

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 9806035

Insp Area: 2

Site Address: 7313 L ARBRE WY SAC

Parcel No: 0311430003

LOT 3/WINDEMERE

Sub-Type: NSFR

Housing (Y/N): N

CONTRACTOR

LEXINGTON HOMES
3480 SUNRISE BL
RANCHO CORDOVA CA

95742

OWNER

SHASTA REAL ESTATE
3480 SUNRISE BL
RANCHO CORDOVA CA

95742

ARCHITECT

YOUNG JOE
2914 THRASHER CT
CAMERON PARK CA

95682

Nature of Work: NEW HOME - MP2281, 7 ROOMS

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.)

2400 Roseville Lake Blvd. Ste 600

Lender's Name *GMAC Residential Funding Corp*

Lender's Address *M. Minneapolis, MN 55437*

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 *AB* License Number *245832*

Date *7-2-98*

Contractor Signature *Paul Johnson* *Henry*

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 *7-2-98* Applicant/Agent Signature *Paul Johnson*

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 *Liberty Mutual* Policy Number *WC7-12J-055197-018*

(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 *7-2-98* Applicant Signature *Paul Johnson*

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.

INSTALLATION CARD
FIBER REINFORCED STUCCO



0102

Job Address

Lot #3 Nindenore

ICBO Evaluation Service Inc.

Evaluation Report #4226

Date of Job Completion _____

VISION PLASTERING
P.O. Box 1914
Orangevale, CA 95662-1914
(916) 987-3324

Approved contractor as issued by the coating manufacturer, La Habra Stucco

This is to certify the exterior coating system on the building exterior at the above address has been installed in accordance with the evaluation report specified above the manufacturer's instructions.

[Handwritten Signature]

Signature of **Vision Plastering** Representative

9-16-98

Date

(NEW CONSTRUCTION)
AGREEMENT REGARDING THE RISK
OF FLOODING ON THE PROPERTY

RECITALS

L. Achree by
A. The undersigned are the record owners of the real property located at 7313 ~~La Fleur Way~~ APN 031-1430-003-0000 or as described in Exhibit "A" attached (the "Property").

B. The undersigned expressly acknowledge that the Property may be subject to flooding hazards due to its location in a 100-year floodplain, as described in the Flood Insurance Rate Map dated November 15, 1989, ("FIRM"), prepared by the Federal Emergency Management Agency ("FEMA").

C. The undersigned acknowledge that they have read the Notice to Building Permit Applicants Regarding the Risk of Flooding attached as Exhibit "B."

D. Despite the potential for flood damage, the undersigned intend that the new construction ("New Construction") be placed on the Property which will not be at least one foot above the 100-year floodplain elevation levels identified in the Preliminary Work Map dated January, 1989, prepared by the U.S. Army Corps of Engineers.

E. The undersigned acknowledge that the City of Sacramento (the "City") recommends obtaining flood insurance for the New Construction.

AGREEMENT

In consideration of the issuance of a building permit for the New Construction, the undersigned agree as follows:

1. Flood-Related Property Damage. For purposes of this Agreement, the term "flood-related property damage" shall mean any property damage due to flooding resulting from an overtopping out of the channels of the Sacramento River, American River, Dry Creek, Arcade Creek or Morrison Creek levee systems or a break in those levee systems.

2. Assumption of Risk. The undersigned expressly assume the risk that the New Construction may be subject to flood-related property damage.

3. Waiver of Property Damage Claims. The undersigned unconditionally waive any flood-related property damage claim asserting liability on the part of the City, or its officers, agents or employees premised on the issuance of a permit for the New

8. Attorney's Fees. The undersigned agree that, if any legal action is brought to enforce the provisions of this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs from the nonprevailing party.

9. Succession. The undersigned expressly intend that the obligations contained herein shall run with the Property and shall bind their respective heirs, assignees and successors in interest.

10. Termination. All of the obligations set forth in this Agreement shall terminate at such time as FEMA determines that the area in which the Property is located has attained at least 100-year flood protection.

DATED: 06-30-98


SIGNATURE

Vice President, Division Manager
Title of Signatory if Signing for an Entity

Shasta Real Estate Co.

Name

3480 Sunrise Blvd, Suite 200

Address

Rancho Cordova, CA 95742

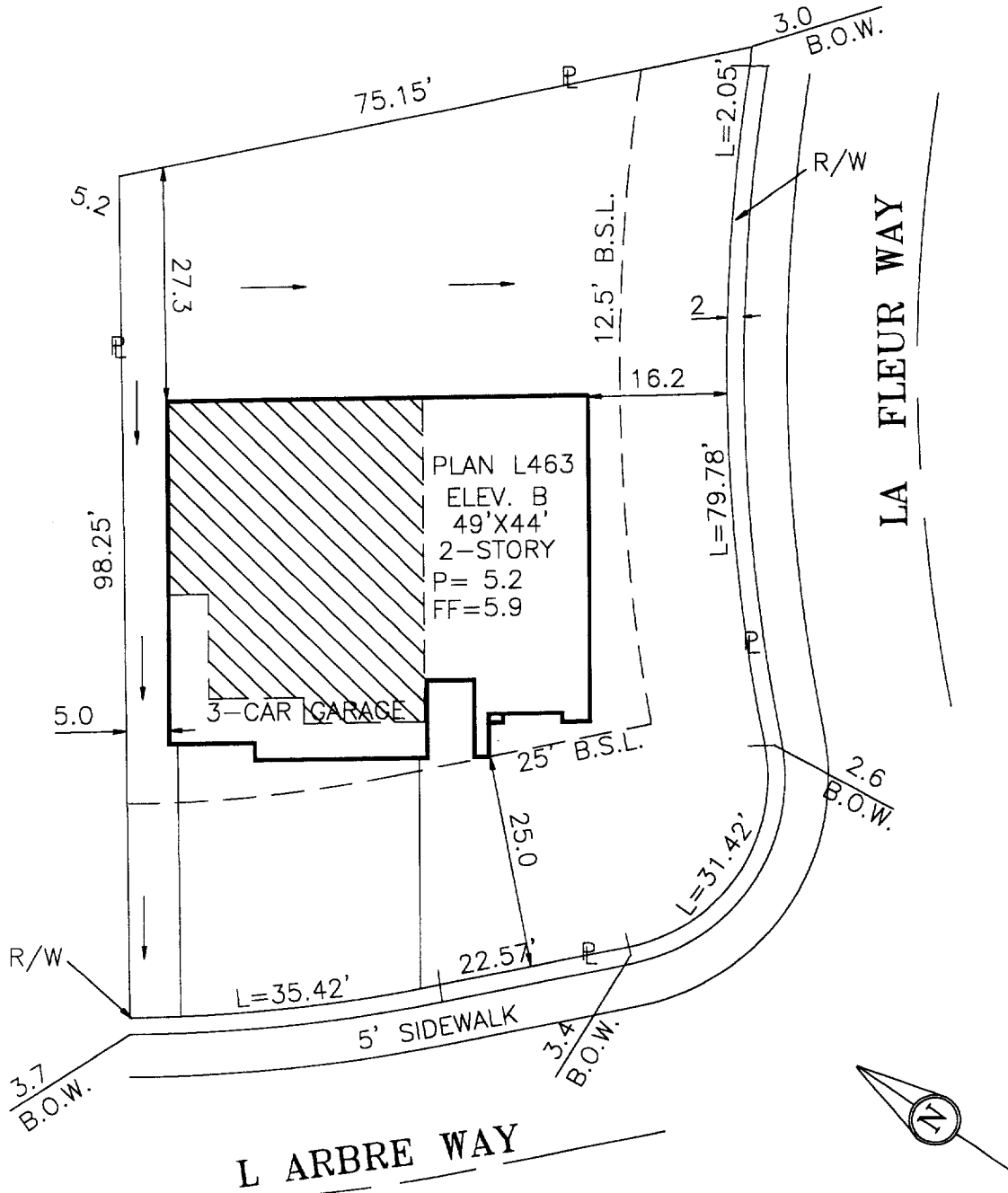
SIGNATURE

Title of Signatory if Signing for an Entity

Name

Address

PLOT PLAN
WINDEMERE ESTATES
 CITY OF SACTO. COUNTY OF SACTO., CALIF.



LOT COVERAGE: 26 %
 (MAX. LOT. COV.=40%)

DIMENSIONS SHOWN ARE APPROXIMATE EXCEPT FOR MINIMUMS REQUIRED BY ORDINANCE.
 THIS PLOT DOES NOT REFLECT AS BUILT CONDITIONS AND MAY VARY FROM THIS PLAN.

LEXINGTON HOMES	
3480 Sunrise Blvd., Suite 200, Rancho Cordova, Calif. 95742 phone (916) 631-4200	
ADDRESS <u>7313</u> L ARBRE WAY	APN <u>031-1430-003-0000</u>
PLAN NUMBER <u>L463-B</u> SQ. FT. <u>7,252</u>	DATE _____
DRAWN BY <u>R.P.</u> APPROVED BY _____	SCALE <u>1"=20'</u>

LOT 3

Department of Planning and Development
Building Inspection Division

Grading and Erosion Control Questionnaire

To be completed for all residential new construction and additions

PART I (To be completed by applicant)

Site Address 7313 ~~in New Way~~ LARIBIE Way A.P.N. 031-1430-003-0000

Applicant Information

Name Shasta Real Estate Company
Address 3480 Sunrise Blvd. Suite 200
Rancho Cordova Ca 95742
Phone 916-631-4200

Project Information (Check One)

Single Family Dwelling **XXX**
Duplex
Triplex
Deep Lot Development

PART II (To be completed by the applicant when the project is not a part of a larger subdivision)

Are there existing structures on site? Y N
Does the site front on a paved road? Y N *
Is the site higher than the crown of adjacent road? Y N *
Is the proposed building site higher than the back of the sidewalk or curb? Y N *

Describe existing frontage improvements along road.
 Ditch * Curb and Gutter Curb, Gutter, and Sidewalk

The direction of drainage on this site is:
 Front to Rear * Rear to Front Side to Side *
Does an adjacent site drain across this parcel? Y * N

Does this site have an existing low area or drainage swale? Y * N
Will construction require cut or fill on site? (* >50FT3 or >2FT) Y N

- How much cut? _____ Yards _____ Depth
- How much fill? _____ Yards _____ Depth

Has building site been previously been filled? Y * N
Will existing drainage be re-routed? Y * N
Do you plan to construct or modify culverts or drainage ditches? Y * N

Print Name _____ Title _____

Signature _____ Date _____
Owner or Contractor

PART III (To be completed by staff)

What is the acreage of the parcel to be built on? .16 Acres.

If greater than 1/2 acre has an approved erosion and sediment control plan been provided? Y N
If greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP? Y N

Is the parcel to be built on part of a larger subdivision? Y N
Subdivision Name: Windemore Estates

If yes has an approved erosion and sediment control plan been provided? Y N
If the original subdivision is greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP? Y N

Is grading and drainage approval required prior to permit issuance? Y N

Approved by: Morgan McAllen Date: 7-2-98

Building permit #: 9806035

White Copy - Permit Jacket
Yellow - Utilities
Pink - Bldg. Div.

Department of Planning and Development
Building Inspection Division

Grading and Erosion Control Questionnaire

To be completed for all residential new construction and additions

PART I (To be completed by applicant)

Site Address La Playa Way Apt 2 W A.P.N. 031-1430-005-0000

Applicant Information

Name Shanta Real Estate Company
Address 3480 Sunrise Blvd, Suite 200
Rancho Cordova Ca 95742
Phone 916-631-4200

Project Information (Check One)

Single Family Dwelling **XXX**
Duplex
Triplex
Deep Lot Development

PART II (To be completed by the applicant when the project is not a part of a larger subdivision)

Are there existing structures on site? Y N
Does the site front on a paved road? Y N *
Is the site higher than the crown of adjacent road? Y N *
Is the proposed building site higher than the back of the sidewalk or curb? Y N *

Describe existing frontage improvements along road.

Ditch * Curb and Gutter Curb, Gutter, and Sidewalk

The direction of drainage on this site is:

Front to Rear * Rear to Front Side to Side *

Does an adjacent site drain across this parcel? Y * N

Does this site have an existing low area or drainage swale? Y * N

Will construction require cut or fill on site? (* >50FT3 or >2FT) Y N

- How much cut? _____ Yards _____ Depth
- How much fill? _____ Yards _____ Depth

Has building site been previously been filled? Y * N

Will existing drainage be re-routed? Y * N

Do you plan to construct or modify culverts or drainage ditches? Y * N

Print Name _____ Title _____

Signature _____ Date _____

Owner or Contractor

PART III (To be completed by staff)

What is the acreage of the parcel to be built on? 1.16 Acres.

If greater than 1/2 acre has an approved erosion and sediment control plan been provided? Y N

If greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP? Y N

Is the parcel to be built on part of a larger subdivision? Y N

Subdivision Name: La Playa Way

If yes has an approved erosion and sediment control plan been provided? Y N

If the original subdivision is greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP? Y N

Is grading and drainage approval required prior to permit issuance? Y N

Approved by: [Signature] Date: 7-1-16

Building permit #: 1806035

White Copy - Permit Jacket
Yellow - Utilities
Pink - Bldg. Div.

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

CERTIFICATION OF COMPLIANCE

SCHOOL DISTRICT DEVELOPMENT FEES

PART I: To be completed by APPLICANT	
PROPERTY OWNER'S NAME	<i>Paul Johnson</i>
OWNER'S ADDRESS	<i>2475 ...</i>
PROJECT ADDRESS	<i>2315 ...</i>
PARCEL NUMBER	LOT NUMBER <i>3</i>
SUBDIVISION NAME	
NUMBER OF UNITS	
APPLICANT'S SIGNATURE	<i>Paul Johnson</i>
TITLE OF APPLICANT	
DATE	TELEPHONE NUMBER <i>(916) ...</i>
PART II: To be completed by BUILDING DEPARTMENT	
PLAN IDENTIFICATION NUMBER	<i>17 ...</i>
BUILDING TYPE (CHECK ONE)	
<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> APARTMENT/CONDOMINIUM
<input type="checkbox"/> COMMERCIAL/INDUSTRIAL	
SQUARE FEET OF CHARGEABLE BUILDING AREA	<i>5201</i>
SIGNATURE	<i>...</i>
TITLE	DATE <i>6-22-11</i>
PART III: To be completed by SACRAMENTO CITY UNIFIED SCHOOL DISTRICT	
DISTRICT CERTIFICATION NUMBER	<i>...</i>
EXEMPT	COMMENTS
RESIDENTIAL / APARTMENT / ETC.	<i>5201</i> SQ. FT. X \$ <i>1.72</i> = \$ <i>3925.32</i>
COMMERCIAL / INDUSTRIAL	_____ SQ. FT. X \$ _____ = \$ _____
OTHER FEE <i>...</i> TYPE <i>...</i>	_____ SQ. FT. X \$ _____ = \$ <i>(-472.00)</i>
TOTAL FEES COLLECTED.....	\$ <i>2981.32</i>
<p><i>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.</i></p> <p><i>As the authorized school district 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.</i></p>	
AUTHORIZED SCHOOL DISTRICT OFFICIAL	
SIGNATURE	
TITLE	DATE <i>7-21-11</i>

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

CERTIFICATION OF COMPLIANCE

SCHOOL DISTRICT DEVELOPMENT FEES

PROPERTY OWNER'S NAME <i>Shasta Real Estate Company</i>	
OWNER'S ADDRESS <i>3480 Sunrise Blvd. Ste. 200 Rancho Cordova Ca. 95742</i>	
PROJECT ADDRESS <i>7313 LA Fleaz Wy L Arbee Wy</i>	
PARCEL NUMBER <i>031-1430-003</i>	LOT NUMBER <i>3</i>
SUBDIVISION NAME <i>Windmere Estates</i>	
NUMBER OF UNITS <i>28</i>	
APPLICANT'S SIGNATURE <i>Paul Johnson</i>	
TITLE OF APPLICANT <i>Contract Coordinator</i>	
DATE <i>7/2/98</i>	TELEPHONE NUMBER <i>(916) 631-4200 ext. 225</i>
PLAN IDENTIFICATION NUMBER <i>9806035</i>	
BUILDING TYPE (CHECK ONE)	
<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> APARTMENT/CONDOMINIUM <input type="checkbox"/> COMMERCIAL/INDUSTRIAL	
SQUARE FEET OF CHARGEABLE BUILDING AREA <i>2281</i>	
SIGNATURE <i>Maureen Mc Alea</i>	
TITLE <i>Building Tech</i>	DATE <i>6-30-98</i>
PART III TO BE COMPLETED BY SACRAMENTO CITY UNIFIED SCHOOL DISTRICT	
DISTRICT CERTIFICATION NUMBER <i>10417</i>	
EXEMPT	COMMENTS
RESIDENTIAL / APARTMENT / ETC.	<i>2281</i> SQ. FT. X \$ <i>1.72</i> = \$ <i>3923.32</i>
COMMERCIAL INDUSTRIAL	_____ SQ. FT. X \$ _____ = \$ _____
OTHER FEE <i>MEMORANDUM TYPE</i>	<i>WARRANT</i> SQ. FT. X \$ _____ = \$ <i>(-942.00)</i>
TOTAL FEES COLLECTED..... \$ <i>2981.32</i>	
<p><i>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.</i></p> <p><i>As the authorized school district 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.</i></p>	
SIGNATURE <i>[Signature]</i>	
TITLE <i>CIVIC CENTER PERMITS</i>	DATE <i>7/2/98</i>