ROSS**
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

PHONE NUMBER: 875-6679

RE: **SEWER FACILITY IMPACT FEES**
2540 VENTURE OAKS WY.APN: **274-0320-065**

The Sewer Facility Impact Fees due for a 154-room HILTON GARDEN INN on the above 4.00 net acre parcel are as follows:

| | |
|---|------------------|
| Inspection (City of Sacramento) | \$0 |
| Impact to County Sanitation District 1 | \$18,216 |
| Impact to Sacramento Regional County San. Dist. | \$143,898 |
| | <u>\$162,114</u> |

Construction costs may be due for a service or tap to this property. If this is the case, please have the applicant call directly for information.

Thank you.

A handwritten signature in black ink, appearing to read "Dolores", is centered on the page.

*This fee is due and payable at 827 Seventh Street, Room 105.
This fee is also subject to adjustment if the data supplied is changed.*