

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 9900072

Insp Area: 1

Site Address: 1215 K ST SAC

Parcel No: 006-0111-012

#700,800

Sub-Type: TI

Housing (Y/N): N

CONTRACTOR

OWNER

ESQUIRE PARTNERS L.L.C.
3100 ZINFANDEL DR #160
RANCHO CORDOVA, CA 95670

ARCHITECT

Nature of Work: TENANT IMPROVEMENT 7TH & 8TH FLOOR

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 B O A Lender's Address SAW FLAW

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.)

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 4/19/97 Owner Signature [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 4/19/97 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 _____ Policy Number _____ Exp Date _____

____ (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 4/19/97 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.



Insp. Area _____

AUTHORIZATION TO START WORK

CITY OF SACRAMENTO, BUILDING INSPECTIONS DIVISION
1231 I ST., ROOM 200, SACRAMENTO, CA 95814

Company: Esquire Partners LLC PC # 9900072
 Address: 3100 Zionsland Dr. #160 BID App. _____
 Job Phone: _____ Office Ph. 638-0242 Fee _____
 SUBJECT: Project Address: 1215 K St Suite # 71798 F1

I request permission to start the following work Perimeter Wall Frame & HVAC - VAV Installation -

I realize that all work will be at the owner's and contractor's risk without assurance that the permit for the project will be granted. Any code conflicts will be corrected. I agree not to cover or conceal any work or portion thereof. I realize that inspections will not be made on this project until a building permit is issued. All changes required to conform to the approved plans will be completed without dispute. Work affecting the structural integrity of the existing building is not permitted.

I will expedite necessary revisions, corrections and clarifications as required to obtain the building permit.

If it should be determined subsequently by the City that changes in the design of the building are necessary after commencement of the work authorized, I assume full responsibility and all risk of loss which may result by reason of such changes. I agree that the building shall conform to the approved final plans as amended, without regard to the stage of completion.

This authorization is valid for 30 days while the plans are being processed for permit. These state required declarations must be properly executed before this authorization is valid. This authorization is valid when initiated by authorized Building Department personnel and stamped approved. Keep posted on job site at all times.

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 Bank of America **ISSUED**
 Lender's Address San Francisco **JAN 13 1999**
 CITY OF SACRAMENTO
 DEVELOPMENT SERVICES UNIT

LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of the Business and Professions Code and my license is in full force and effect.

Lic. Class: _____ Lic. Number: _____
[Signature] COMPANY NAME _____
 SIGNATURE DATE 1/13/98

COPIES

PLEASE COMPLETE BACK OF THIS FORM

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 703.1, Business and Professions Code: Any city or county which requires a permit to construct, alter, 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 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 Professions 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 or her own employees, provided that such improvement 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 & P Code for this reason _____

SIGNATURE

DATE

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 the work for which this 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: _____ exp. _____

Policy No.: _____

I certify under penalty of perjury 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.

SIGNATURE

DATE

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 FEES.

In issuing this 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 the 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 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, understand and agree to the above conditions. I certify under penalty of perjury that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes.

Robert M. [Signature]
SIGNATURE OF APPLICANT OR AGENT

1/5/99
DATE

REVISION ON ACTIVE PERMIT

NEW PLAN CHECK NO: _____
 OLD PC # ~~_____~~

DATE: 6-7-99

- This sheet is to be used only when a permit has been issued, is still active, and the applicant wishes to make changes to the existing approved plans.
- All revisions clouded? Yes X No _____

JOB ADDRESS 1215 K ST SUITE: 718TH PERMIT NO. 9900072

AREA: _____ DBA: _____

DESCRIPTION OF REVISIONS INCREASED SCOPE OF WORK NOW INCLUDES
ENTER 7TH FLOOR

DISCIPLINE	U	L	P	M	E	F	S	R	D
CHECKED BY		JT 13		13 JAT	13 T.M.	13 RJ			
ROUTE TO		6/7/99		6/7/99	6/7/99	6/7/99			
CODE									
HOURS SPENT									

CONTACT: ~~SEAN~~ MARK RUBY

ADDRESS: 3100 ZINFANOS

PHONE: 638-0242

OF PLANS SUBMITTED: 3 SUBMITTED TO: MR

I understand that I am responsible for all plan check fees that I incur during the course of this additional plan check and that any approved plans not claimed and paid for within 3 months of notification will be disposed of and an invoice procedure for the amount due will be initiated. I further understand that an unclaimed revision may result in delay of final approval for the subject project.

Applicant Signature

Date

DATE NOTIFIED	<u>6/7/99</u>

CY	TOT. FTS	TOT. S
PLEASE PAY THIS AMOUNT BY		<u>2186.13</u>

PAID 6/7/99

OWNER-BUILDER VERIFICATION

ATTENTION PROPERTY OWNER

An owner-builder building permit has been applied for in your name and bearing your signature.

Please complete and return this information in the envelope provided at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

1. I personally plan to provide the major labor and materials for construction of the proposed improvement (yes or no) _____

2. I (have) have not) ERIC GILMORE signed an application for a building permit for the proposed work.

3. I have contracted with the following person (firm) to provide the proposed construction:

Name _____ Address _____

City _____ Telephone _____

Contractors License No. _____

4. I plan to provide portions of the work, but I have hired the following person to coordinate, supervise, and provide the major work.

Name _____ Address _____

City _____ Telephone _____

Contractors License No. _____

5. I will provide some of the work but I have contracted (hired) the following to provide the work indicated:

Name	Address	Phone	Type of Work
<u>NEW WEST</u>			<u>FRAMING</u>
<u>PLACER ELECTRIC</u>			<u>ELECTRIC</u>
<u>FRANK M BATH</u>			<u>MECH</u>
<u>ACOUSTICAN ENV</u>			<u>T-BAR</u>

Signed *Eric Gilmore*

Job Address 1215 KST

Date 4/19/99

Permit No.: 9900072

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: LANE FORD & TAYLOR Phone: 916 638-0242
 Site Address: 1215 K ST Suite: ~~400~~ 7TH/8TH
(Street) (Zip)
 Business Owner/Representative: ERIC GILMORE Phone: 804-7341
 Nature of Business: T-I -
 Property Owner: ESQUIRE PARTNERS Phone: 916 638-0242
 Address: 3100 ZINFANDALE Suite: 160
RANCHO CIBOLA CA 95670
(City) (State) (Zip)

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: ERIC GILMORE
(Print)
Eric Gilmore 9/19/99
(Signature) (Date)

BID Use Only: Plan Ck# _____	Permit # <u>9900012</u>
OK to issue prmt? Y <u>4-19-99</u> F.D. Appr Req'd? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<small>init date</small>
Hold on Certificate of Occupancy? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Fire Dept. Use Only:	
OK to issue permit? ini' _____ date _____	
OK to issue Certificate of Occupancy? ini' _____ date _____	

CITY OF SACRAMENTO
APPLICATION FOR [REDACTED] BUILDING PERMIT

9900022

DEVELOPMENT SERVICES DIVISION
PERMIT SERVICES SECTION

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

PLAN CHECK # _____ Insp. Area _____

Applicant **MUST** complete ALL Unshaded areas this page only

ADDRESS 1215 R ST. Suite 7 Fl. & 8 Fl.
PARCEL # 006-011-012

CONTACT Name <u>W. T. Iello Assoc.</u> Address <u>143 R ST</u> <u>Sacramento CA</u> Zip <u>95814</u> Phone <u>446-0206</u> FAX <u>446-0894</u>		LICENSED CONTRACTOR Lic No. # _____ Name _____ Address _____ _____ Zip _____ Phone _____ FAX _____	
ARCHITECT/ENGINEER Name _____ Address _____ _____ Zip _____ Phone _____ FAX _____		OWNER [REDACTED] Name <u>ESQUIRE PARTNERS LLC</u> Address <u>3100 Zinfandel Dr.</u> <u>Rancho Cordova, CA</u> Zip <u>95670</u> Phone <u>638-0242</u> FAX <u>638-0380</u>	

→ Will the permittee have any employees on the jobsite? Yes No

→ If yes, WORKER'S COMPENSATION POLICY # _____ EXPIRATION DATE: _____

NAME OF INSURANCE COMPANY: _____

NATURE OF WORK IN DETAIL: TI, Office Build out for
the 7th floor & 8th floor

sq ft - 28,552

DBA: _____ VALUATION: 428,280

FLOOD STATUS:				S.C.A.T.						
JOB DESCRIPTION		BLDG	SHEL	APT	TI (X)	REM ()	SW	FIRE	ADD	OTH
INSP. DISCIPLINES			BLDG	MECH	PLUMB	ELEC	SITE	FIRE		
# Stories	1st flr Area.	Total Area	Use Zone	Occp Group	Const type	Fire Req. Y/N		Fed Code	Vio. File	
				R-OFF	I FR	Spr Y	Alarm Y	15	N	
(B)	(L)	(P)	(M)	(E)	(F)	(S)		D	R	

COMMENTS: _____

REGIONAL SANITATION FEES? Yes No HEALTH DEPARTMENT? Yes No

Start
01000
9/10/97

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

Not on file

5372

ADDRESS 1215 K Street, Sacramento CA P.C. # 5286
 PARCEL # 006-0111-10,15,17 (Esquire Plaza) SUITE # _____
 AREA # 1C

CONTACT LICENSED CONTRACTOR

NAME Esquire Partners - Mark Ruby
 ADDRESS 3100 Zinsandel Dr. # 160
Rancho Cordova, CA ZIP 95670
 PHONE 638-0242 FAX: 1 638-0380

NAME Hensel Phelps Const. Co
 ADDRESS 1230 J St.
Sacramento, CA ZIP 95814
 PHONE 442-4127

ARCH./ENG OWNER/ ~~XXXXXXXXXX~~

NAME HOK
 ADDRESS 71 STEVENSON ST. # 2200
San Francisco ZIP 94005-2938
 PHONE _____

NAME Esquire Partners, LLC
 ADDRESS 3100 Zinsandel # 160
Rancho Cordova, CA ZIP 95670
 PHONE 638-0242

WILL THE PERMITEE HAVE ANY EMPLOYEE'S ON THE JOBSITE? YES NO
 NATURE OF WORK IN DETAIL: Public Works

STRUCTURAL STEEL

D.B.A. Esquire Plaza VALUATION 10,296,892.
BELOW THIS LINE FOR BLDG. DEPT. USE ONLY

FLOOD STATUS Zone X S.C.A.T. _____

JOB DESCR. BLDG SHEL APT TI() REM() SW FIRE ADD OTH
 ENSP. 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>B</u>	<u>L</u>	<u>P</u>	<u>M</u>	<u>E</u>	<u>F</u>	<u>S</u>	<u>AB</u>	<u>R</u>
<u>J.T.</u>								

COMMENTS: Site, utilities & public improvements

WORKERS COMP Policy # COMPANY #

EXP. DATE

CITY OF SACRAMENTO
CERTIFICATE OF OCCUPANCY

For Information Contact (916) 264-5716

Building Address 1215 K Street, Ste. 700/800 Permit No. 99-00072

Building Use New TI - Office Occupancy 99 - B

Building Owner Esposito Partners LLC Construction Type I PR

Owner Address 3100 Zinfandel Dr #150 Sprinkled (KY) Yes () No

Portion of Building Occupied 100% 2nd & 3rd Floors Area 28,552 Sq. Ft.

Date Issued 07/27/99

By Dumford/McDonald/Winkler/Pack Sign [Signature] Dennis Richardson
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 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