

CITY OF SACRAMENTO

Permit No: 9802392

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Site Address: 410 BELL AV SAC

Sub-Type: NOTHR

Parcel No: 2370100016

SITE WORK/CARPORTS

Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

CREEKSIDE VENTURES LLC
1409 GARDEN HIGHWAY
SACRAMENTO CA

95833

ERIC MILLER
901 RIO GRANDE BL NW
ALBUQUURQUE NM

87104

Nature of Work: CARPORTS AND SITEWORK FOR APT COMPLEX. ALSO 6"IN WATER SERVICE.

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 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.)

K 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 1/12/99 Owner Signature William Douglas

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 1/12/99 Applicant/Agent Signature William Douglas

WORKER'S COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:

____ I have and will maintain a certificate of consent to self-insure for workers' compensation as provided for by Section 3700 of the Labor Code, for the performance of work for which the permit is issued.

____ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy Number _____ Exp Date _____

K (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 1/12/99 Applicant Signature William Douglas

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
Water and Sewer Service Quotation

Date: 08-27-1998 Time: 11:18 hrs Building Permit No.: B98-25 Plan Check No.: 5912
 Address: 410 BELL AVE Parcel No.: 237-0100-016
 Description: CREEKSIDE APARTMENT
 Subdivision Map: RANCHO DEL PASO SHT 7 LOT40 Water Plan No.: 49W
 Estimate by: DAN LEE Bldg. Insp. Reviewer: SPROSS
 Engineering Firm: MORTON & PITALO
 Sewer Jurisdiction: City
 Comment No. 1 - 1 - 6 IN. TAP ONLY FROM EXIST. 12 IN. MAIN ON BELL AVE.
 Comment No. 2 - 2 - 8 IN. TAP ONLY FROM EXISTING 12 IN. MAIN ON BELL & NORWOOD
 Comment No. 3 - STREET IMPROVEMENTS REQUIRED - CITY INSPECTION PROVIDED

TOTAL WATER DEV. FEES:	# 36,700.00	TOTAL ON-SITE GRADING	
TOTAL SEWER DEV. FEES:	\$278.00	AND DRAINAGE REVIEW FEE:	\$1,350.00

Water Services Quotations

Main Service Size	Size	Description	Qty	Tap Fee-ea.	Meter Fee-ea.	Tot. Tap Cost	Dev. Fees
12 in	6 in	Tap Only	1	\$1,425.00	\$0.00	\$1,425.00	\$0.00
12 in	8 in	Tap Only	2	\$1,685.00	\$0.00	\$3,370.00	\$0.00
12 in	6 in	Meter Only	1	\$0.00	\$3,570.00	\$3,570.00	# 36,700.00
Total for Water:						\$8,365.00	

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
	6 in	Dev. Fee Only	1				\$0.00	\$278.00
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: \$8,365.00

WATER DEVELOPMENT FEES ARE BASED ON THE SIZE OF DOMESTIC SERVICE.

CITY OF SACRAMENTO
30 DAY TEMPORARY CERTIFICATE OF OCCUPANCY

For Information Contact (916) 264-7619

Building Address 410 BETL AVENUE Permit No. 98-02392

Building Use New Apts-Site DBA: Silver Creek Apts Occupancy R3

Building Owner Creekside Ventures Construction Type VN

Owner Address 4230 Klerman Av., Ste. 145, Modesto, CA Sprinkled Yes () No

Portion of Building Occupied Bldgs. 6, 5, 7, 8 - Remaining site Area Sq. Ft.

work An separate permit #98-02392

Date Issued 10/22/99 Expiration Date 11/22/99 Sign [Signature] City Building Official [Signature]

PER DON PURFORD
CBO 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

Creekside Ventures, LLC
(209) 545-8191 Fax (209) 545-8193

Owner/Builder
John
3y
Creekside Ventures, LLC

is true and correct.

The undersigned certify under penalty of perjury under the laws of the State of California that the foregoing

Prior to the expiration of the Temporary Certificate of Occupancy, we will schedule inspections to insure that all issues as stated in the above list are resolved to the full satisfaction of both the Development Services Division and Fire Department. It is hereby acknowledged that upon the expiration of the Temporary Certificate of Occupancy, if a permanent Certificate of Occupancy has not been obtained, the continued occupancy of the subject premises shall constitute a violation of applicable Building, Housing and Dangerous Building Codes, subject to criminal sanctions, civil penalties, and/or administrative penalties pursuant to such Codes.

1. Landscaping - Planting shrubs, etc.
2. ~~Painting for striping~~

Certificate of Occupancy:

We acknowledge that only the following list of items will not be completed at the time of temporary

We request that a Temporary Certificate of Occupancy be issued at the above noted business location to be in effect on October 22, 1999 and expire at 12:00 p.m. on November 22, 1999, for the purpose of tenant leasing. The portion of the project to be occupied will be building 5, 6, 7, and 8

Bldg. Permit #'s: 9802382C
9802383C
9802384C
9802385C
9802392C

RE: Silver Creek Apartments
410 Bell Avenue, Sacramento, CA 95838

Attn: Brad Boehm, P.E., Chief Building Official

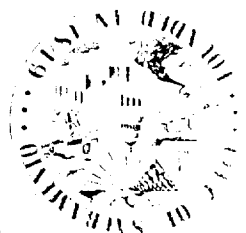
City of Sacramento
Development Services Division
1231 I Street, Room 200
Sacramento, CA 95814

October 14, 1999

4230 Kiernan Ave., Suite 145
Modesto, CA 95356



RE: 410 BELL AVE
GREEKSIDE ARTS



DEPARTMENT OF
FIRE
DENNIS SMITH
FIRE CHIEF

CITY OF SACRAMENTO
CALIFORNIA

1751 STREET
SUITE 401
SACRAMENTO, CA
95811-2979
PH 916-264-5200
FAX 916-264-7079

January 10, 2000

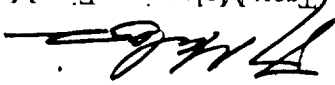
Val Brown
1231 I Street, Suite 200
Sacramento, CA 95814

Dear Val,

This letter confirms that the Sacramento Fire Department is aware of the construction of an apartment complex at 410 Bell Avenue. We acknowledge that these buildings do not meet the current fire code requirements for fire sprinkler installation.

After reviewing notes and questioning personnel involved with the project, it is my conclusion that the Board of Appeals granted the inclusion of a two-hour fire separation wall as an alternate method of protection in lieu of fire sprinklers at their meeting of October 10, 1998. This alternate method was granted as substantial justice for the owner, who had achieved preliminary approval for the project under a previous fire code (which did not require a fire sprinkler system), and then initiated a lengthy delay in the start of construction of the project.

After discussions with the Building Official and his staff, it is my conclusion that the complex was built in the spirit of the Board of Appeals decision, and thus will not be required to install or retro-fit a fire sprinkler system prior to fire department final inspection approvals. The fire department processes for final approval for occupancy should not change, and will be performed with the above knowledge. Should you have any questions, please feel free to contact me at 264-5365.

Sincerely,

Troy Malaspino, Fire Marshal
City of Sacramento