

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0604642

Insp Area: 4

Thos Bros: 277H5

Site Address: 719 BELASCO AV SAC

Parcel No: 263-0103-022

Sub-Type: RES

Housing (Y/N): N

CONTRACTOR

OWNER

ROGERS DAVID
6060 SUNRISE VISTA DR., #1240
CITRUS HEIGHTS, CA 95610

ARCHITECT

Nature of Work: REROOF - T/O; RESHEET; INSTALL 16 SQ 30 YR COMP ON SFD & ATTACHED GAR; 6/12/06 REV-gut entire sheetrock, insul, plumb/mech/elec fixtures; demo illegal partition wall in garage (NO STRUCTURAL WORK)

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 for a project which 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 shall 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 6/12/06 Owner Signature *David Rogers*

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 6/12/06 Applicant/Agent Signature *David Rogers*

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 6/12/06 Applicant Signature *David Rogers*

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

New City Hall
915 I Street, 3rd Floor
Sacramento, CA 95814

www.cityofsacramento.org

Help Line: 1-916-808-5656 OR 1-866-EZ-PERMIT
Inspection: 1-916-808-7622

North Permit Center
2101 Arena Blvd., Suite 200
Sacramento, CA 95834

OWNER BUILDER VERIFICATION

1. Check one below – I or my immediate family (parent, spouse, or child) will perform:

- A - all the work authorized by this permit.
- B - a portion of the work.
- C - none of the work.

If B or C is checked, complete 2 or 3 below.

2. A State licensed contractor (*) will be hired to do:

- all of the authorized work.
- a portion of the authorized work.

Name _____ Phone _____

Address _____

Type of Work _____

Name _____ Phone _____

Address _____

Type of Work _____

Name _____ Phone _____

Address _____

Type of Work _____

Name _____ Phone _____

Address _____

Type of Work _____

3. I will utilize unlicensed person(s) other than my immediate family to perform all or portions of the authorized work. A Certificate of Workers Compensation must be on file at this office.

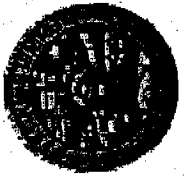
I declare under penalty of perjury that the above is true and correct. I have read and understand the owner-builder information on the reverse side of this form.

Signed: Property Owner David Rogaus (Printed name) David Rogaus (Signature)

Date 6/12/06 Case No. _____ Permit No. 0604642

Job Address 719 Belasco Ave, Sacramento, CA 95815

Note: * Information regarding unknown contractors or change in subcontractors shall be submitted to the Building Inspection field office.



CITY OF SACRAMENTO
PLANNING & BUILDING DEPARTMENT
 BUILDING DIVISION
 www.cityofsacramento.org
 Help Line: 1-916-808-5658 OR 1-888-EZ-PERMIT
 Inspection: 1-916-808-7822



Fax # 916-808-1901
 Downtown Permit Center, New City Hall
 915 I Street, 3rd Floor, Sacramento, CA 95814

North Permit Center
 2101 Arena Blvd., Suite 200, Sacramento, CA 95834

Fax # 916-808-8370

Date: 4/5/06

(certain restrictions apply)

FAXED PERMIT APPLICATION

Activity # _____

Faxed request must be received in this office by 3:00 P.M. to be processed the following workday.
Note: Contractors must have a current certificate of Worker's Compensation Insurance.

Note: Work started before a Building Permit is issued will be subject to quad fee.

IN ORDER TO PROCESS THIS REQUEST, ALL THE FOLLOWING INFORMATION MUST BE PROVIDED:

RESIDENTIAL APARTMENTS (4+ units per building) COMMERCIAL (limited)

Job Address: 719 Belasco Ave Unit # _____ Contract Price \$ _____

Contact Person: Rich Rogers Contact Phone: _____ License # _____

Property Owner: David Rogers Address: _____

Address: 6060 Sunrise Vista Dr. 1240 City/State/Zip: _____ Phone: _____ Fax: _____

City/State/Zip: CITRUS HEIGHTS CA 95610

Phone: 916-204-1168 or 916-204-8542

Nature of Work: (Provide detailed description of work & indicate type of work in selections below).
Remodeling Upgrading house

<input type="checkbox"/> Reroof (excluding tile) <input checked="" type="checkbox"/> Tear-Off <input checked="" type="checkbox"/> Re-roof <input checked="" type="checkbox"/> House Garage # Stories: <u>ONE</u> # Squares: <u>161/2</u> Material: <u>30 YR COMP</u> <input type="checkbox"/> Siding <input type="checkbox"/> Wood <input type="checkbox"/> T-111 <input type="checkbox"/> Horiz <input type="checkbox"/> Vinyl <input type="checkbox"/> Stucco	<input type="checkbox"/> HVAC Installations (Residential Only) <input type="checkbox"/> Change-out <input checked="" type="checkbox"/> New <input type="checkbox"/> Heat Pump <input type="checkbox"/> Package <input type="checkbox"/> Split system <input type="checkbox"/> Roof mount <input type="checkbox"/> Cut-in <input type="checkbox"/> Heat pump or elect. unit to gas <input type="checkbox"/> Wall furnace <input type="checkbox"/> Other (describe below) Value of duct work: _____ Equipment \$ _____ Cut-in \$ _____	<input type="checkbox"/> Water Heater (Residential Only) <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Change-out <input type="checkbox"/> Electric to Gas <input type="checkbox"/> Relocate <input type="checkbox"/> New <input type="checkbox"/> Dry Rot or Termite <input type="checkbox"/> Damage Repair (Describe Locations Below)	<input type="checkbox"/> Minor Electric and/or Minor Plumbing (Residential Only) <input type="checkbox"/> Electric Service Change # amps <input type="checkbox"/> New electric circuits <input type="checkbox"/> Re-wire <input type="checkbox"/> Water Service Replacement <input type="checkbox"/> Sewer Service Replacement <input type="checkbox"/> Gas Line Replacement <input type="checkbox"/> Re-plumb <input type="checkbox"/> Water <input type="checkbox"/> Waste	<input type="checkbox"/> Public Utilities Safety Inspection (Residential and single apartment units Only) <input type="checkbox"/> SMUD <input type="checkbox"/> PG&E <p>◆ NOTE: Correction Notice items will require an additional building permit.</p>
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*Design Review approval may be required.

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719 Belasco Av

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Signed: Property Owner David Rogers (Printed name) [Signature] (Signature)
Date 4/5/06 Case No. _____
Permit No. 0604642
Job Address 719 Belasco Ave, Sacramento, CA 95815

I declare under penalty of perjury that the above is true and correct. I have read and understand the owner-builder information on the reverse side of this form.

3. I will utilize unlicensed person(s) other than my immediate family to perform all or portions of the authorized work. A Certificate of Workers Compensation must be on file at this office.

Name _____ Address _____ Type of Work _____
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 Name _____ Address _____ Type of Work _____

2. A State licensed contractor (*) will be hired to do: all of the authorized work. a portion of the authorized work.

If B or C is checked, complete 2 or 3 below.

- A - all the work authorized by this permit.
- B - a portion of the work.
- C - none of the work.

1. Check one below - I or my immediate family (parent, spouse, or child) will perform:

OWNER BUILDER VERIFICATION



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 Sacramento, CA 95814

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 Sacramento, CA 95834



First American Title Company
2200-A Douglas Blvd, Suite 275, Roseville, CA 95661
Phone - (916)677-2668 Fax - (866)714-8376

SALE CLOSING ESCROW INSTRUCTIONS
(For use with C.A.R. Contract)

File No.: 3403-2250357 (KS)
Date: March 14, 2006
Estimated Closing Date: March 17, 2006

To: First American Title Company
Kirsten Silvers, Escrow Officer

Re: 719 Belasco Avenue, Sacramento, CA 95815 ("Property")

These instructions are not intended to alter, modify or change the original California Residential Purchase Agreement and Joint Escrow Instructions, ("Agreement") dated February 08, 2006 **except** with respect to the following:

Final Approvals: Buyer and Seller acknowledge that all conditions precedent have been released, approved and/or waived and Escrow Holder is instructed to proceed to close this escrow.

Vesting: Buyer directs that title to the Property be vested as follows:

David Rogers, a single man

Grant Deed: Escrow Holder is instructed to complete Grant Deed over Seller's signature, if necessary, to comply with Buyer's written vesting instructions.

Title Approval: The Policy of Title Insurance shall be subject to:
1. All general and special taxes, assessments and/or bonds not delinquent;
2. Exception numbers 1-7 current, inclusive, as shown in the Preliminary Report/Commitment dated January 27, 2006 issued in connection with this escrow, a copy of which has been reviewed by Buyer.
3. Deed(s) of Trust executed by Buyer as part of this escrow.

Estimated Settlement Statement: Upon Close of Escrow, Escrow Holder is instructed to disburse in accordance with the executed "Estimated Settlement Statement" without further instruction from the parties hereto.

Escrow not responsible for payment of bills: The undersigned acknowledge that any charges for work or inspections on the property are solely the responsibility of the parties to this escrow. Escrow Holder will not be responsible for payment of or collection of payment from parties to this escrow for any bills submitted to escrow other than those that have been approved for payment on the Buyer's, Seller's and Borrower's settlement statements. If bills are submitted by Seller, Buyer or their agents after the settlement statements have been approved, they will be charged to the respective party as verbally instructed by the submitting party.

Prorations: All prorations for the Property are to be handled in escrow as reflected on the "Estimated Settlement Statement." The parties understand and agree that (1) Escrow Holder will not prorate municipal utilities, and (2) the transfer of the utilities must be handled by the parties outside of escrow.

OMB Approval No. 2502-0285

A. Settlement Statement	
1-5. Loan Type Conv. Unit.	
6. File Number 3403-2250357	
7. Loan Number Loan #1006913290	
8. Mortgage Insurance Case Number	

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(P.O.C.)" were paid outside this closing. They are shown here for informational purposes and are not included in the total.

D. Name of Borrower: David Rogers	7416 Holworthy Way, Sacramento, CA 95842
E. Name of Seller: Cuzear Ford; Rodney Ford	8376 Cranford Way Citrus Heights, CA 95610
F. Name of Lender: New Century Mortgage Corporation	2880 Gateway Oaks Drive, Suite 200 Sacramento, CA 95833
G. Property Location: 719 Belasco Avenue, Sacramento, CA 95815	

H. Settlement Agent: First American Title Company	Address: 2200-A Douglas Blvd., Suite 275, Roseville, CA 95661
I. Settlement Date: 03/31/2006	Print Date: 04/03/2006, 4:47 PM
J. Summary of Borrower's Transaction	K. Summary of Seller's Transaction

100. Gross Amount Due From Borrower	400. Gross Amount Due To Seller
101. Contract Sales Price	401. Contract Sales Price
102. Personal Property	402. Personal Property
103. Settlement charges to borrower (line 1400)	403. Total Deposits
104. Supplemental Summary	404.
105.	405.
106. City/town taxes	406. City/town taxes
107. County taxes	407. County taxes
108. Assessments	408. Assessments
109.	409. Interest on Loan 03/31/06 to 04/01/06 @ 8.000000%
110.	410.
111.	411.
112.	412.
113.	413.
114.	414.
115.	415.
120. Gross Amount Due From Borrower	420. Gross Amount Due To Seller
200. Amounts Paid By Or In Behalf of Borrower	500. Reductions in Amount Due to Seller
201. Deposit or earnest money	501. Excess deposit (see instructions)
202. Principal amount of new loan(s)	502. Settlement charges (line 1400)
203. Existing loan(s) taken subject	503. Existing loan(s) taken subject
204. New Loan to File from Cuzear Ford	504. Payoff of first mortgage loan
205.	505. Payoff of second mortgage loan
206.	506. New Loan to File - Cuzear Ford
207.	507.
208.	508.
209.	509.
Adjustments for items unpaid by seller	
210. City/town taxes	510. City/town taxes
211. County taxes 01/01/06 to 03/31/06 @ \$611.76/yr	511. County taxes 01/01/06 to 03/31/06 @ \$611.76/yr
212. Assessments	512. Assessments
213. Utilities Rollover to Taxes 01/01/06 to 03/31/06 @ \$259.79/yr	513. Utilities Rollover to Taxes 01/01/06 to 03/31/06 @ \$259.79/yr
214.	514.
215.	515.
216.	516.
217.	517.
218.	518.
219.	519.
220. Total Paid By/For Borrower	520. Total Reduction Amount Due Seller
300. Cash At Settlement From/To Borrower	600. Cash At Settlement From/To Seller
301. Gross amount due from Borrower (line 120)	601. Gross amount due to Seller (line 420)
302. Less amounts paid by/for Borrower (line 220)	602. Less reductions in amounts due to Seller (line 520)
303. Cash (From) (X To) Borrower	603. Cash (X To) (From) Seller

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.
 Settlement Agent: *David Rogers*
 Date: 04/03/06