

**CITY OF SACRAMENTO**  
1231 I Street, Sacramento, CA 95814

**Permit No: 9713870**  
**Insp Area: 2**

**Site Address: 11 MILAN CT SAC**

**Sub-Type: NSFR**  
**Housing (Y/N):**

Parcel No: 0311490003 L51/VILLA PALAZZO  
N

**CONTRACTOR**

SKK ENTERPRISES  
3480 SUNRISE BL #200  
RANCHO CORDOVA CA 95742  
Phone: 916-631-4200

**OWNER**

VILLA PALLAZZA INVESTORS LIMITED PARTNER  
7700 COLLEGE TOWN DR 11  
SACRAMENTO CA 95626  
Phone: 916-631-4200

**ARCHITECT**

DORIOUS J B  
2415 CAMPUS DR  
IRVINE CA 92715  
Phone: 714-250-7171

**Nature of Work: NEW HOME - R1801/F340-386**

**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 IMPERIAL BANK Lender's Address 1371 N. CALIF-BUILDING  
95816

**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 569355 Date 11-21-07 Contractor Signature [Signature] AGENT

**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 11-21-07 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 FRENCH CAMP Policy Number WN 965 657 2505

(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 11-21-07 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.**

# SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

## CERTIFICATION OF COMPLIANCE

### SCHOOL DISTRICT DEVELOPMENT FEES

<b>PART I: To be completed by APPLICANT</b>	
PROPERTY OWNER'S NAME	
OWNER'S ADDRESS	
PROJECT ADDRESS	<b>11 Milan Ct</b>
PARCEL NUMBER	LOI NUMBER
SUBDIVISION NAME	
NUMBER OF UNITS	
APPLICANT'S SIGNATURE	
TITLE OF APPLICANT	
DATE	TELEPHONE NUMBER
<b>PART II: To be completed by BUILDING DEPARTMENT</b>	
PLAN IDENTIFICATION NUMBER	<b>3037 MP</b>
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	<b>1248</b>
SIGNATURE	
TITLE	DATE
<b>PART III: To be completed by SACRAMENTO CITY UNIFIED SCHOOL DISTRICT</b>	
DISCRECY CERTIFICATION NUMBER	<b>6222</b>
EXEMPT	COMMENTS
RESIDENTIAL / APARTMENT / ETC.	<b>1248</b> SQ. FT. X \$ <b>1.72</b> = \$ <b>2146.56</b>
COMMERCIAL / INDUSTRIAL	SQ. FT. X \$ _____ = \$ _____
OTHER FEE <b>Mello Roos</b> TYPE <b>Credit</b>	SQ. FT. X \$ <b>-974</b> = \$ <b>-974.00</b>
TOTAL FEES COLLECTED.....	<b>\$ 1172.56</b>
<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>A duly authorized school district official, I hereby certify that the requirements of Government Code Section 53095 and any other authorized requirements have been complied with by the above signed applicant.</i></p>	
<b>AUTHORIZED SCHOOL DISTRICT OFFICIAL</b>	
SIGNATURE	
TITLE	DATE <b>11/18/97</b>

**(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 11 MILAN COURT 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: 10/1/96

Villa Pallazza Investors Limited Partnership  
a Delaware Limited Partnership

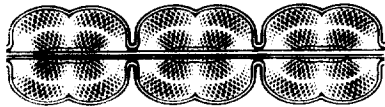
*Shasta Real Estate Company*  
By: ~~SKK Enterprises, Inc.,~~  
a California Corporation

Its: General Partner

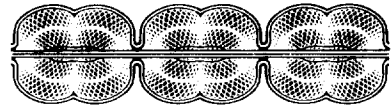
  
By: ~~Sotiris Kolokotronis~~  
Its: President

3480 Sunrise Blvd Suite 200  
Rancho Cordova, CA 95742

# CALIFORNIA



## ALL-PURPOSE



### ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF Sacramento

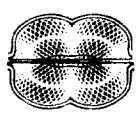
On October 1, 1997 before me, Patricia A. Sommerfield, notary public  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, Solima & Kolskotronis

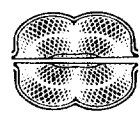
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Patricia A. Sommerfield (SEAL)  
NOTARY PUBLIC SIGNATURE



### OPTIONAL INFORMATION



TITLE OR TYPE OF DOCUMENT v.p. 11 Milton Court

DATE OF DOCUMENT \_\_\_\_\_ NUMBER OF PAGES \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

EXHIBIT 'B'

**NOTICE TO BUILDING PERMIT APPLICANTS  
REGARDING THE RISK OF FLOODING**

The structure for which you are seeking a building permit may be subject to flooding hazards due to its location in a 100-year floodplain. The boundaries of this floodplain are described in the Flood Insurance Rate Map ("FIRM") dated November 15, 1989, prepared by the Federal Emergency Management Agency ("FEMA") and the Preliminary Working Map dated January, 1989, prepared by the U.S. Army Corps of Engineers (collectively "Flood Maps").

**RISK ASSESSMENT**

The Flood Maps indicate that the majority of the City and parts of the County of Sacramento lie within a 100-year floodplain. Property located in this floodplain may be inundated in the event flooding occurs at a level reached on the average once every 100 years (a one percent chance of occurring in any given year). Under the provisions of the National Flood Insurance Program, such property is deemed subject to special flood hazards.

In developing an overall flood protection policy, the City and County Public Works Departments have determined that the risk to inhabitants posed by a levee break in the Sacramento River levee system is a risk the City and County should resolve first while concurrently addressing the other risks identified in the Corps of Engineers' new data. The Corps has determined that portions of the Sacramento River levee system protecting residents and property in the Natomas and Greenhaven areas of Sacramento require remedial work to correct latent construction defects. If allowed to remain in their present condition, a break in these levees could put at risk more than fifteen billion dollars in damageable property value and threaten the safety and welfare of more than three hundred thousand people.

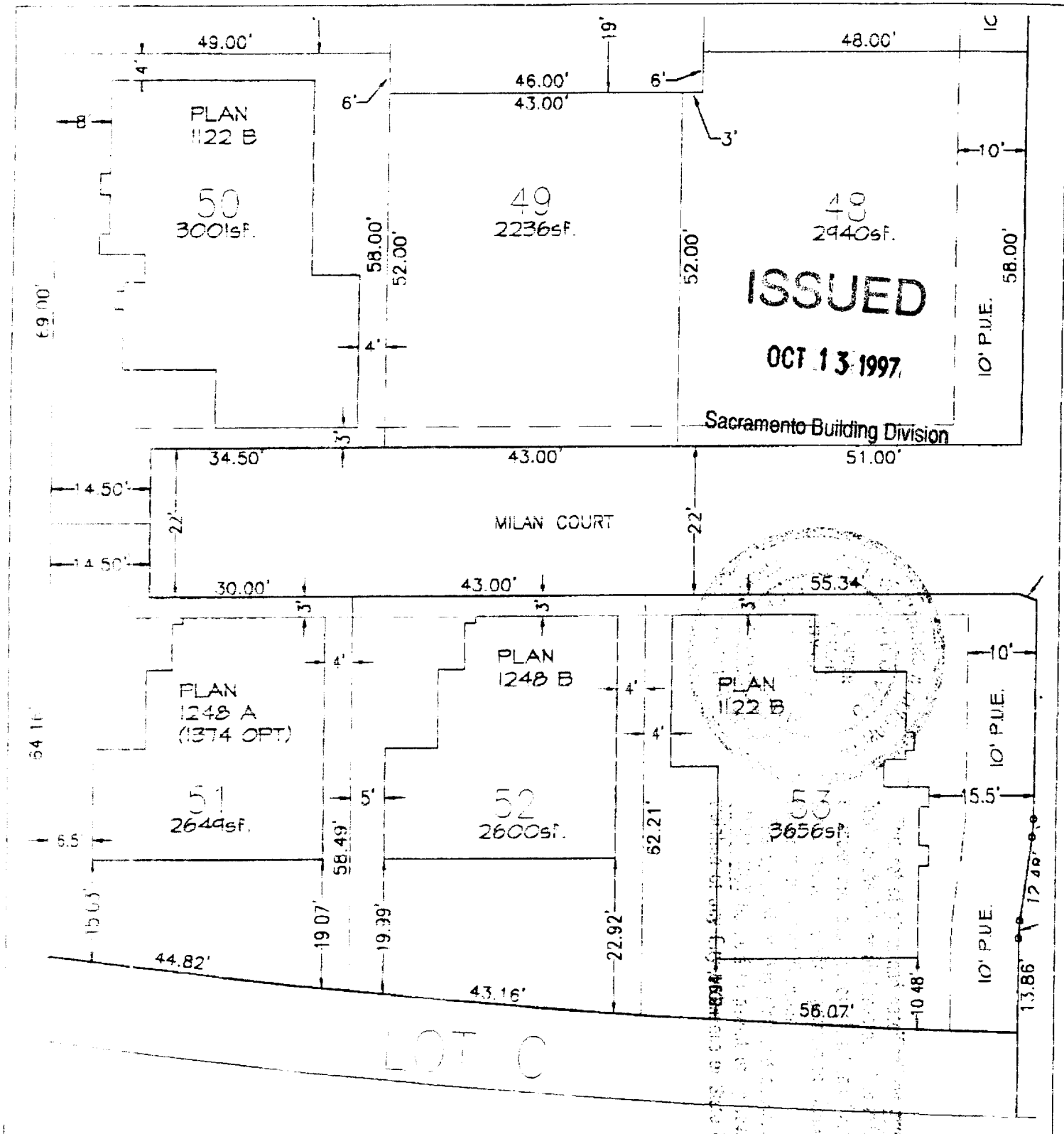
There is also the possibility of levee failure or overtopping along the American River. This risk is dependent primarily on the American River watershed and upon releases from Folsom Dam. Although severe flooding from overtopping the levees could occur due to extremely high flows, there should be sufficient time to evacuate people and thereby reduce the risk to those living in the area.

Accordingly, the City, County and special flood districts have adopted a policy that makes levee repairs along the Sacramento River the immediate and highest priority. Funds are expected to be appropriated by Congress and contracts awarded to carry out the repair work by July 1, 1990. Once commenced, the Corps anticipates that this work will be completed in stages over a period of approximately three years.

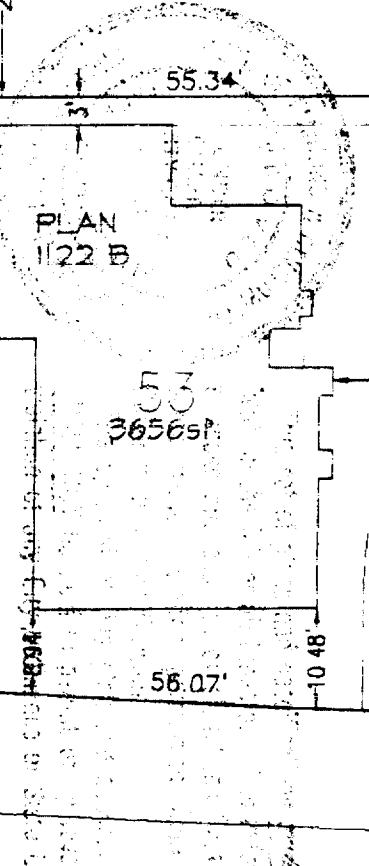
During this same period, an effort will be made to increase the storage capacity of Folsom Dam. This will permit more control over flows in the American River and, together with the levee stabilization effort, may provide 100-year flood protection for all areas of Sacramento except Natomas and portions of the Dry Creek, Morrison Creek and Arcade Creek basins, which will have approximately 70-year protection. Attaining 100-year protection for these latter areas will require raising the height of portions of the levees protecting these areas and creating additional upstream storage capacity along the American River. According to current Corps' information, this work is scheduled to be completed in January 1995.

Building permit applicants are advised to review this notice carefully and to make whatever inquiries may be necessary in order to determine the risk of flooding they may encounter to their property.

2/22/91



**ISSUED**  
**OCT 13 1997**  
 Sacramento Building Division



Lexington Homes, SKK Enterprises Inc. 3480 Sunrise Blvd. Suite 200 Rancho Cordova, CA 95724				
9/14/97	SCALE: 1"=20'	Plan SQ. FT: 1374	Address: 11 Milan Court	
Lot	Villa Palazzo Plot Plan	Elevation A	Approved By	North

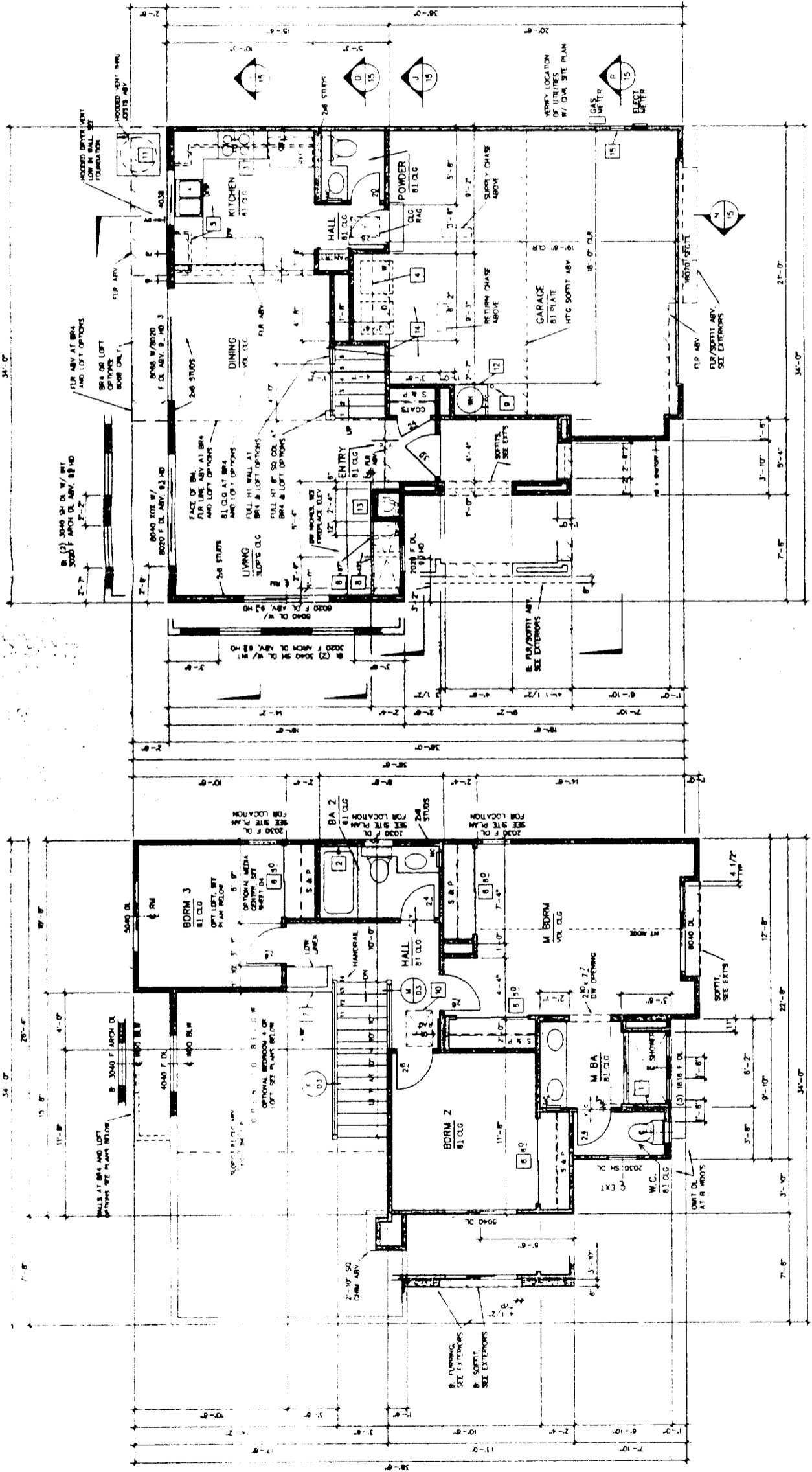




1550 BAYSIDE DR  
 CORONA DEL MAR  
 CALIFORNIA 92625  
 TEL (714) 444-7111  
 09-29-84

**PLAN NOTES**

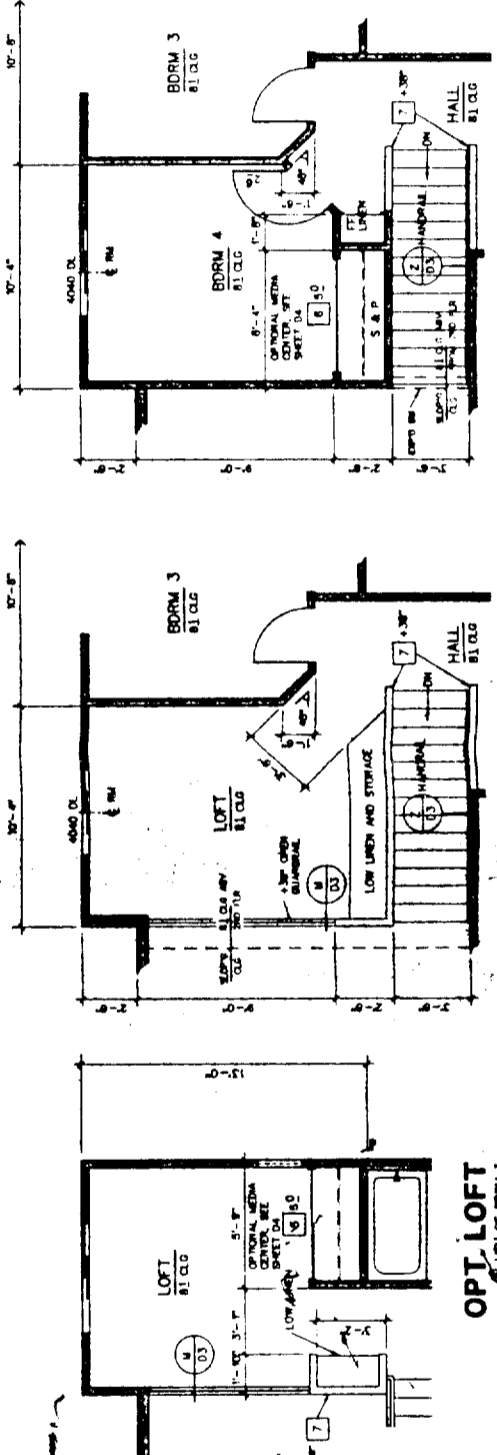
- SEE GENERAL NOTES, SHEET 2, FOR TYPICAL REQUIREMENTS:
- 3/8" x 60" fiberglass shower, cultured marble surround to 1/2" tempered glass enclosure grouted aluminum frame
  - 3/2" x 60" fiberglass tub-shower integral surround 1/2" above finish level not at 1/2"
  - 3/4" wide-in gas range Hood, light, exhaust fan vent per General Notes Division 5, 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
  - 2x12 lumber shelves 18" deep x 14" wide x 12" high
  - 2x12 joist 2" deeper than cabinet above align with end wall as shown
  - 2x12 joist 2" wider than cabinet above align with end wall as shown
  - Slab wall joint grade wood cap rough height as noted See (7/11)
  - Phywood sheet, dyed, over rough height as noted
  - Concrete-tiled 3" standard pipe, top at +3.38', embed 12" into 10" round x 16" deep footing locate per foundation plan
  - Attic forced air unit, 22" x 30" access, see P. 7/3, 30", x 10" floor joist with 24" x 24" joist spacing, 30" minimum at floor joist not accessible from access full gas 110V receptacle, switched light fixture
  - A/C condenser on precast concrete pad 3" minimum above grade
  - 220V J-box at wall
  - 40 gallon gas water heater on 18" high wood platform
  - Water traps see sheet 18 for elevation, slope, combination of kit, manufacture and approval number
  - 5/8" 1/2" x gypsum board between house and garage See General Notes Division 9.1
  - Screened C.I. lower combustion or vent



**FIRST FLOOR**

**SECOND FLOOR**

OWNER'S NAME: SKK ENTER  
 PROJ. ADDRESS: 11 MILAN CT  
 A.P.N.: 031-149-003  
 BLDG. PERMIT #: 1248  
 NEW FLOOR: G-148  
 AREAS: 1248



**OPT LOFT**  
 IN LIEU OF BDRM 3  
 (4007, 148 SQ. FT.)

**OPT BDRM 3**  
 IN LIEU OF BDRM 4  
 (4007, 148 SQ. FT.)

**OPT BDRM 4**  
 IN LIEU OF BDRM 3  
 (4007, 148 SQ. FT.)

SO. FIG. CALCULATION  
 THESE CALCULATIONS ARE FOR  
 THE OPTION WITH THE FOLLOWING  
 1ST FLOOR 547 SQ. FT.  
 2ND FLOOR 701 SQ. FT.  
 TOTAL LIVING 1248 SQ. FT.  
 GARAGE 448 SQ. FT.

11/1/84  
 11/1/84  
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