

CITY OF SACRAMENTO

Permit No: 9801979

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Site Address: 283 MOREY AV SAC

Sub-Type: NMH

Parcel No:

Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

MORCORP
3401 Lagrande Bl
Sac Ca 95823

Nature of Work: NEW MANUFACTURED HOME.

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 US Bank Lender's Address 9th & J Street Sacramento

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 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.)

X 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 5-21-98 Owner Signature [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 5-21-98 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 Policy Number

X (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 5-21-98 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.

Certificate of Compliance

State of California - Department of Industrial Relations

PART I To be completed by APPLICANT

Owner's Name & Address Morcorp, Inc. 3401 La Grande Blvd. Sacramento, CA. 95823
 Project Address 223 MOREY AVE
 Parcel Number 250 0430-030 Lot No. 30
 Subdivision Name Chelsea Park Number of Units 1
 Applicant's Signature & Title William J. Morey Pres
 Date 19 March 1998 Phone No. 916-424-1681

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 BUILDING DEPARTMENT

Plan Identification Number PC 98-01979R Building Type (CHECK ONE)
 Square Feet of Chargeable Building Area 1248 SF. Residential
 Signature Barbara Hansen Bldg Tech Apartment / Condominium
 Title Bldg Tech Commercial / Industrial
 Date _____

PART III To be completed by SCHOOL DISTRICTS

Grant Joint Union High School District	
District Certification No. _____	
EXEMPT _____	
Comments _____	
RESIDENTIAL / APARTMENT / CONDOMINIUM	
Sq. Ft. X \$	= \$ <u>2146.56</u>
COMMERCIAL / INDUSTRIAL	
Sq. Ft. X \$	= \$ _____
OTHER FEE TYPE	
Sq. Ft. X \$	= \$ _____
TOTAL FEES COLLECTED = \$ <u>2146.56</u>	

Robla Elementary School District	
District Certification No. _____	
EXEMPT _____	
Comments _____	
RESIDENTIAL / APARTMENT / CONDOMINIUM	
Sq. Ft. X \$	= \$ _____
COMMERCIAL / INDUSTRIAL	
Sq. Ft. X \$	= \$ _____
OTHER FEE TYPE	
Sq. Ft. X \$	= \$ _____
TOTAL FEES COLLECTED = \$ _____	

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 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.

GRANT	ROBLA
Authorized School District Official	
Signature <u>[Signature]</u>	Signature _____
Title <u>Facilities Coordinator</u>	Title _____
Date <u>3-31-98</u>	Date _____

Original: Grant Joint Union High School District
 1st Copy: Robla Elementary School District
 2nd Building Department
 3rd Copy: Applicant

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

RECITALS

A. The undersigned are the record owners of the real property located at 283 Money Ave. Lot 30 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

Construction, whether or not the issuance of this permit is due to the negligence of the City or its officers, agents or employees.

4. Notice. In the event the undersigned sell the New Construction or grant a possessory interest in the New Construction of more than three years' duration, the undersigned expressly agree to include the following provisions in the purchase agreement or lease:

[Transferee/Lessee] expressly acknowledges and assumes the risk that the Property may be subject to flooding due to their location in a 100-year floodplain.

[Transferee/Lessee] unconditionally waives any flood-related property damage claim asserting liability on the part of the City of Sacramento or its officers, agents or employees premised on the issuance of a permit for any new construction on the Property, whether or not the issuance of this permit is due to the negligence of the City or its officers, agents or employees.

5. Indemnification. In the event the undersigned sell the Property or transfer a possessory interest of more than three years' duration in the New Construction within three years of the execution date of this Agreement, the undersigned agree to indemnify the City and its officers, employees and agents from and against all flood-related property damage claims premised on the issuance of a building permit for the New Construction.

The undersigned intend that the City be indemnified to the fullest extent permitted by law and, specifically, that any negligence on the part of the City shall not bar indemnity, unless such negligence is found to have been the sole cause of the damage.

The term "claims," as used in this paragraph, includes all direct or class actions or subrogation or inverse condemnation lawsuits brought by any person, entity or governmental agency in connection with the City's issuance of a building permit for the Improvements.

6. Release From Indemnification. The undersigned shall be released from any obligation to indemnify the City as set forth in Paragraph 5 of this Agreement if, at such time as the City seeks to enforce the provisions of Paragraph 5, the undersigned demonstrate that they have fully complied with the provisions of Paragraph 4 of this Agreement.

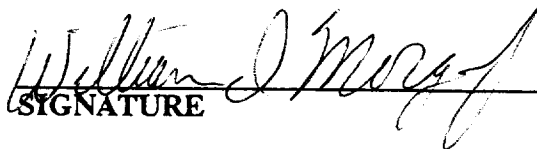
7. Severability. The undersigned expressly intend that, if any provision of this Agreement is held by a court of competent jurisdiction to be void or unenforceable, the remaining provisions shall not be affected and shall remain in full force and effect.

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: 3/20/98


SIGNATURE

President
Title of Signatory if Signing for an Entity

William I. Morgan, Jr.
Name

3401 La Grande Blvd
Address

Sacramento, CA. 95823

SIGNATURE

Title of Signatory if Signing for an Entity

Name

Address

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 283 Morey Ave A.P.N. 250-0430-030

Applicant Information

Name Morcorp, Inc. William I. Morgan, Jr.
Address 3401 La Grande Blvd
Sacramento, CA. 95823
Phone _____

Project Information (Check One)

Single Family Dwelling
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
- How much fill? _____ Yards

Depth Y * N
Depth Y * N

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 William Morgan Title Pres.

Signature William Morgan Date 3/20/98
Owner or Contractor

PART III (To be completed by staff)

What is the acreage of the parcel to be built on? _____ 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: _____

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: James P. ... Date: 4-8-98

Building permit #: 98-01979 R

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

PERMIT SERVICES USE ONLY
PV# 400733



PERMIT NUMBER
(Required)
9801979R
Attach job copy of permit

CITY OF SACRAMENTO
NEIGHBORHOODS, PLANNING & DEVELOPMENT SERVICES DEPARTMENT

DEVELOPMENT SERVICES DIVISION
1231 I STREET, RM. 200
SACRAMENTO, CA 95814

PERMIT SERVICES
916-264-7619
FAX 916-264-7046

BUILDING INSPECTIONS
916-264-5716
FAX 916-264-8370

REQUEST FOR PERMIT REFUND

JOB ADDRESS: 283 MOREY AVE.
 DATE OF WRITTEN REQUEST: 9/15/98 DATE REQUEST RECEIVED: 9/15/98
 PERMIT FOR: NEW MANUFACTURED HOME
 REASON FOR REFUND: JOB CANCELLED
 CONTRACTOR: _____ OWNER: MORCORP
 ADDRESS: _____ ADDRESS: 3401 LAGRANDE BLVD.
 CITY/ST/ZIP: _____ CITY/ST/ZIP: SACTO. CA. 95823
 PHONE: _____ PHONE: (916) 424-1688

REFUND RECIPIENT: CONTRACTOR OWNER OTHER: _____

ORIGINAL PERMIT "JOB COPY" IS REQUIRED FOR REFUND (SCC SECTION 9.01.051)

AMOUNT PAID

AMOUNT TO BE REFUNDED

Permit Value 46391.48
 BPF pd 658.00
 PC/PPF pd 11050.51
 SMI pd 464.00
 CBL pd 0.00
 Tech pd 3074.00
 Other STATE FEE 31.00
 Other EXCISE 7452.00
 Other WATER 1835.00
 Other CITY 124.00
 Other REG. 2336.00
 Other R.F.S. 385.00
 Total Paid 52409.00

Adj. Value 46391.48
 BPF pd 658.00
 PC/PPF pd 0.00
 SMI pd 464.00
 CBL pd 0.00
 Tech pd 3074.00
 Other STATE FEE 31.00
 Other EXCISE 7452.00
 Other WATER 1835.00
 Other CITY 124.00
 Other REG. 2336.00
 Other Res. 385.00 (30.00) (-50.00)
 Total Refund Amount 54489.00

PERMIT SERVICES USE ONLY	
Job Card Attached	<input checked="" type="checkbox"/>
App. Book Marked	<input checked="" type="checkbox"/>
Permit Canceled	<input checked="" type="checkbox"/>
Supp. Paper Work	<input checked="" type="checkbox"/>
Letter Mailed	<input type="checkbox"/>

REFUND PROCESSED BY: John A. Bond DATE: 9-28-98
 REFUND APPROVED BY: David P. Brock DATE: 9-28-98

PLEASE ALLOW 30 DAYS FOR PROCESSING