

CITY OF SACRAMENTO

Permit No: 9714123

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Site Address: 2810 GATEWAY OAKS DR SAC

Sub-Type: NCOM

Parcel No: 2250230084

Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

BTV CROWN EQUITIES INC
400 CAPITOL MALL STE 2
SACRAMENTO CA

95814-4420

CLC ASSOCIATES INC.
8480 EAST ORCHARD RD
ENGLEWOOD CA

80111

Phone:

Phone:

Phone: 303-770-5600

Nature of Work: NEW MOTEL BUILDING AND ALL SITE WORK FOR THE PARCEL

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 3-10-98 Owner Signature Sally M. Kiri

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 _____ Applicant/Agent 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 3-10-98 Applicant Signature Sally M. Kiri

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

CERTIFICATE OF OCCUPANCY

For Information Contact (916) 264-5716

Building Address: 2810 GATEWAY OAKS DR Permit No. 9714123

Building Use: MOTEL DBA: HOMESTEAD VILLAGE Occupancy: R1

Building Owner: BTV CROWN EQUITIES, INC Construction Type: V-1HR

Owner Address: 400 CAPITOL ML #2 SACRAMENTO Sprinkled? Yes No

Portion of Building Occupied: ENTIRE Area: 19213 Sq. Ft.

8/28/01 *Dennis Richardson* DENNIS RICHARDSON
Date By:Print Sign CITY BUILDING OFFICIAL

[Finaled By:WH, TM, TNG, GRS, KL]

This Certificate, issued pursuant to the requirements of Section 109 of the Uniform Building Code, certifies that at time of issuance the described portion of the building has been inspected for compliance with the Uniform Building Code, as adopted per Title 15 of the Sacramento City Code for the group and division of occupancy and use for which the proposed occupancy is classified. Issuance of this certificate shall not be construed as an approval of a violation of any Codes, or Federal, State and City Laws or Ordinances. Certificates presuming to give authority to such violation shall not be valid. This certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the City Building Official. No changes shall be made in the character of occupancy or use without approval of the City Building Official.

POST IN A CONSPICUOUS PLACE

CITY OF SACRAMENTO
 APPLICATION FOR BUILDING PERMIT
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 BUILDING INSPECTION DIVISION

1231 I Street, Room 200
 Sacramento, CA 95814
 (916) 264-7619 FAX 264-7046

9714123

ADDRESS 2810 GATEWAY OAKS DR. P.C. # 5185A
 PARCEL # PORTION OF PARCEL 1 - METRO CENTER PHASE SUITE # _____
 CONTACT 225-023-004 AREA # _____
 LICENSED CONTRACTOR

NAME SALLY KARN NAME _____
 ADDRESS 2100 - EASY STATE CT. ADDRESS _____
COLD RIVER ZIP 95670 PHONE _____ ZIP _____
 PHONE 853-9622 FAX: 1853-5359

ARCH./ENG. NAME CLC Assoc, Inc. OWNER/TENANT
 ADDRESS 8480 - E. ORCHARD RD NAME TOM DACK/HOMESTEAD VILLAGE
INDLEWOOD CO. ZIP 90111 ADDRESS 2290 - FOOTHILL BLVD
 PHONE 303-770-5600 HAYWARD CA ZIP 94541
 PHONE 510-583-2000

WILL THE PERMITEE HAVE ANY EMPLOYEE'S ON THE JOBSITE? YES NO
 NATURE OF WORK IN DETAIL: CONSTRUCTION OF NEW MOTEL
COMPLEX - BLDG A 23,103 SF

D.B.A. HOMESTEAD VILLAGE VALUATION 1,705,100.94
BELOW THIS LINE FOR BLDG. DEPT. USE ONLY

FLOOD STATUS A99 waiver attached S.C.A.T. SPL, SCY, FRI, CRP
 JOB DESCR. BLDG SHEL APT TI() REM() SW FIRE ADD OTH
 INSP. DISCIPLINES BLDG MECH PLUMB ELEC SITE FIRE

# OF STORIES	AREA 1ST FL.	TOTAL AREA	USE ZONE	OCCUP. GROUP	CONST. TYPE	FIRE SPRINK.	FED CODE	VIO. FILE
<u>2</u>		<u>23,103</u>	<u>OB (PUB)</u>		<u>VTHR</u>	<u>SPP</u>	<u>FC06</u>	
<u>B</u>	<u>L</u>	<u>P</u>	<u>M</u>	<u>E</u>	<u>F</u>	<u>S</u>	<u>D</u>	<u>R</u>
<u>BN</u>	<u>BN</u>	<u>BD</u>	<u>BD</u>	<u>CMC</u>	<u>EHC</u>	<u>GRS</u>	<u>AM</u>	

COMMENTS: _____

WICKERS' COMP. POLICY # COMPANY

EXP. DATE

(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 2810 - GATEWAY OAKS 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: 3-5-98

Sally Kier
SIGNATURE

AGENT FOR OWNER
Title of Signatory if Signing for an Entity

SALLY KIER
Name

2100 - Bay State Ct.
Address

COLO RIVER, CA.

SIGNATURE

Title of Signatory if Signing for an Entity

Name

Address

CITY OF SACRAMENTO
 BUILDING INSPECTION DIVISION
 APPLICATION FOR BUILDING PERMIT - HAZARDOUS MATERIAL SURVEY

As Required by Assembly Bill #3205 - A Building Permit Cannot be Approved Without This Completed Form

1. Business Name: HOMESTEAD VILLAGE Phone: _____
 Site Address: 2810 - GATEWAY OAKS Suite: _____
(Street) (Zip)
 Business Owner/Representative: SALLY KIRN Phone: 953-4620
 Nature of Business: EXTENDED STAY MOTEL
 Property Owner: HOMESTEAD VILLAGE Phone: 570-583-2012
 Address: 22290 - FOOTHILL BLVD Suite: _____
(City) (State) (Zip)
HAYWARD, CA.

2. Are you developing an undetermined tenant space? Yes ___ No Is this permit for a shell building? Yes ___ No

Notify lessee of the responsibility to coordinate with the Fire Department regarding the use and handling of hazardous materials.

3. Does/Will your business generate hazardous waste? Yes No
 4. Does/Will your business handle, store or transport any solid, liquid, or gaseous chemicals? Yes ___ No

CONSULT THE EPA CHEMICAL LIST LOCATED AT THE BUILDING DIVISION COUNTER FOR HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS TO COMPLETE THE FOLLOWING QUESTIONS.

If you answered "YES" to questions #3 and/or #4 above, continue on to questions 5 - 8.

5. Do you handle, store, or transport 55 gallons, 500 pounds, or 200 cubic feet (at Standard Temperature or Pressure) of a product or formulation containing hazardous materials at any one time? Yes ___ No ___
 6. Do you handle, store or transport any amount of acutely hazardous materials? Yes ___ No ___
 7. Is/Will your business be located within 1,000 feet of a school? Yes ___ No ___

If you answered "yes" to questions #6 and/or #7, complete the RMPP Informational sheet.

8. Is/Will your business be located within 1,000 feet of a hospital, and/or long-term healthcare facility? Yes ___ No ___

IF YOU ANSWERED "YES" TO QUESTION #3 AND/OR #4, PLEASE CONTACT THE CITY OF SACRAMENTO FIRE DEPARTMENT LOCATED AT 1231 I STREET, SUITE 401, SACRAMENTO, CA OR CALL 449-5416.

Prior to issuance of a certificate of occupancy, each business owner(s) shall contact the City of Sacramento Fire Department and comply with the Health and Safety Code regarding the use and handling of hazardous materials.

PENALTY: Any business that violates Section 25531-25541 of the Health and Safety Code shall be civilly liable to the administering agency in an amount of not more than two thousand dollars (\$2,000) for each day in which the violation occurs. If the violation results in, or significantly contributes to, an emergency, including a fire, the business shall also be assessed the full cost of the city emergency response, as well as the cost of cleaning up and disposing of the hazardous materials. Additional liability and punishment may be assessed for knowing a violation after reasonable notice of the violation.

Applicant's Name: SALLY KIRN
(Print)
Sally Kirn 3-5-98
(Signature) (Date)

BID Use Only: Plan Ck# _____	Permit # _____
OK to issue prmt? Y _____	F.D. Appr Req'd? Yes No _____
init date _____	
Hold on Certificate of Occupancy? Yes No _____	
Fire Dept. Use Only:	
OK to issue permit? ini' _____	date _____
OK to issue Certificate of Occupancy? init _____	date _____

PLAN CHECK ROUTING PROCEDURE

Date Received: 6-23-97 Plan Check #: PL5185 A,B,C
 Project: HAMCSTEAD VILLAGE
 Address: 2810-2830 GATEWAY OAK BLVD
 Legal Description: 775-023-084 Fire Zone: _____
 Contractor: _____ Telephone: _____
 Address: _____ City License: _____
 Architect: CLL ASSOC. INC Telephone: 303-770-5602

PUBLIC WORKS - ENGINEERING TRANSPORTATION:
 927 - 10th Street, Room 100, Ron Perry

CIVIL ENGINEERING 9-26-97 Date Received: _____
 Approved: _____ Disapproved _____
 Total frontage length of New Street Improvements: EXISTING LF
 Comments: ON-SITE GRADING & DRAINAGE APPROVED - SEWER MAIN RELLOCATION APPROVED
 Right of Way Dedication : Approved N/A Disapprove _____
 Public Improvement Agreement: Approved YES Disapprove _____
 Surety Bond, etc. : Approved YES Disapprove _____
 Staking and Inspection Fee : YES \$ _____

TRAFFIC ENGINEERING
 927 - 10th Street, Room 100, Paul Favilla

Approved: _____ Date Received: _____
 Disapproved _____
 Need new driveway permit SEE COMMENT
 No driveway permit needed _____
 Removal of abandoned driveway _____
 Comments: NEW 26 COMM DRAWG - NO PERMIT REQUIRED SEE STREET IMPROVEMENT PLANS

PUBLIC WORKS - WATER & SEWER, PLANNING, ARCH, REVIEW COMMITTEE,
 927 - 10th Street, Room 100, Ron Perry

Approved: _____ Date Received: _____
 Disapproved _____
 Comments: WATER DEVELOPMENT FEES REQUIRED - C&S SANITATION DISTRICT - SEE SEWER MAIN RELLOCATION - SEE MAP PLAN

SITE CONDITIONS UNIT (264-7619)
 Steve Reed, Gary Spross, Wes Jigour

Approved _____ Date Received: _____
 Approved with Changes _____ Disapproved _____
 Review Zone: _____ Special Permit: _____ Variances: _____
 Parking Spaces Furnished: _____ Parking Spaces Required: _____
 Comments: _____

ARCHITECTURAL ADVISORY COMMITTEE
 (264-5604) Dick Hastings

Date Received: _____
 Is property located in a Civic Improvement District _____
 Meeting Approved _____ Approved with Changes _____ Disapproved _____
 Item# _____ Comments _____
 P# _____

City of Sacramento
Water and Sewer Service Quotation

Date: 09-17-1997 Time: 07:37 hrs Building Permit No.: B97-28 Plan Check No.: 5185 A B C
Address: 2810-2830 GATEWAY OAKS DR. Parcel No.: 225-0023-084

Description: MOTEL COMPLEX
HOMESTEAD VILLAGE

Subdivision Map: UNKNOWN

Estimate by: DAN LEE

Engineering Firm: CIC ENGINEERING

Sewer Jurisdiction: County S.D. #1

Water Plan No.: NONE

Bldg. Insp. Reviewer: UNKNOWN

paid on rough grading

Comment No. 1 - ROUGH GRADING ONLY - NO PAVING OR UNDERGROUND WORK WITH THIS PERMIT
Comment No. 2 - DEVELOPMENT & HOOK-UP FEES WILL BE COMPUTED WITH FINAL GRADING PERMIT.

TOTAL WATER DEV. FEES:	\$0.00	TOTAL ON-SITE GRADING	
TOTAL SEWER DEV. FEES:	\$0.00	AND DRAINAGE REVIEW FEE:	\$2,400.00

Water Services Quotations

Main Service Size	Size	Description	Qty	Tap Fee-ea.	Meter Fee-ea.	Tot. Tap Cost	Dev. Fees
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Total for Water: \$0.00

Parcel Area: 0 acres

Acreage Charge: \$0.00

Sewer Services Quotations

Main Service Size	Size	Description	Qty	St. (ft)	MH Fee/ea.	Tap Fee/ft.	Total Cost	Dev. Fees
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NOTE: TOT. COST=QNTY X ST/2 X TAP FEE + MH FEE Total for Sewer: \$0.00

Water Main Construction Charge: \$0.00

Total for Address: \$0.00

WATER DEVELOPMENT FEES ARE BASED ON THE SIZE OF DOMESTIC SERVICE.
TOTAL WATER DEVELOPMENT FOR COMMERCIAL PROPERTY INCLUDES A \$3,058.00 PER ACRE CHARGE IN ADDITION TO THE STANDARD FEE.

9702916

PRJ 970007

Paid on 9715998C

City of Sacramento
Water and Sewer Service Quotation

Date: 09-18-1997 Time: 13:56 hrs Building Permit No.: B97-28A Plan Check No.: 5185 A B C
Address: 2810-2830 GATEWAY OAKS DR. Parcel No.: 225-0023-084

Description: HOTEL COMPLEX
HOMESTEAD VILLAGE

Subdivision Map: UNKNOWN Water Plan No.: NONE
Estimate by: DAN LEE Bldg. Insp. Reviewer: UNKNOWN
Engineering Firm: CIC ENGINEERING

Sewer Jurisdiction: County S.D. #1

- Comment No. 1 - 4 IN. TAP ONLY FROM EXIST. 12 IN. MAIN ON GATEWAY OAKS DR.
- Comment No. 2 - 1 - 12 IN. TAP ONLY FROM EXIST. 12 IN. ON GATEWAY OAKS DR.
- Comment No. 3 - 1 - 4 IN. METER ONLY FROM EXIST. 12 IN. MAIN ON GATEWAY OAKS DR.
- Comment No. 4 - CITY STREET IMPROVEMENTS REQUIRED - INSPECTION PROVIDED.

TOTAL WATER DEV. FEES:	\$30,615.64	TOTAL ON-SITE GRADING	
TOTAL SEWER DEV. FEES:	\$0.00	AND DRAINAGE REVIEW FEE:	\$0.00

Water Services Quotations

Main Service Size	Service Size	Description	Qty	Tap Fee-ea.	Meter Fee-ea.	Tot. Tap Cost	Dev. Fees
12 in	4 in	Tap Only	1	\$1,050.00	\$0.00	\$1,050.00	\$18,350.00
12 in	12 in	Tap Only	1	\$3,346.00	\$0.00	\$3,346.00	\$0.00
12 in	4 in	Meter Only	1	\$0.00	\$1,570.00	\$1,570.00	

Total for Water: \$6,016.00

Parcel Area: 4.011 acres Acreage Charge: \$12,265.64

Sewer Services Quotations

Main Service Size	Service Size	Description	Qty	St. (ft)	MH Fee/ea.	Tap Fee/ft.	Total Cost	Dev. Fees
NOTE: TOT. COST=QNTY X ST/2 X TAP FEE + MH FEE								

Total for Sewer: \$0.00

Water Main Construction Charge: \$0.00
Total for Address: \$6,016.00

WATER DEVELOPMENT FEES ARE BASED ON THE SIZE OF DOMESTIC SERVICE.
TOTAL WATER DEVELOPMENT FOR COMMERCIAL PROPERTY INCLUDES A \$3,058.00 PER ACRE CHARGE IN ADDITION TO THE STANDARD FEE.

"ROUGH GRADING ONLY"

PLAN CHECK ROUTING PROCEDURE

Date Received: 6/23/94 Plan Check #: PC5185 A,B,C
 Project: HOMESTEAD VILLAGE
 Address: 2810 - 2830 GATEWAY OAKS BLVD
 Legal Description: 225-023-084 Fire Zone: _____
 Contractor: _____ Telephone: _____
 Address: _____ City License: _____
 Architect: CLC ASSOC INC Telephone: 303-770-5602

PUBLIC WORKS - ENGINEERING TRANSPORTATION:
927 - 10th Street, Room 100, Ron Perry

CIVIL ENGINEERING
 Approved: [Signature] Date Received: _____
 Disapproved _____
 Total frontage length of New Street Improvements: _____ LF
 Comments: APPROVED FOR ROUGH GRADING ONLY
NO PAVING OR UNDERGROUND WORK WITH THIS PERMIT
 Right of Way Dedication : Approved _____ Disapprove _____
 Public Improvement Agreement: Approved _____ Disapprove _____
 Surety Bond, etc. : Approved _____ Disapprove _____
 Staking and Inspection Fee : Approved _____ Disapprove _____
 \$ _____

TRAFFIC ENGINEERING
927 - 10th Street, Room 100, Paul Favilla

Approved: [Signature] Date Received: _____
 Disapproved _____
 Need new driveway permit _____
 No driveway permit needed _____
 Removal of abandoned driveway _____
 Comments: ROUGH GRADING ONLY

PUBLIC WORKS - WATER & SEWER, PLANNING, ARCH, REVIEW COMMITTEE,
927 - 10th Street, Room 100, Ron Perry

Approved: [Signature] Date Received: _____
 Disapproved _____
 Comments: ROUGH GRADING ONLY - WATER DEVELOPMENT
& Hook-up Fees with Final Grading Permits

SITE CONDITIONS UNIT (264-7619)
Steve Reed, Gary Spross, Wes Jigour

Approved _____ Date Received: _____
 Approved with Changes _____ Disapproved _____
 Review Zone: _____ Special Permit: _____ Variances: _____
 Parking Spaces Furnished: _____ Parking Spaces Required: _____
 Comments: _____

ARCHITECTURAL ADVISORY COMMITTEE
(264-5604) Dick Hastings

Is property located in a Civic Improvement District _____ Date Received: _____
 Meeting Approved _____ Approved with Changes _____ Disapproved _____
 Item# _____ Comments _____
 P# _____

NATOMAS UNIFIED SCHOOL DISTRICT

1515 Sports Drive, #1 • Sacramento, CA 95834

Phone 916/641-3300 • Fax 916/928-1629

CERTIFICATION OF COMPLIANCE

SCHOOL DISTRICT DEVELOPMENT FEES

PART I: TO BE COMPLETED BY APPLICANT	
PROPERTY OWNER'S NAME	
OWNER'S ADDRESS	
PROJECT ADDRESS	2810 Gateway Oaks Dr
PARCEL NUMBER	
SUBDIVISION NAME	
NUMBER OF UNITS	3
PRINT APPLICANT'S NAME	APPLICANT'S SIGNATURE: <i>[Signature]</i>
TITLE OF APPLICANT	
DATE	TELEPHONE NUMBER

PART II: TO BE COMPLETED BY BUILDING DEPARTMENT	
PLAN IDENTIFICATION NUMBER	117
BUILDING TYPE (CHECK ONE)	
<input type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> APARTMENT/CONDOMINIUM
	<input checked="" type="checkbox"/> COMMERCIAL/INDUSTRIAL
SQUARE FEET OF CHARGEABLE BUILDING AREA	64,105
SIGNATURE	
TITLE	DATE

PART III: TO BE COMPLETED BY NATOMAS UNIFIED SCHOOL DISTRICT	
DISTRICT CERTIFICATION NUMBER	97-17
FEE COLLECTED	
RESIDENTIAL	Sq. Ft. X \$ = \$
APARTMENT/CONDOMINIUM	Sq. Ft. X \$ = \$
COMMERCIAL/INDUSTRIAL	64,105 Sq. Ft. X \$ 30.23 = \$1,923,50 14,744.15

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 have been complied with by the above signed applicant.

AUTHORIZED SCHOOL DISTRICT OFFICIAL:

SIGNATURE: *[Signature]*

TITLE: *[Title]*

DATE: 2/25/98

Recd 19,231.50
 Paymt Due 14,744.15
 Rmk Due 4,487.35

COUNTY SANITATION DISTRICT NO. 1
 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

SEWER IMPACT FEE 12-4-97

PERMIT AND CALCULATION SHEET

APPLICATION NO:	BLDG PERMIT NO: CITY
GENERAL INFORMATION	THIS PERMIT GOOD ONLY WHEN VALIDATED BY THE CASHIER 240631 12-4-97
	- DEPT 26 SEWERWATER \$74,580.00 - TR# TRAN 354567 12/04/97 - RECEIPT 624669 041 \$74,580.00
	THIS PERMIT TO CONNECT EXPIRES ONE YEAR FROM DATE OF ISSUANCE

FEE CALCULATION		BUILDING USE	
INSPECTION		RESIDENTIAL SF <input type="checkbox"/>	MF <input type="checkbox"/>
CSD-1	13,209	COMMERCIAL USE	UNITS
SRCSD	61,371		
CONSTRUCTION			
IN-LIEU			
TOTAL FEE	74,580		

APN: **225-0230-0234024**

DESCRIPTION/SUBDIVISION _____ LOT: _____

PROPERTY ADDRESS **2810, 2820, 2830 - GATEWAY Oaks**

OWNER **THE VILLAGE**

MAILING ADDRESS **7777 MARKET + CENTER AVE**

CITY-STATE-ZIP **FULLERTON, TEXAS** PHONE **514-583-2000**

ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT.

APPLICANT SIGNATURE *[Signature]*

CONSOLIDATED UTILITY BILLING USE ONLY

ACCT _____ INPUT _____ START _____

RECEIPT

6/26/97

Planning Division COMMERCIAL PRELIMINARY Information Request

BUILDING CHECK ONE:

Over the counter review and issue permit

Will be taken in and reviewed for site conditions X ← yes

Will be taken in but not reviewed for site conditions

Information only, pre-submittal information

Customer Name: _____ Phone Number: _____

Project address: 2810-2830 Gateway Oaks

APN: 225-0230-083 Current site use: 084 may have new # LLA

INITIAL

Need to verify AN Proposed Site use: 3 - two story motel developments

Describe what is being requested: APPROVAL & COMMENTS

Requested by: AWS1 Date: 6/23/97

Zone C-2 Overlay / SPD / PUD / R-review _____

- Planning staff Review required _____
- Planning Hearing required X
- Design Review required _____
- No Planning Issues _____
- Counter ok review by site cond. _____

→ RZ to C-2

Prior Applications on site P# 97-014 Z# _____

DR# _____ PB# _____ IR# _____

Comments: and Special Permit for hotel

Planning review by: [Signature] Date: 6-27-97

- MUST BE REVIEWED BY PLANNING
- | | | |
|-----------------|----------------------|---------------|
| Care Facilities | Anything Residential | Restaurants |
| Churches | Day care | Sidewalk Cafe |
| Drive-through | Lot Line adjustments | |
| Medical Offices | Bars | |

SECURITY GATES
CELLULAR COMMUNICATION FACILITIES

PC 5185



SACRAMENTO MUNICIPAL UTILITY DISTRICT □ 6201 S Street, P.O. Box 15830, Sacramento CA 95852-1830, (916) 452-3211
AN ELECTRIC SYSTEM SERVING THE HEART OF CALIFORNIA

September 30, 1997

TOM DACK
22290 FOOTHILL BOULEVARD
HAYWARD CA 94541

W.A. #55428

SMUD COMMITMENT LETTER

Thank you for submitting your plans for **Homestead Village** for an electric service commitment. Your cooperation enables us to give you the best service possible, as well as provide for your future requirements.

We are returning one copy of your plans indicating the service location and other requirements checked below. Our commitment is subject to changing conditions and, as a result, may not be valid after twelve months.

Please contact the Estimator if additional information is desired.

Estimator: Larry Wilkins

Telephone (916) 732-6445

Service will be: Overhead [] Underground [X]

Volts: 120/208 Phase: 3 Wire: 4 Type: WYE

(Street light service voltage will be the same as above.)

Transformer pad required: Yes [X] No [] SMUD Dwg. _____

Conduit required: Yes [X] No [] (see sketch)

Right-of-way required: Yes [X] No []

Transformer protection required: Yes [X] No [] see sketch and SMUD Dwg. _____

Primary pull box required: Yes [X] No [] Number: SMUD Dwg. _____

Service box required: Yes [X] No [] Number: SMUD Dwg. _____

Switchgear pad required: Yes [?] No [] Number: SMUD Dwg. _____

Street light service box required: Yes [X] No [] (see sketch)

Other requirements: See enclosed Booklet [X] Prints [X]

*A maximum fault current of 34,700 amps symmetrical is based on the largest transformer that could be needed to serve the Single [X] Combined [] main sizes of 1,600 amps.

Metering will be outside, if possible. If in a meter room, door must be keyed for SMUD key. Contact the Estimator for details.

*If future load growth necessitates increasing the main switch size, the available fault current should be recalculated.

NOTE: This commitment letter may be required by local inspection authority as part of its plan check requirements.

ISSUED

SEP 18 1998

CITY OF SACRAMENTO
DEVELOPMENT SERVICES DIV.

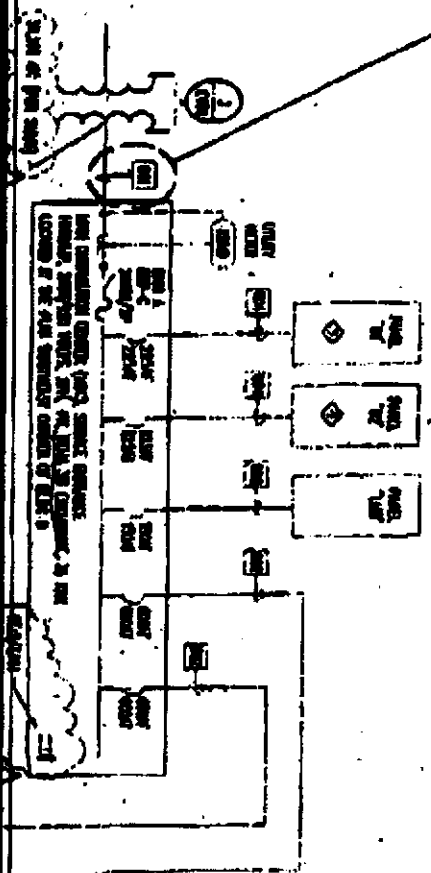
Revised to comply with
9-22-98
EJM

1	4-1/2" x 4-1/2" x 1/2" 2" x 2" x 1/2"
2	4-1/2" x 4-1/2" x 1/2" 2" x 2" x 1/2"
3	4-1/2" x 4-1/2" x 1/2" 2" x 2" x 1/2"
4	4-1/2" x 4-1/2" x 1/2" 2" x 2" x 1/2"
5	4-1/2" x 4-1/2" x 1/2" 2" x 2" x 1/2"
6	4-1/2" x 4-1/2" x 1/2" 2" x 2" x 1/2"
7	4-1/2" x 4-1/2" x 1/2" 2" x 2" x 1/2"
8	4-1/2" x 4-1/2" x 1/2" 2" x 2" x 1/2"
9	4-1/2" x 4-1/2" x 1/2" 2" x 2" x 1/2"
10	4-1/2" x 4-1/2" x 1/2" 2" x 2" x 1/2"



Revised to feeder [201] USE TO UTILITY KVA.
 PLACE OF THE 4-400 HEN(CA) PER THE 5 PARS USE
 AND USING 4-600 HEN(CA) AS ALLOWED PER SPEC FOR (S) 4-1/2" x 1/2"
 SET WORD. E. S. & REVISOR'S APPROVAL OF 4-1/2".

CAPACITY
 APPROPRIATE FOR HEN(CA) (SE) = 535 AMP
 APPROPRIATE FOR HEN(CA) (SE) = 340 AMP



JMains
 ELECTRIC, INC.
 M. Michael Gagnier
 License/Supervisor
 478 Glen Ave, Sols 5
 S.F., CA 94107
 (415) 438-7100
 (415) 438-7171
 C. P. 1000

1 ONE-LINE DIAGRAM (PARTIAL)
 (1/10) SHEET 002

Hammestead Village
 SACRAMENTO NATOMAS - 8621
 GATEWAY GARDEN AND INTERSTATE 8
 SACRAMENTO, CALIFORNIA



CITY OF SACRAMENTO
30 DAY TEMPORARY CERTIFICATE OF OCCUPANCY

For Information Contact (916) 264-7619

97-14123

Building Address 2810 GATEWAY OAKS DRIVE

New motel building DBA: Homestead Village

Permit No. R1

Building Use Occupancy V IHR

BTV Crown Equities

Construction Type

Building Owner 6120 Stoneridge Mall Rd., #210, Pleasanton

Sprinkled Yes () No

Owner Address Bldg. A Area Sq. Ft.

Portion of Building Occupied

11/26/98

12/26/98

RON PEGGI

Sign

City Building Official

Bradford J. Boehm, P.E.

Date Issued Expiration Date
Henry/Melavlc/Green/Woodman/Spross
CBC 109.4 TEMPORARY CERTIFICATE

If the Chief Building Official finds that no substantial hazard will result from occupancy of any building or portion thereof before the same is completed, a temporary Certificate of Occupancy may be issued for the use of a portion or portions of a building or structure prior to the completion for the entire building or structure.

POST IN A CONSPICUOUS PLACE

CITY OF SACRAMENTO
CERTIFICATE OF OCCUPANCY

For Information Contact (916) 264-5716
3810
3800 GATEWAY OAKS DRIVE

Building Address

Building Use New Motel Bldg. (DBA: Homestead Village)

Building Owner

Homestead Village, Inc.

Occupancy R1

Owner Address

184 Technolover Dr. 2nd Flr. Irvine CA 92618

Construction Type V 1Hr

Portion of Building Occupied

100%

Sprinkled (X) Yes () No

Area 19213 Sq. Ft.

01/05/99

RON PECCI

[Signature]

CHIEF BUILDING INSPECTOR

Date Issued

By Print Sign

Henry/Melavlc/Green/Lee/Spross/Kranetz

[Signature]

City/Building Official

This Certificate, issued pursuant to the requirements of Section 109 of the Uniform Building Code, certifies that at time of issuance the described portion of the building has been inspected for compliance with the Uniform Building Code as adopted per Title 9 of the Sacramento City Code for the group and division of occupancy and use for which the proposed occupancy is classified. Issuance of this certificate shall not be construed as an approval of a violation of any Codes, or Federal, State and City Laws or Ordinances. Certificates presuming to give authority to such violation of any the City Building Official. No changes shall be made in the character of occupancy or use without approval of the City Building Official.

POST IN A CONSPICUOUS PLACE



November 25, 1998

City of Sacramento
1231 I Street, Suite 200
Sacramento, CA 95814

Attn. Mr. Ron Pecci

Re: INDEMNITY FOR TEMPORARY CERTIFICATE OF OCCUPANCY,
Homestead Village Hotel Project located at 2810 - 2830 Gateway Oaks Drive,
Sacramento, California

Dear Mr. Pecci:

This letter is to supplement our request and provide an indemnity to the City of Sacramento in order to gain a Temporary Certificate of Occupancy on the subject project. By today, we will have secured most releases on the building and site including all life/safety issues including the complete striping and signage of the parking lot.

Homestead Village, Incorporated fully understands that the City of Sacramento does not normally support a procedure to allow for a Temporary Certificate of Occupancy. However Homestead Village, Incorporated is very desirous of securing this accommodation and will hold the City of Sacramento harmless for, and assume any and all charges, loss and undue delays in the construction process because of this request.

We request that this Temporary Certificate be made valid for a period of 30 days. Your continued assistance in this project is appreciated.

Respectfully submitted,



Homestead Village, Incorporated