

CITY OF SACRAMENTO

Permit No: 9802991

1231 I Street, Sacramento, CA 95814

Insp Area: 2

Site Address: 993 GLIDE FERRY WY SAC

Parcel No: 0311500010

Lot 10

Sub-Type: NSFR

Housing (Y/N): N

CONTRACTOR

PARKER DEV COMP
8144 POCKET RD
SACRAMENTO CA
Phone: 916-983-1988

OWNER

PARKER DEVELOPMENT
8144 POCKET RD
SAC CA
Phone: 983-1988

ARCHITECT

Phone:

Nature of Work: NEW SFR MP 1669

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 162682 Date 4/22/98 Contractor Signature C. Chen

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 4/22/98 Applicant/Agent Signature C. Chen

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 Republic Indemnity Policy Number 469607

(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 4/22/98 Applicant Signature C. Chen

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.

INSULATION  
CERTIFICATE

# INSULATION, INC.

## WES PAC

THIS IS TO CERTIFY THAT INSULATION HAS BEEN INSTALLED IN CONFORMANCE WITH CURRENT ENERGY REGULATIONS, CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, STATE OF CALIFORNIA, IN THE BUILDING LOCATED AT:

LOT # 50 TRACT # \_\_\_\_\_  
 STREET GOLDMAN RANCH CITY SACRAMENTO

EXTERIOR WALLS:  
 MANUFACTURER JM THICKNESS/TYPE 3 1/2" R-VALUE 13  
 CEILING:  
 BATT:  
 MANUFACTURER JM THICKNESS/TYPE 12" R-VALUE 38  
 BLOWN IN:  
 MANUFACTURER INSUL SAFE III THICKNESS/TYPE 15 1/2" R-VALUE 38

FLOORS:  
 SQUARE FOOTAGE COVERED 1396 NUMBER OF BAGS USED 37  
 MANUFACTURER THICKNESS/TYPE R-VALUE  
 SLAB ON GRADE:  
 MANUFACTURER THICKNESS/TYPE R-VALUE  
 FOUNDATION WALLS:  
 WIDTH OF INSULATION INCHES  
 MANUFACTURER THICKNESS/TYPE R-VALUE

GENERAL CONTRACTOR  
 CALIFORNIA CONTRACTORS LICENSE # \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_  
 TITLE \_\_\_\_\_  
 WES PAC INSULATION, INC.  
 INSULATION CONTRACTOR  
 CALIFORNIA CONTRACTORS LICENSE # 487478  
 DATE 8/22/78  
 TITLE Joe

INSULATION CONTRACTOR  
 CALIFORNIA CONTRACTORS LICENSE # \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_  
 TITLE \_\_\_\_\_

**CERTIFICATION OF COMPLIANCE**  
**SCHOOL DISTRICT DEVELOPMENT FEES**

(Print or Type)

**PART I TO BE COMPLETED BY APPLICANT**

PROPERTY OWNER'S NAME \_\_\_\_\_

OWNER'S ADDRESS \_\_\_\_\_

PROJECT ADDRESS \_\_\_\_\_

PARCEL NO. \_\_\_\_\_

SUBDIVISION NAME \_\_\_\_\_

NUMBER OF UNITS \_\_\_\_\_

APPLICANT'S SIGNATURE \_\_\_\_\_

TITLE OF APPLICANT \_\_\_\_\_

DATE \_\_\_\_\_

**PART II TO BE COMPLETED BY BUILDING DEPARTMENT**

PLAN IDENTIFICATION NO. \_\_\_\_\_

BUILDING TYPE (CHECK ONE)

RESIDENTIAL ( ) APARTMENT/CONDOMINIUM ( ) COMMERCIAL/INDUSTRIAL ( )

SQUARE FEET OF CHARGEABLE BUILDING AREA \_\_\_\_\_

SIGNATURE \_\_\_\_\_

TITLE \_\_\_\_\_

**PART III TO BE COMPLETED BY SCHOOL DISTRICT**

SCHOOL DISTRICT \_\_\_\_\_

DISTRICT CERTIFICATION NO. \_\_\_\_\_

FEES COLLECTED \_\_\_\_\_

RESIDENTIAL SQ.FT X \$ = \$ \_\_\_\_\_

APARTMENT/CONDOMINIUM SQ.FT X \$ = \$ \_\_\_\_\_

COMMERCIAL/INDUSTRIAL SQ.FT X \$ = \$ \_\_\_\_\_

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.

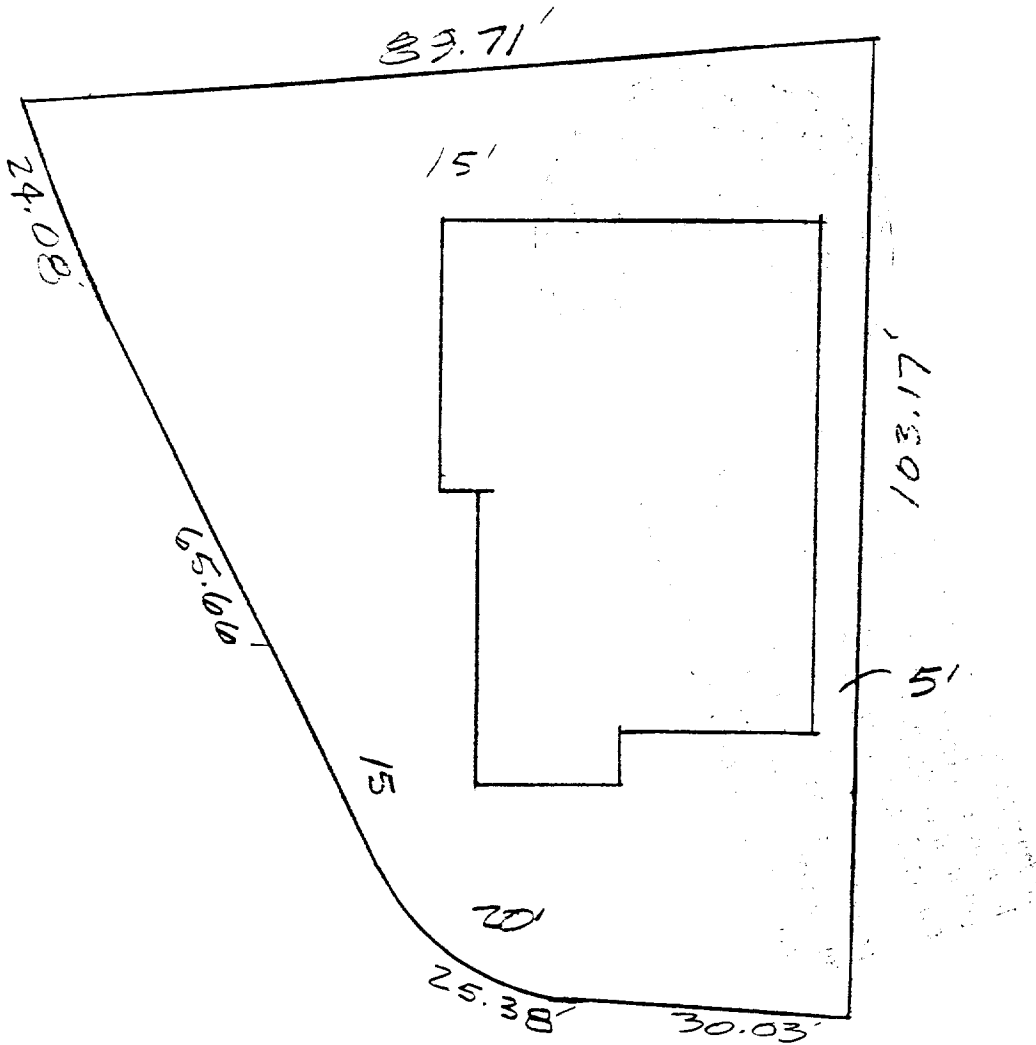
AUTHORIZED SCHOOL DISTRICT OFFICIAL

SIGNATURE \_\_\_\_\_

TITLE \_\_\_\_\_

DATE \_\_\_\_\_

Original: School District  
 1st Copy: School District  
 2nd Copy: Building Department  
 3rd Copy: Applicant



993-GLIDEFERRY WAY

COLEMAN RANCH - LOT# 10  
PLAN 5 GARAGE LEFT

PARKER DEVELOPMENT COMPANY  
8144 POCKET ROAD  
SACRAMENTO, CA 95831  
(916)983-1988

(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 Coleman Ranch 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: 4/13/98

Carolyn Chambers  
SIGNATURE For Parker Development Comp.

Construction Assistant  
Title of Signatory if Signing for an Entity

Carolyn Chambers  
Name

8144 Pocket Road  
Address

Sacramento, CA 95831

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
Title of Signatory if Signing for an Entity

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

CERTIFICATION OF COMPLIANCE

SCHOOL DISTRICT DEVELOPMENT FEES

(Print or Type)

PART I TO BE COMPLETED BY APPLICANT

PROPERTY OWNER'S NAME Parker Dev. Co.  
 OWNER'S ADDRESS 8144 Pocket Rd, Sacto 95831  
 PROJECT ADDRESS 993 Glide Ferry Way  
 PARCEL NO. 031-1500-010 LOT NO. 10  
 SUBDIVISION NAME Coleman Ranch  
 NUMBER OF UNITS \_\_\_\_\_  
 APPLICANT'S SIGNATURE Candice A. Che...  
 TITLE OF APPLICANT Construction Assistant  
 DATE 4/13/98 TELEPHONE NUMBER 983-1988

PART II TO BE COMPLETED BY BUILDING DEPARTMENT

PLAN IDENTIFICATION NO. \_\_\_\_\_  
 BUILDING TYPE (CHECK ONE)  
 RESIDENTIAL (X) APARTMENT/CONDOMINIUM ( ) COMMERCIAL/INDUSTRIAL ( )  
 SQUARE FEET OF CHARGEABLE BUILDING AREA 1669  
 SIGNATURE Bill McDowell  
 TITLE City Council Director DATE 4-13-98

PART III TO BE COMPLETED BY SCHOOL DISTRICT

SCHOOL DISTRICT ALBAMONTO CITY UNIFIED SCHOOL  
 DISTRICT CERTIFICATION NO. 6314  
 FEES COLLECTED \$ 2870.08 - 974.00 NEW 2005 CREDIT - \$1891  
 RESIDENTIAL 1669 SQ.FT X \$ 1.72 = \$ 2870.08  
 APARTMENT/CONDOMINIUM \_\_\_\_\_ SQ.FT X \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
 COMMERCIAL/INDUSTRIAL \_\_\_\_\_ SQ.FT X \$ \_\_\_\_\_ = \$ \_\_\_\_\_

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 CIVIL ENGINEER DATE 4/22/98

- Original: School District
- 1st Copy: School District
- 2nd Copy: Building Department
- 3rd Copy: Applicant