

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0004923
Insp Area: 3

Site Address: 3740 BUSINESS DR SAC
Parcel No: 015-0312-010

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

CONTRACTOR
JACKSON CONSTRUCTION
5665 POWER INN RD #140
SACRAMENTO CA 95824

OWNER
JACKSON/EKSTROM
5665 POWER INN RD#140
SACRAMENTO CA 95824

ARCHITECT

Nature of Work: NEW WAREHSE

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 36543 Date 9/29/00 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: _____

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 September 29, 2000 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.

B 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 LEGION INSURANCE COMP Policy Number WC1-1230141 Exp Date 12/20/2000

____ (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 September 29, 2000 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.

**CITY OF SACRAMENTO
APPLICATION FOR COMMERCIAL BUILDING PERMIT**

DEVELOPMENT SERVICES DIVISION
PERMIT SERVICES SECTION

1231 I Street, Rm. 200
Sacramento, CA 95814 (916) 264-7619 FAX 264-7046

ACTIVITY # 0004923 Insp. Area _____

Applicant MUST complete ALL Unshaded areas

ADDRESS 3740 Business Dr Suite _____
PARCEL # 015.0312.008010

<p align="center">CONTACT</p> Name <u>LESLIE BUNDHOLM</u> → Address <u>5665 POWER INN RD #140</u> Phone <u>381.8113</u> x _____ FAX <u>381.0212</u> E-mail <u>JACKSONCONSTRUCTION@JACKSONPROP.COM</u>		<p align="center">LICENSED CONTRACTOR Lic No. # <u>365437</u></p> Name <u>JACKSON CONSTRUCTION</u> Address <u>5665 POWER INN RD #140 SAC 95824</u> Phone <u>381.8113</u> FAX <u>381.0212</u> E-mail <u>JACKSONCONSTRUCTION@JACKSONPROP.COM</u>	
<p align="center">ARCHITECT/ENGINEER</p> Name <u>COMSTOCK JOHNSON</u> Address <u>10304 A PLACER LN SAC 95827</u> Phone <u>362.6303</u> FAX <u>362.5841</u> E-mail _____		<p align="center">OWNER of EXISTING</p> Name <u>JACKSON PROPERTIES</u> Address <u>5665 POWER INN RD #140 SAC 95824</u> Phone <u>381.8113</u> FAX <u>381.0212</u> E-mail _____	

→ Will permittee have any employees on the jobsite? No Yes → INSURANCE CO: LEGION INSURANCE CO
 → WORKER'S COMPENSATION POLICY # WCI-1230141 EXPIRATION DATE: 12.20.00

NATURE OF WORK IN DETAIL: NEW WAREHOUSE / OFFICE SHELL

OCCUPANT/TENANT: N/A VALUATION: \$ 1,018,925.00

FLOOD STATUS: <input checked="" type="checkbox"/>		S.C.A.T. <u>10/200, 201, x1.11 x1.14 x1.16 x1.17 x1.33</u>						
JOB DESCRIPTION: <u>SHELL</u>		APT	TI()	REM()	SW	FIRE	ADD	OTH
INSPECTION DISCIPLINES		<u>BLDG</u>	<u>MECH</u>	<u>PLUMB</u>	<u>ELEC</u>	<u>SITE</u>	<u>FIRE</u>	
# Stories	1st flr Area	Total Area	Use Zone	Occp Group	Const type	Fire Req. <u>Y</u> <u>N</u>	Fed Code	Vio. File
<u>1</u>		<u>27,232</u>	<u>M-1</u>	<u>B/SI</u>	<u>V-N</u>	SPRY <u>Y</u> ALARM	<u>18</u>	[H] [Quad]
<u>(B)</u>	<u>(L)</u>	<u>(P)</u>	<u>(M)</u>	<u>(E)</u>	<u>(F)</u>	<u>(S)</u>	<u>D</u>	<u>(PW)</u> <u>(UTIL)</u>
		<u>13 KW</u>	<u>13 KW</u>				<u>13 KW</u>	

COMMENTS: Leslie to deliver soils report / OH sprinklers deferred, need AIC ratings of panels.

REGIONAL SANITATION FEES? Yes No HEALTH DEPARTMENT? Yes No
 WATER FLOW TEST FOR NEW BUILDINGS OR ADDITIONS? Provided Faxed

Certification of Compliance

School District Development

Part I - To be completed by the APPLICANT

Owner's Name/Address Jackson Property DBA Jackson Blvd
 Project Address 3740 S. Main St. Unit 8, 07
 Parcel Number 015-512 010 Lot No. 8
 Subdivision Name _____ No. of Units _____
 Applicant's Signature [Signature] Title permit coordinator
 Phone No. (202) 581 815 Date 7/25/00

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 _____
 Building Type (check one) Residential Apartment/Condominium Commercial/Industrial
 Square Feet of Chargeable Building Area _____
 Signature/Title _____ Date _____

Part III - To be completed by the SCHOOL DISTRICT

School District _____ Certificate No. 6599
 Exempt Comments _____
 Residential/Apartment/etc. _____ Square ft. x \$ _____ = \$ _____
 Commercial/Industrial 26,750 Square ft. x \$.28 = \$ 7,490.00
 Total fees collected..... = \$ 7,490.00

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 _____ Date 7/25/00



JACKSON PROPERTIES, INC.

5665 Power Inn Road, Suite 140
Sacramento, California 95824
Telephone (916) 381-8113

DATE
9-27-00

AMERICAN RIVER BANK
916-666-6100
1645 River Park Dr., Ste 107
Sacramento, California 95815

CHECK NO. 45693
90-4026/1211

PAY *Thirty-nine thousand three hundred six & 00/100* \$39,306.00
TO THE ORDER OF County of Sacramento
[Signature]

⑈045693⑈ ⑆121140263⑆0406106280⑈

PAID
SEP 28 2000
BY *[Signature]*

1012
282000

COUNTY SANITATION DISTRICT NO. 1 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT SEWER IMPACT FEE PERMIT AND CALCULATION SHEET

APPLICATION NO:		BLDG PERMIT NO: <i>CITY</i>	
GENERAL INFORMATION		THIS PERMIT GOOD ONLY WHEN VALIDATED BY THE CASHIER	
FEE CALCULATION		BUILDING USE	
INSPECTION	<i>0</i>	RESIDENTIAL SF <input type="checkbox"/>	MF <input type="checkbox"/>
CSD-1	<i>0</i>	COMMERCIAL USE	UNITS
SRCSD	<i>26,877</i>	<i>2.032 net ac</i>	
CONSTRUCTION			
IN-LIEU		<i>Office/warehouse</i>	
TOTAL FEE	<i>\$26,877</i>		
APN:	<i>015-0312-¹ par 010</i>		
DESCRIPTION/SUBDIVISION	<i>PM 101-27</i>	LOT: <i>8¹ par 7</i>	
PROPERTY ADDRESS	<i>3740 BUSINESS DR</i>		
OWNER	<i>JACKSON Prop</i>		
MAILING ADDRESS			
CITY-STATE-ZIP	PHONE		
ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT.			
APPLICANT SIGNATURE	<i>[Signature]</i>		
CONSOLIDATED UTILITY BILLING USE ONLY			
ACCT _____	INPUT _____	START _____	

Wastewater Conveyance & Treatment

S R C S D Sacramento Regional County Sanitation District

9660 Ecology Lane
Sacramento, California
95827-3881

Tel: (916) 875-6679
Fax: (916) 875-6253

Dolores Ross
Customer Service

E-mail: rossd@pws.co.sacramento.ca.us

Technology in Balance with Nature

OFFICE COPY

Date of Request: 5/8/00
By: _____

**CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION
PLANNING AND ZONING INFORMATION REQUEST**

Project Address: 3740 Business Dr.

Assessor's Parcel Number: 015.0312.010 ~~008~~

Previous Use: VACANT LAND

Description of Request/Proposed Use: OFFICE/WAREHOUSE SHELL

Is This a Change of Use? NO

Prior Applications for Project Site(P#, Z#, DRPB#): Zoning Designation: M-1
200-060 Lane Adjustment

Comments: Limited 25% office anything over
requires a Special Permit
Hard to review.
P97083
allows office
but it expired

Are There Any Planning Issues?: (circle one) YES NO

- * Staff Site Plan Check Required? (Circle one) YES NO
- * Field Inspection Required? (Circle one) YES NO
- * Design Review/Preservation Required?: (Circle one) YES NO

Planning Review by/Date: Donna 5-8-00

A list of items that must be reviewed by Planning is provided on the reverse side of this form.

MICROFILM AFTER FINAL

Parcel No. **015-0312-010**

May 12, 2000 **3740 Business Dr.**



Receiving Fax: 381-0212
Sending Fax: 875-6253

To: **LESLIE LUNDHOLM**
JACKSON PROPERTIES

From: **ROBERT ARMSTRONG**
Sacramento Regional County Sanitation District

Phone Number: 875-6756

Re: **SEWER FACILITY IMPACT FEES**
3740 BUSINESS DR.

APN # **015-0312-010**
Plan Check # **0004923C**

The Sewer Facility Impact Fees due for a 27,232sq.ft. "Warehouse/Office" on the above-mentioned 2.178±N. parcel are as follows:

APN # 015-0312-010 = 2.178±N. x 5.5 ESD's = 11.9 ESD's

11.9 x \$2,404 = \$28,608 SRCSD

Please address any questions or concerns regarding this fee to Water Quality Engineering, Customer Service Section @ 875-6756.

Thank you,
Robert F. Armstrong

Leslie Lundholm @ 381-8113

The above fees were calculated by acreage. (APN: 015-0312-010 = 2.178±N. x 5.5 = 11.9)

11.9 ESD's x \$2,404 = \$28,608 SRCSD

Total Impact = \$28,608

ESD = Equivalent Single Family Dwelling per acre (5.5 ESD's per net acre)

**City of Sacramento
Water and Sewer Service Quotation
FY 99/00**

Date: 09/11/00	Time:	Planning No.:	Plan Check No.: 0004923
Address: 3740 Business Dr			Parcel No.: 015-0312-010
Description: Warehouse/Office			
Subdivision Map: Jackson Business Park (485-1)			Water Page No.: 41
Estimate By: RT		Project Engineer: Steven Blair	
Engineering Firm: Murray Smith		Phone No.: 635-1511	
		Fax No.:	
Sewer Jurisdiction: <input type="checkbox"/> County <input checked="" type="checkbox"/> City			
Comment No.1	2" domestic, irrigation to branch off from domestic		
Comment No.2	2 fire hydrants, taps are 8" but leads are 10" within property lines		
Comment No.3	1-6" fire sprinkler		
Comment No.4	Contractor to excavate, backfill, restore surface		
Comment No.5			
Comment No.6			
TOTAL WATER DEV. FEES: \$7,642		13 hrs x \$75 per hour = \$975 or \$300.00 (whichever is greater)	
TOTAL SEWER DEV. FEES: \$278		Total on-site grading and drainage review fee: \$975	

Water Service Quotations

Main Size	Serv. Size			St. Tap	Esmt. Tap	Description	No. of Tap	No. of Meter	Tap Fee/ea.	Meter Fee/ea.	Total Tap cost	Development Fees
	D	I	F									
8	2				X	DOMESTIC+IRRI	1	1	\$980	\$610	\$1,590	\$7,642
8			6		x	FIRE SPRINKLER	1		\$1,425		\$1,425	
8			8		x	HYDRANTS	2		\$1,685		\$3,370	
											\$0	
											\$0	
											\$0	
											\$0	
4" TAP AND 3" METER												
											n/a	
											n/a	
ABANDONMENT												
	Abandon				in.							
	Abandon				in.							
CREDIT												
	Credit for				in.							
	Credit for				in.							
							0	Fire Hydrant				
Total for Water											\$6,385	\$7,642

Sewer Service Quotations

Main Size	Service Size	Description	QTY	Full St W (FT)	No. OF MH	Total Tap cost	Development Fees
8	6	Development Fee Only	1			\$0	\$278
		Easement Tap + MH + Dev. Fee				\$0	
		Street Tap + MH + Dev. Fee				\$0	
		Credit					\$0
Total for Sewer						\$0	\$278

Note: Total cost = Qty. x Street/2 x Tap Fee + MH Fee, MH Fee is \$1200.00

Sewer Tap Construction Charge: \$0
 Water Main Construction Charge: \$6,385
Total For Address: \$6,385

Robert J. L...
 9/26/00

CITY OF SACRAMENTO
BUILDING INSPECTION DIVISION
APPLICATION FOR BUILDING PERMIT - HAZARDOUS MATERIAL SURVEY

As Required by Assembly Bill #3205 - A Building Permit Cannot be Approved Without This Completed Form

1. Business Name: Jackson Property Inc Phone: 381-8113
 Site Address: 3740 Business Drive Sacramento, CA Suite: _____
(Street) (Zip)
 Business Owner/Representative: Mike Barrett Phone: 381-8113
 Nature of Business: Property / Construction
 Property Owner: Jackson Property Inc Phone: 381-8113
 Address: Stags Power Inn R Suite: _____
Sacramento CA 95826
(City) (State) (Zip)

2. Are you developing an undetermined tenant space? Yes ___ No X Is this permit for a shell building? Yes ___ No X
 Notify lessee of the responsibility to coordinate with the Fire Department regarding the use and handling of hazardous materials.
 3. Does/Will your business generate hazardous waste? Yes ___ No X
 4. Does/Will your business handle, store or transport any solid, liquid, or gaseous chemicals? Yes ___ No X

CONSULT THE EPA CHEMICAL LIST LOCATED AT THE BUILDING DIVISION COUNTER FOR HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS TO COMPLETE THE FOLLOWING QUESTIONS.

If you answered "YES" to questions #3 and/or #4 above, continue on to questions 5 - 8.
 5. Do you handle, store, or transport 55 gallons, 500 pounds, or 200 cubic feet (at Standard Temperature or Pressure) of a product or formulation containing hazardous materials at any one time? Yes ___ No ___
 6. Do you handle, store or transport any amount of acutely hazardous materials? Yes ___ No ___
 7. Is/Will your business be located within 1,000 feet of a school? Yes ___ No ___

If you answered "yes" to questions #6 and/or #7, complete the RMPP informational sheet.
 8. Is/Will your business be located within 1,000 feet of a hospital, and/or long-term healthcare facility? Yes ___ No ___

IF YOU ANSWERED "YES" TO QUESTION #3 AND/OR #4, PLEASE CONTACT THE CITY OF SACRAMENTO FIRE DEPARTMENT LOCATED AT 1231 I STREET, SUITE 401, SACRAMENTO, CA OR CALL 449-5416.

Prior to issuance of a certificate of occupancy, each business owner(s) shall contact the City of Sacramento Fire Department and comply with the Health and Safety Code regarding the use and handling of hazardous materials.

PENALTY: Any business that violates Section 25531-25541 of the Health and Safety Code shall be civilly liable to the administering agency in an amount of not more than two thousand dollars (\$2,000) for each day in which the violation occurs. If the violation results in, or significantly contributes to, an emergency, including a fire, the business shall also be assessed the full cost of the city emergency response, as well as the cost of cleaning up and disposing of the hazardous materials. Additional liability and punishment may be assessed for knowing a violation after reasonable notice of the violation.

Applicant's Name: Mike Barrett
(Print)
Mike Barrett 9/29/00
(Signature) (Date)

BID Use Only: Plan Ck# _____	Permit # <u>0004923</u>
OK to issue prmt? Y <u>0929-00</u> F.D. Appr Req'd? Yes No	init date _____
Hold on Certificate of Occupancy? Yes <u>No</u>	
Fire Dept. Use Only:	
OK to issue permit? init _____ date _____	
OK to issue Certificate of Occupancy? init _____ date _____	

MEMORANDUM

SACRAMENTO FIRE DEPARTMENT

TO: BUILDING DEPARTMENT
FROM: Troy Malaspino
Fire Marshal
SUBJECT: FIRE SYSTEM INSPECTION

DATE: 12-20-00

A final inspection of the newly installed fire system at:

3740 Business Dr.

Has been conducted by Inspector

F. Johnson

On

12-20-00

00-04923-201

Permit Number

Square Footage

06 Fire

Type of Inspection

UG. FIRE LINE & F.H.

They system is acceptable by this department.

R. Woodman

By: Ross L. Woodman,
Fire Prevention Officer II

00-354

F.D. Reference Number

✓

CITY OF SACRAMENTO

CERTIFICATE OF COMPLIANCE

For Information Contact (916) 264-5716

Building Address: 3740 BUSINESS DR Permit No.: 0004923
Building Use: NEW WAREHOUSE/ OFFICE SHELL Occupancy: S1/B
Building Owner: JACKSON & EKSTROM PROP. Construction Type: 3N
Owner Address: SACRAMENTO, CA 95824 Sprinkled? Yes No
Portion of Building Occupied: ENTIRE Area: 26,750 Sq. Ft.
01/05/2005
Date By: (Print) Thomas S. Opley Sign RON BEEHLER
INTERIM CHIEF BUILDING OFFICIAL

[Finaled By: VF, MJS, JZB, GRS, CP]

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