

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

**Permit No: 0106009**  
**Insp Area: 3**

**Site Address: 433 FAIRGROUNDS DR SAC**  
Parcel No: 011-0370-003

Sub-Type: COM  
Housing (Y/N): N

CONTRACTOR  
KOO CONSTRUCTION INC  
POB 348541  
SACRAMENTO CA 95834

OWNER  
HUD  
925 I ST  
SACRAMENTO CA 95814

ARCHITECT

**Nature of Work:** CAP OFF UTILITIES, DEMOLITION OF BUILDING

**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 B License Number 560149 Date 16 May 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.

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.

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 16 May 01 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.

Koo 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 STATE FUND Policy Number 713-00 UNTP000177 Exp Date 10/01/2001

(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 16 May 01 Applicant 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 Metropolitan Air Quality Management District ASBESTOS SURVEY AND DEMOLITION NOTIFICATION FORM

NOTE: Please read instructions on the back of this form.

**1** Contractor Delta Oilfield Serv. Owner H. U. O.  
 Address P.O. Box 1675 Address 5515 Doyle St. 576.  
 City Woodland City Emeryville  
 State/Zip Ca. 95776 State/Zip Ca. 94608  
 Telephone 530-662-2841 Telephone 510-420-0384

**2** Structure Name MSC-2 Use OFFICES  
 Address #437 #438 #439 #441 #445 City/Zip Emeryville 94608  
#443 & 449 Fairgrounds Dr.

**3** Structure Age 30 (years) Number of floors: 2 Size: 6410 sq. ft.

**4** Has RACM reported by the consultant been removed? (circle)  YES  NO  N/A  
 Asbestos contractor who removed or will remove RACM AEM Environmental

**5** DEMOLITION Start Date 5/16/01 Completion Date 6/16/01

**6** Preference for return of form:  Mail  Pick-Up (after 2 working days)

**7** Applicant Name (Print) Delta Oilfield  Owner  Contractor  
 Applicant's Signature [Signature] Date 5/9/01

*Please read and understand the instructions. The information on this form is true and accurate.*

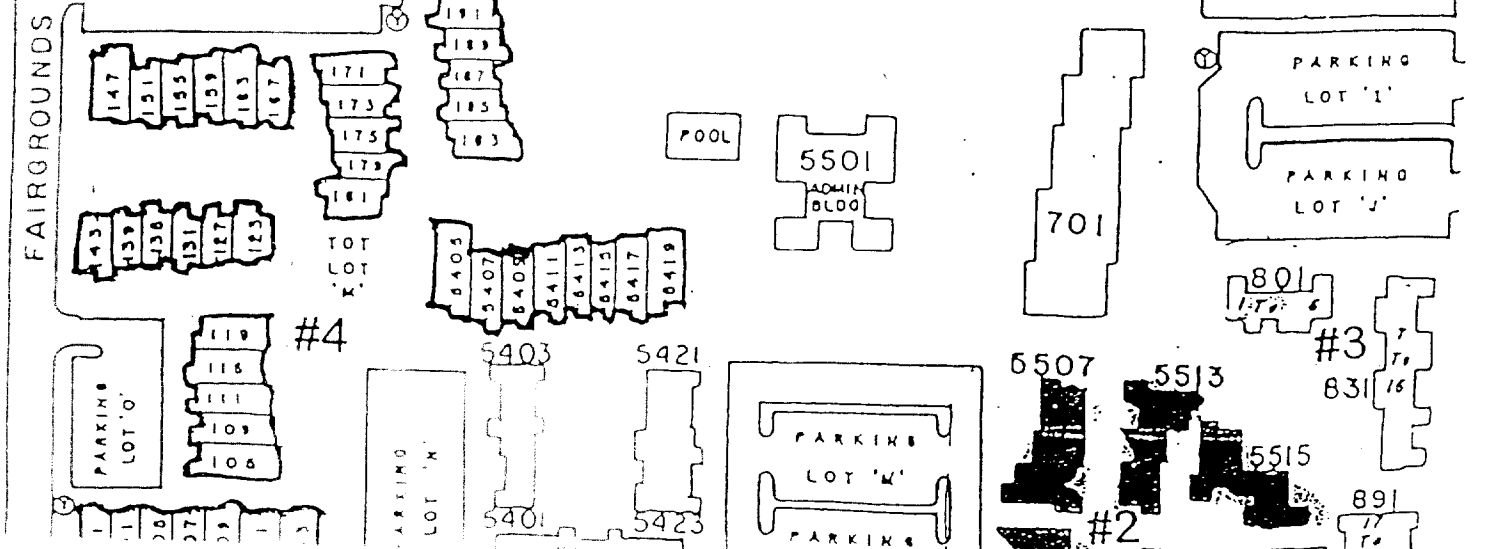
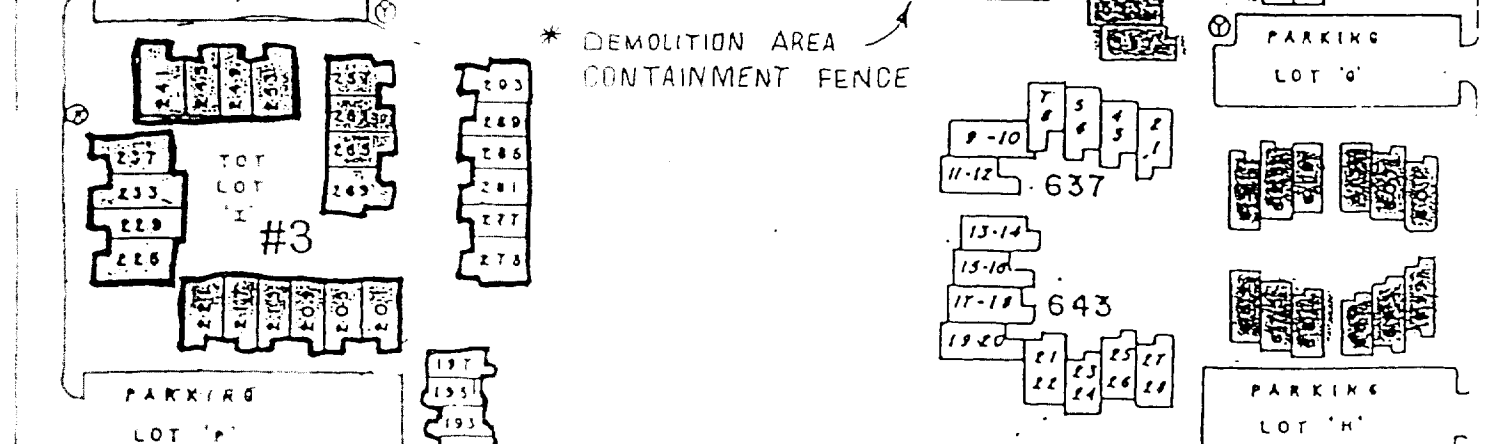
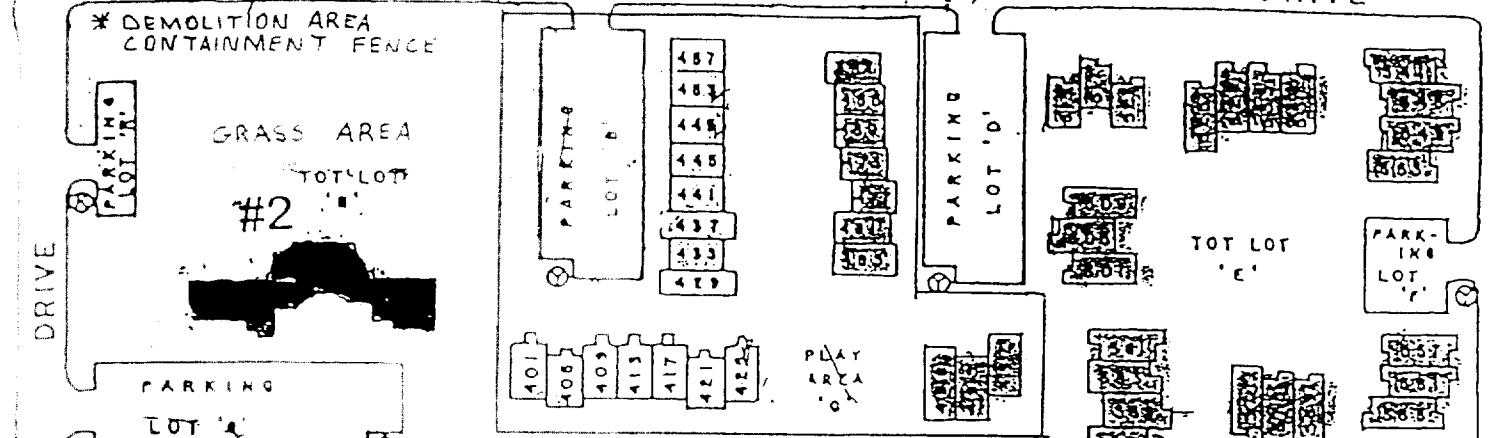
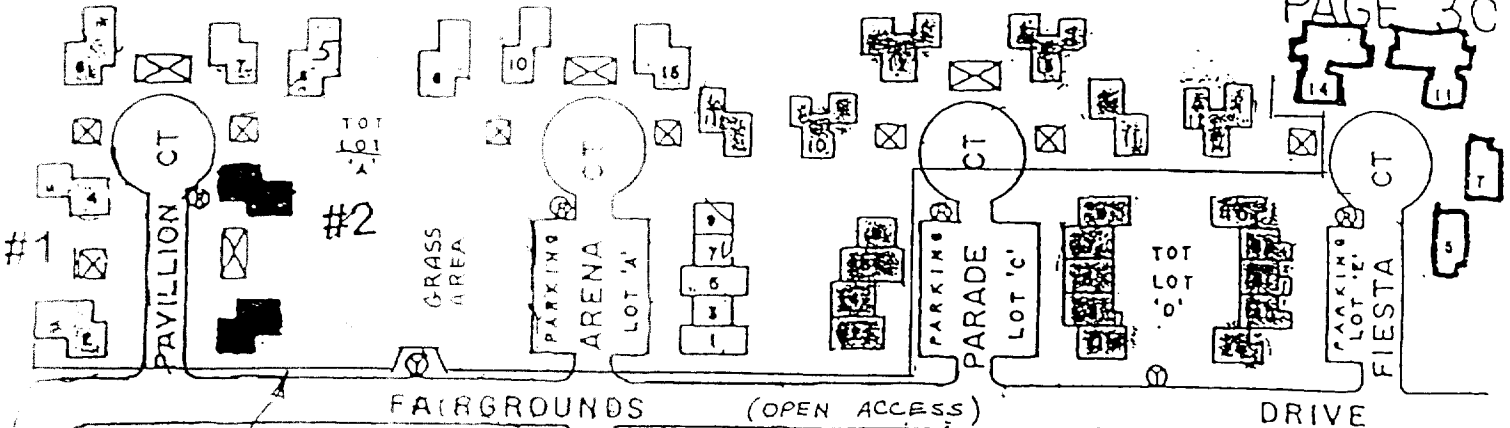
**9** REVISION #: 1 2 3 4 5 6 7 8 9 (circle)

Old: Start Date \_\_\_\_\_ Completion Date \_\_\_\_\_

New: Start Date \_\_\_\_\_ Completion Date \_\_\_\_\_

DEMOLITION PERMIT NOT BE ISSUED PRIOR TO  
 METROPOLITAN  
 MAY 10 2001

# GREENFAIR



Date of Request: 4-27-01 <sup>5/1/01</sup>  
By: Keith Odister  
K.O.O. Construction

CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION  
PLANNING AND ZONING INFORMATION REQUEST

Project Address: 50 addresses in 22 Bldgs - see attached list.  
Assessor's Parcel Number: multiple - see attached  
Previous Use: HUD Housing development  
Description of Request/Proposed Use: Demolish all 22 Bldgs on attached list.

Is This a Change of Use? yes <sup>from</sup> developed to vacant

Prior Applications for Project Site (P#, Z#, DRPB#): QA 01-065 Zoning Designation: RIA-XH.

Comments: Waiting for determination from <sup>City</sup> attorneys ~~as to~~ whether a SP is required or not. ~~Do not~~ Applicant may submit ~~demo~~ requests to building Division, but do not issue demolition permit until Planning gets word

Are There Any Planning Issues?: (circle  YES  NO)

- \* Staff Site Plan Check Required? (Circle one) YES  NO
- \* Field Inspection Required? (Circle one) YES  NO
- \* Design Review/Preservation Required?: (Circle one) YES  NO

Planning Review by Date \_\_\_\_\_

A list of items that must be reviewed by Planning is provided on the reverse side of this form.

5/9/01:  
Per letter from City Attorneys  
Office: Okay to demo without  
Special Permit. In-man-stal.

MICROFILM AFTER FINAL

Attorneys  
Office.  
Curran  
11/25/01



OFFICE OF THE  
CITY ATTORNEY

SAMUEL L. JACKSON  
CITY ATTORNEY  
WILLIAM P. CARNAZZO  
CHIEF ASSISTANT CITY ATTORNEY  
RICHARD E. ARCHIBALD  
ASSISTANT CITY ATTORNEY  
SENIOR DEPUTY CITY ATTORNEYS  
BRUCE C. CLINE  
SHANA S. FABER  
SANDRA G. TALBOTT

CITY OF SACRAMENTO  
CALIFORNIA

980 NINTH STREET, TENTH FLOOR  
SACRAMENTO, CA 95814-2736  
PH 916-264-5346  
FAX 916-264-7455

May 8, 2001

DEPUTY CITY ATTORNEYS  
DIANE B. BALTER  
PAUL A. GALE  
GERALD C. HICKS  
STEVEN Y. ITAGAKI  
STEVEN T. JOHNS  
MARCOS A. KROPP  
DENAE M. LAHANN  
RICHARD A. LOVELL  
GUSTAVO L. MARTINEZ  
EMILY RANDON  
JOE ROBINSON  
MATTHEW D. RUYAK  
DEBORAH R. SCHULTE  
MICHAEL T. SPARKS  
ROBERT D. TOKUNAGA  
STEPHEN P. TRAYLOR  
LAN WANG

Dexter Bergounous  
U.S. Department of Housing and Urban Development  
Sacramento Office  
925 "L" Street  
Sacramento, CA 95814

**VIA FACSIMILE (916-498-5248) & U.S. MAIL**

**Re: Greenfair Operation Breakthrough Project**

Dear Mr. Bergounous:

This letter will acknowledge receipt of a letter from William F. Bolton, U.S. Department of Housing and Urban Development (HUD), dated April 24, 2001, sent to Joy Patterson, City of Sacramento Senior Planner. I am also in receipt of your letter dated May 4, 2001.

The City concurs in part, and respectfully disagrees in part, with that April 24<sup>th</sup> letter. In the end, however, the City concurs that zoning administrator approval is not necessary prior to issuance of a demolition permit.

To summarize, HUD has purchased fifty (50) units at the Greenfair Operation Breakthrough project located at 55<sup>th</sup> and Broadway in the City of Sacramento. Apparently, HUD has determined that repairs of the units are unfeasible, and that they should be demolished. And to do so, HUD seeks a demolition permit from the City of Sacramento.

As a general rule under Sacramento City Code ("SCC") § 15.44.020(D)(1), when a property owner seeks a demolition permit for a residential structure located within the City, zoning administrator approval is required, prior to issuance of a demolition permit.

Dexter Bergounous  
Re: Greenfair Operation Breakthrough Project  
May 8, 2001  
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Apparently, HUD entered into a contract with a construction company for the demolition of the above-referenced units without knowledge of SCC § 15.44.020. And HUD hopes to avoid expending additional time and resources that would be necessary if zoning administrator approval were required prior to issuance of a demolition permit.

In addressing the application of SCC § 15.44.020, HUD offers three independent arguments for issuance of the demolition permit without requiring zoning administrator approval. First, zoning administrator approval is not required for the demolition of an immediately dangerous buildings. Second, sufficient facts exist for zoning administrator approval. Third, HUD owned property is exempt from the requirements of 15.44.020 because of the Supremacy Clause of the U.S. Constitution in the context of its power to handle and dispose of property under 12 U.S.C. § 1710(g).

The three arguments offered by HUD are addressed in turn. For the reasons specified below, the City concurs with the third argument, in this narrow issue only, and it disagrees with the first and second arguments.

With respect to the first argument, while the buildings may in fact be immediately dangerous, there are no competent facts before the City to make that determination. As you likely are aware, SCC §15.44.020(D)(1)(d) provides that the "[d]emolition of immediately dangerous structures shall not be subject to the requirement of. . . zoning administrator approval.

In assessing the conditions that make a building immediately dangerous, that determination is a function for the building official or building inspectors of the City of Sacramento. (See SCC § 8.96.050(A), enclosed.) In support of the determination that the buildings in question are immediately dangerous, HUD relies upon a report apparently prepared by a private agency, Mariscal & Associates, who conducted an inspection of the units. That report has not been provided to the City's building official or building inspectors, and the units have not, to my knowledge, been inspected by said official or inspectors. Consequently, there are no facts before the City to make a determination as to what dangerous conditions, if any, may exist at the units.

Turning to HUD's second argument, once again, while facts may exist that ultimately support zoning administrator approval for issuance of the demolition permit, these facts are not yet before the City.

Examining HUD's third argument, the City concurs that HUD may be exempt from the requirements of 15.44.020 because of the Supremacy Clause of the U.S. Constitution in the context of its power to handle and dispose of property under 12 U.S.C. § 1710(g). Pursuant to 1710(g), the Secretary of HUD has the power to handle and dispose of property acquired by HUD under the mortgage insurance program.

Dexter Bergounous  
Re: Greenfair Operation Breakthrough Project  
May 8, 2001  
Page 3

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As a well established rule, where the United States in carrying out one of its proper functions constructs buildings on land over which it does not have exclusive jurisdiction, it is not required to abide by local zoning ordinances. (See e.g. United States v. City of Philadelphia, 147 F.2d 291 (3<sup>rd</sup> Cir. 1945); United States v. City of Pittsburgh, 661 F.2d 783 (U.S.P.S. need not comply with county zoning regulations in constructing a post office on land owned or leased by the United States (9<sup>th</sup> Cir. 1981); see generally 57 Ops. Cal. Atty. Gen. 42.)

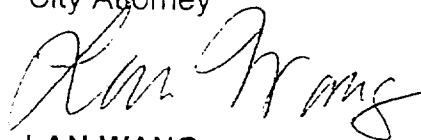
In light of the above, the City concurs that zoning administrator approval is not required prior to issuance of a demolition permit for the specific properties in questions. At the City's request, HUD has provided a list of parcel numbers for the units to be demolished. That list is being provided forthwith to City staff to expedite issuance of the demolition permit.

Finally, please be advised that the City is not waiving any other state or local ordinances, statutes, regulations or law that otherwise would be applicable to HUD owned properties. The City, nevertheless, is happy to provide the assistance and information that it reasonably can.

Thank you for your time and attention to this matter.

Very truly yours,

SAMUEL L. JACKSON  
City Attorney



LAN WANG  
Deputy City Attorney

Enclosure

LW/jg

cc: Joy Patterson, Senior Planner  
Monica May, Associate Planner

Title 8 HEALTH AND SAFETY

Chapter 8.96 DANGEROUS BUILDINGS CODE

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**8.96.050 Generally.**

A. Authority and Administration. The building official is authorized and directed to administer and enforce all provisions of this chapter, including but not limited to the classification of buildings as dangerous or immediately dangerous. As used herein, the term "building official" shall include his or her authorized representatives and/or designee, except as specifically provided otherwise.

B. Inspections. The county health officer, the city fire marshal, and the building official are authorized to make such inspections and take such actions as may be required to enforce the provisions of this chapter.

C. Right of Entry. Those persons entitled to make inspections may enter on premises to make inspections to the extent authorized by law. (Prior code § 50.02.201)



| Street Addresses   | Assessor's    |       |
|--------------------|---------------|-------|
|                    | Parcel Number | Lot # |
| 2 PAVILLION CT     | 011-0350-001  | 1     |
| 4 PAVILLION CT     | 011-0350-002  | 2     |
| 6 PAVILLION CT     | 011-0350-003  | 3     |
| 7 PAVILLION CT     | 011-0350-004  | 4     |
| 5 PAVILLION CT     | 011-0350-005  | 5     |
| 3 PAVILLION CT     | 011-0350-006  | 6     |
| 1 PAVILLION CT     | 011-0350-007  | 7     |
| 8 ARENA CT         | 011-0350-014  | 14    |
| 10 ARENA CT        | 011-0350-015  | 15    |
| 15 ARENA CT        | 011-0350-016  | 16    |
| 11 ARENA CT        | 011-0350-017  | 17    |
| 9 ARENA CT         | 011-0350-018  | 18    |
| 7 ARENA CT         | 011-0350-019  | 19    |
| 5 ARENA CT         | 011-0350-020  | 20    |
| 3 ARENA CT         | 011-0350-021  | 21    |
| 1 ARENA CT         | 011-0350-022  | 22    |
| 2 PARADE CT        | 011-0360-020  | 23    |
| 4 PARADE CT        | 011-0360-021  | 24    |
| 6 PARADE CT        | 011-0360-022  | 25    |
| 8 PARADE CT        | 011-0360-023  | 26    |
| 10 PARADE CT       | 011-0360-001  | 27    |
| 12 PARADE CT       | 011-0360-002  | 28    |
| 15 PARADE CT       | 011-0360-003  | 29    |
| 11 PARADE CT       | 011-0360-004  | 30    |
| 12 FIESTA CT       | 011-0360-043  | 41    |
| 489 FAIRGROUNDS DR | 011-0370-014  | 60    |
| 493 FAIRGROUNDS DR | 011-0370-015  | 61    |
| 497 FAIRGROUNDS DR | 011-0370-016  | 62    |
| 401 FAIRGROUNDS DR | 011-0340-009  | 169   |
| 405 FAIRGROUNDS DR | 011-0340-010  | 170   |
| 409 FAIRGROUNDS DR | 011-0340-011  | 171   |
| 413 FAIRGROUNDS DR | 011-0340-012  | 172   |
| 417 FAIRGROUNDS DR | 011-0370-005  | 173   |
| 421 FAIRGROUNDS DR | 011-0370-006  | 174   |
| 425 FAIRGROUNDS DR | 011-0370-007  | 175   |
| 485 FAIRGROUNDS DR | 011-0370-008  | 176   |
| 481 FAIRGROUNDS DR | 011-0370-009  | 177   |
| 477 FAIRGROUNDS DR | 011-0370-010  | 178   |
| 473 FAIRGROUNDS DR | 011-0360-027  | 179   |
| 469 FAIRGROUNDS DR | 011-0360-026  | 180   |
| 465 FAIRGROUNDS DR | 011-0360-025  | 181   |
| 461 FAIRGROUNDS DR | 011-0360-024  | 182   |
| 457 FAIRGROUNDS DR | 011-0350-042  | 183   |
| 453 FAIRGROUNDS DR | 011-0350-041  | 184   |
| 449 FAIRGROUNDS DR | 011-0350-040  | 185   |
| 445 FAIRGROUNDS DR | 011-0350-039  | 186   |
| 441 FAIRGROUNDS DR | 011-0370-001  | 187   |
| 437 FAIRGROUNDS DR | 011-0370-002  | 188   |
| 433 FAIRGROUNDS DR | 011-0370-003  | 189   |
| 429 FAIRGROUNDS DR | 011-0370-004  | 190   |

2 INSPECTION PERMIT

ADDRESS: 433 Fairgrounds Dr  
OWNER: HLI

Approval by the following City Departments must be obtained prior to the issuance of a wrecking permit by the Building Inspection Division. Design Review approval required on all wrecking permits in Central City/Alhambra Blvd. corridor prior to sewer disconnect permit being issued.

|  |                           |
|--|---------------------------|
| DESIGN REVIEW<br>1231 I Street, Room 200<br>(916)264-5604  | IR01-065<br><i>5/9/01</i> |
| PLUMBING DIVISION (All)<br>1231 I Street, Room 200<br>(916)264-7619 (or) Housing (916)264-5404             |                           |
| WATER DEPARTMENT (All)<br>1391 35 <sup>TH</sup> Avenue<br>(916)264-5371                                    | <i>Private 5-11-01</i>    |
| FIRE DEPARTMENT (All)<br>1231 I Street, Room 401<br>(916)264-5416  | <i>Business in gate</i>   |
| TRAFFIC ENGINEER (Commercial)<br>1000 I Street<br>(916)264-5307  |                           |
| ARBORIST/TREE SERVICE (Downtown and Commercial Buildings)<br>5730 24 <sup>th</sup> Street<br>(916)433-6345 |                           |

- 1.) Route to Planning and Fire
- 2.) Sewer Disconnect after we call 264-5371 Kill Tap  
Bring Permit (signed off by plumbing inspector) back to the building department to add Wrecking.  
\* Unless City Awarded Contract.
- 3.) Commercial Buildings Required to have Asbestos Form and not to be issued Before Air Quality Date on Asbestos Form (bottom right corner)



DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

WRECKING PERMIT # \_\_\_\_\_

BUILDING INSPECTIONS  
916-264-5716  
Permit Services  
916-264-7619  
FAX 916-264-7046

## DEMOLITION PERMIT NOTIFICATION

A Demolition Permit for a 2 story building at:

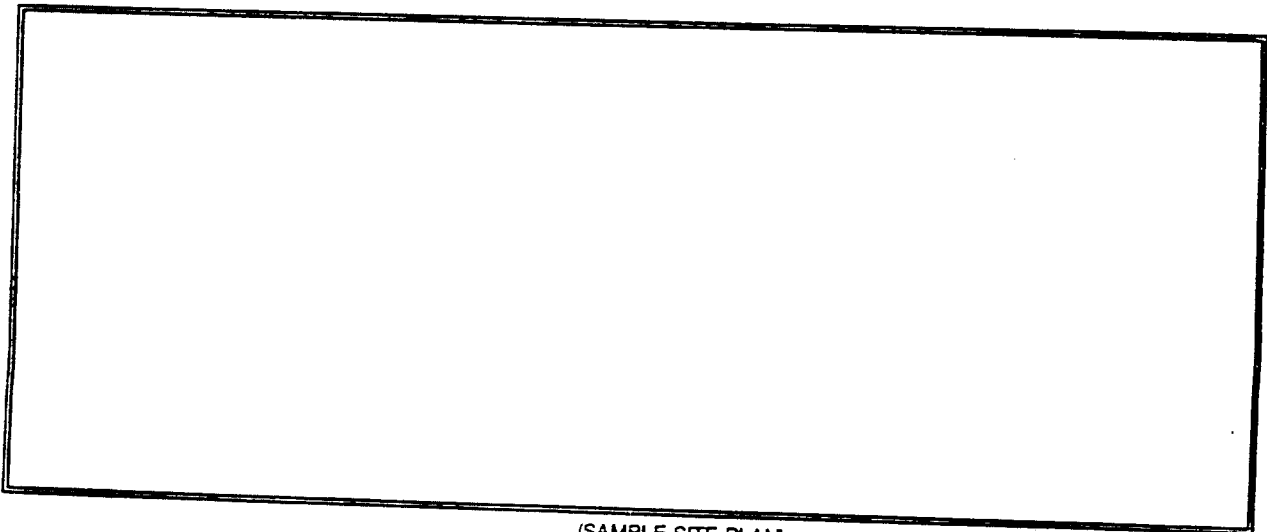
433 Fairgrounds Dr Sacramento CA  
(Address)

Parcel number: 011-0376-003

has been issued on \_\_\_\_\_  
(date)

The structure is scheduled for demolition within 30 days.

Please update your service and billing records accordingly.



(SAMPLE SITE PLAN)

cc: P.G.& E (Terry Clark)  
SMUD  
SOLID WASTE (3141)  
UTILITIES (3350)  
UTILBILLING (1125)  
FIREDEPT. (2510)

INITIAL: \_\_\_\_\_ DATE: \_\_\_\_\_

DEVELOPMENT SERVICES  
DIVISION

# APPLICATION FOR WRECKING PERMIT

916-264-7619  
FAX 916-264-7046

## LOCATION

ADDRESS: 435 Fairgrounds Ave Sacramento CA  
LOT: 011-0370-003 LOT 129 TRACT: \_\_\_\_\_  
LOT DEPTH: \_\_\_\_\_ LOT WIDTH: \_\_\_\_\_ CORNER LOT: \_\_\_\_\_ INTERIOR LOT 2  
OWNER: HUD  
ADDRESS: 925 L STREET Sacramento CA

## BUILDING DATA

LENGTH: \_\_\_\_\_ WIDTH \_\_\_\_\_ FIRST FLOOR AREA \_\_\_\_\_ (SQ.FT.) NO. STORIES 2  
USE OF BUILDING: \_\_\_\_\_ CONSTRUCTION TYPE \_\_\_\_\_ HEIGHT \_\_\_\_\_  
# OF UNITS \_\_\_\_\_ REAR YARD \_\_\_\_\_ SIDE YARD \_\_\_\_\_ SET BACK \_\_\_\_\_  
CITY SEWER \_\_\_\_\_ WATER \_\_\_\_\_ SEPTIC \_\_\_\_\_ WELL \_\_\_\_\_

## CONTRACTOR

NAME: KCO Construction Inc STATE LICENSE NO. 560169  
ADDRESS: PO Box 347541 Sacramento CA 95834  
PHONE: 916-736-9600 FAX: 916-736-1015  
LIABILITY INSURANCE P.L. \_\_\_\_\_ P.D. \_\_\_\_\_ POLICY ON FILE \_\_\_\_\_

## CODE REQUIREMENTS

NOTIFICATION OF ADJACENT PROPERTY OWNERS \_\_\_\_\_ DATE: \_\_\_\_\_  
COPY OF NOTIFICATION ON FILE: \_\_\_\_\_ USE OF PROPERTY REQUIRED: \_\_\_\_\_  
PEDESTRIAN PROTECTION REQUIRED: \_\_\_\_\_ REQUIREMENTS ATTACHED \_\_\_\_\_  
BASEMENTS OR OTHER EXCAVATIONS ON LOT: \_\_\_\_\_ TO BE FILLED \_\_\_\_\_ FENCED \_\_\_\_\_

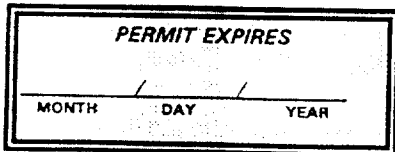
PREPARE PLOT PLAN SHOWING LOCATION OF BUILDING ON LOT AND TYPE AND LOCATION OF BUILDING BARRICADE.

## SPECIAL CONDITIONS:

*I have read the above application and know the contents thereof; the same is true and correct. I further state that I am familiar with the laws governing the demolition of buildings within the City of Sacramento and the State of California and that the above structure will be razed in conformity therewith. I further state that I understand that this permit may be revoked for any violation of the provisions of the Code of the City of Sacramento pertaining to or affected by the demolition procedure to be used on the above building.*

No. W \_\_\_\_\_  
DATE: 5/17/01  
FEE \_\_\_\_\_

APPLICANT: Keith Christian  
TITLE: CEO/Pres  
(APPLICANT/OWNER)



✓ THIS IS A REVOCABLE PERMIT

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

BUILDING INSPECTIONS  
916-264-5716  
Permit Services  
916-264-7619  
FAX 916-264-7046

AGREEMENT TO HOLD CITY HARMLESS FROM LIABILITY  
BY REASON OF DEMOLITION OF BUILDING

DATED: 5/8/19 2001

KNOW ALL MEN BY THESE PRESENT:

The undersigned owner of the premises at 433 Fairgrounds Dr  
pursuant to provisions of the City code, hereby agrees as follows:

1. That the building to be demolished consists of a single story building, garage, and other supplemental buildings to be demolished by owner with personnel employed by him.
2. That the structure to be demolished will be so torn down so as to complete all operations within the normal setback area from the property line.
3. That in accordance with provisions of sub-section (3) of Section 913 - 4408 of the City Building Code, the undersigned shall comply with the following:

"The permittees shall take all necessary precautions to adequately protect adjacent property and its occupants. Said permittee shall, at least ten (10) days before said demolition of a building or structure begins, notify, in writing, each property owner, tenant, or occupant on either or both sides of the time when said work will commence."
4. That in consideration of waiver of insurance as allowed in an opinion written by the City Attorney dated March 31, 1964 (City Code Section 913 - 4401) setting forth the conditions under which a waiver could be allowed, the undersigned owner hereby agrees to hold the City of Sacramento, a municipal corporation, its officers and employees, harmless from liability, suits, actions, claims and damages of every kind and description to which the City or its officers or employees may be subjected by reason of negligent

injury to persons or property arising out of the granting of permission by the City to the undersigned to demolish the building and salvage the materials from the premises above named.

IN WITNESS THEREOF, the undersigned has fully read this Agreement and executed this Agreement the day and year first above written.

Keith A. Duster  
Owner

\_\_\_\_\_  
Address

Subscribed and sworn to before me this 2 day of May  
19 2001.

\_\_\_\_\_  
Notary Public in and for the County of  
Sacramento, State of California