

CITY OF SACRAMENTO

Permit No: 9801610

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Site Address: 16 CORAL LN SAC

Sub-Type: RES

Parcel No: 2650130042

Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

PAIN DENNIS R/ROBIN D
8804 LA MARGARITA WY
SACRAMENTO CA

95828-5835

Phone:

Phone:

Phone:

Nature of Work: REPLACE BREAKERS

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 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 or 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 or 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.

Date 1/3/98 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.

____ 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 no employees Policy Number _____

(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 1/3/98 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.

OWNER-BUILDER VERIFICATION

ATTENTION PROPERTY OWNER

An owner-builder building permit has been applied for in your name and bearing your signature.

Please complete and return this information in the envelope provided at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

1. I personally plan to provide the major labor and materials for construction of the proposed improvement (yes or no) _____

2. I (have/have not) _____ signed an application for a building permit for the proposed work.

3. I have contracted with the following person (firm) to provide the proposed construction:

Name _____ Address _____

City _____ Telephone _____

Contractors License No. _____

4. I plan to provide portions of the work, but I have hired the following person to coordinate, supervise, and provide the major work.

Name _____ Address _____

City _____ Telephone _____

Contractors License No. _____

5. I will provide some of the work but I have contracted (hired) the following to provide the work indicated:

Name	Address	Phone	Type of Work
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Signed [Signature] RESIDENT MANAGER 916 927-7250

Job Address 16 CORAL LANE SARC CA 95815 Date 3-3-98

Permit No.: _____



EXHIBIT 1

I have read and am familiar with the contents of City's standard Owner-Builder Notification and Owner-Builder Verification, as required by California Health and Safety Code Section 19830 and 19831.

I authorize my agent(s) RICHARD PENNEY
to sign the Owner-Builder Verification on my behalf.

Signature



Print Name

MICHAEL E ROWE RESIDENT MANAGER

Address

23 CORAL LANE

SAC CA 95815-1710

Telephone

916 927 7650

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- (1) Employ and supervise such staff personnel as are required in the proper maintenance and operation of the Owner's property.
- (2) Purchase all materials, supplies and equipment as needed for the proper maintenance and operation of the Owner's property in a cost effective manner.
- (3) Endeavor to keep monthly expenditures at a minimum by pursuing effective methods and procedures of cost reduction and control and advise the Owner on cost saving initiatives.
- (4) Project and recommend to the Owner, for approval by the Owner, reserve requirements for deferred maintenance and capital expenditures.
- (5) Be responsible for approval and authorization for staff members to fulfill maintenance requests filed by tenants.
- (6) Negotiate and contract, on behalf of the Owner, with contractors and sub-contractors to provide services, including, but not limited to, lawn and ground maintenance, roofing, paving, painting, and exterminating on the premises, as approved by the Owner and supervise said contractors and sub-contractors and their work at the property.
- (7) Routinely and regularly inspect the grounds and buildings and make recommendations to the Owner on requirements for immediate and long term projects necessary to maintain and enhance the property.
- (8) Receive and process applications for lease of the Owner's property.
- (9) Inspect roofing on buildings at least once annually and otherwise as may be necessary.

5. Owner's Duties and Responsibilities.

- (a) The Owner shall be responsible for payment of all expenses incurred in the performance of the Manager's duties and responsibilities, including, but not limited to, postage, printing, professional services, supplies, and materials.
- (b) The Owner shall pay the Manager \$150.00 each month, due and payable on the first day of the month subsequent to the month in which services were performed, for services of Manager as set out herein.
- (c) The Owner agrees to indemnify and hold the Manager harmless from any and all claims, suits, debts, or demands arising in connection with the management of the Owner's property and from any and all liability arising from injury to any person or property, occurring in, on or about the property of the Owner, except to the extent that said claims, suits, debts,