

CITY OF SACRAMENTO

Permit No: 9806892

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Site Address: 2540 VENTURE OAKS WY SAC

Sub-Type: NCOM

Parcel No: 2740320065

Housing (Y/N): N

CONTRACTOR

EARL CONSTRUCTION
3940 INDUSTRIAL BL
WEST SACRAMENTO CA

95691

OWNER

MCCUEN HOSPITALIY CO
3604 FAIR OAKS BL STE 200
SACRAMENTO CA

95864

ARCHITECT

RYS ARCHITECTURE
123 TOWNSEND ST STE 575
SAN FRANCISCO

94107

Nature of Work: NEW 3 STORY HILTON HOTEL & SITE IMPROVEMENTS

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 MELLON BANK Lender's Address 400 SOUTH HOPE ST
4TH FLOOR
LOS ANGELES, CA 90071

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 A+B License Number 511371 Date 9/29/98 Contractor Signature [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 herby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 9/29/98 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, forthe 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 ST. PAUL FIRE + MARINE Policy Number WVK-8300111

(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 9/29/98 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.

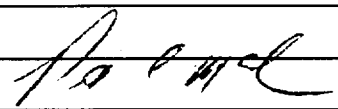
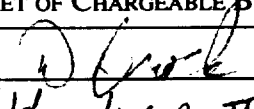
THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.

NATOMAS UNIFIED SCHOOL DISTRICT

1515 Sports Drive, #1 • Sacramento, CA 95834
Phone 916/641-3300 • Fax 916/928-1629

CERTIFICATION OF COMPLIANCE

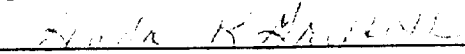
SCHOOL DISTRICT DEVELOPMENT FEES

PART I: TO BE COMPLETED BY APPLICANT			
PROPERTY OWNER'S NAME	McCuen Hospitality Company - South Natomas		
OWNER'S ADDRESS	3604 Fair Oaks Blvd., Suite 200, Sacramento, CA 95864		
PROJECT ADDRESS	2540 Venture Oaks Way, Sacramento, CA 95833		
PARCEL NUMBER	274-0320-065		
SUBDIVISION NAME			
NUMBER OF UNITS			
PRINT APPLICANT'S NAME	Patrick McCuen	APPLICANT'S SIGNATURE:	
TITLE OF APPLICANT	Project Manager		
DATE	Sept. 24, 1998	TELEPHONE NUMBER	(916) 481-6300
PART II: TO BE COMPLETED BY BUILDING DEPARTMENT			
PLAN IDENTIFICATION NUMBER	6269		
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	72,997 S.F.		
SIGNATURE			
TITLE	Bldg Insp II	DATE	9.28.98
PART III: TO BE COMPLETED BY NATOMAS UNIFIED SCHOOL DISTRICT			
DISTRICT CERTIFICATION NUMBER	99-171	Check No 1040	
FEES COLLECTED			
RESIDENTIAL	Sq. Ft. X \$	= \$	
APARTMENT/CONDOMINIUM	72,997 Sq. Ft. X \$ 28.29	= \$ 2,166.23	
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: Finance Director DATE: 9/28/98

CITY OF SACRAMENTO
APPLICATION FOR BUILDING PERMIT

98-06892C

~~9806778~~

DEVELOPMENT SERVICES DIVISION
PERMIT SERVICES DIVISION

1231 I Street, Rm. 200
Sacramento, CA 95814

(916) 264-7619 FAX 264-7046

→ Applicant must complete ALL Unshaded areas ←

PC# 6269

AREA# 4C

ADDRESS 2540 VENTURE OAKS WAY Suite _____
PARCEL # 274-0320-065

<p align="center">CONTACT</p> <p>Name <u>PAT MCCUEN / MCCUEN PROPERTIES</u> Address <u>3604 FAIR OAKS BLVD. STE. 200</u> <u>SACRAMENTO CA</u> Zip <u>95864</u> Phone <u>916 481 6300</u> FAX <u>916 481 6441</u></p>		<p align="center">LICENCED CONTRACTOR Lic No. # _____</p> <p>Name <u>EARL CONSTRUCTION</u> Address <u>3940 INDUSTRIAL BLVD., #1002</u> <u>WEST SACRAMENTO CA</u> Zip <u>95691</u> Phone <u>916 371 4100</u> FAX <u>916 371 2468</u></p>	
<p align="center">ARCHITECT/ENGINEER</p> <p>Name <u>ROBERT SAUVAGEAU / RYS ARCHITECTURE</u> Address <u>123 TOWNSEND ST. STE 575</u> <u>SAN FRANCISCO, CA</u> Zip <u>94107</u> Phone <u>415 543 6645</u> FAX <u>415 543 3868</u></p>		<p align="center">OWNER/TENANT</p> <p>Name <u>SAME AS "CONTACT"</u> Address _____ Zip _____ Phone _____ FAX _____</p>	

→ 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: _____
New Hotel - 3 story

DBA: Hilton Garden Inn VALUATION: 4,203,694.85

FLOOD STATUS:		S.C.A.T. X-1 X-11 X-12 X-29 X-30							
JOB DESCRIPTION		BLDG	SHEL	APT	TI ()	REM ()	SW	FIRE	ADD
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	
3	29,425	72,987		R-1/B/A-3	V-4H	Y	06		
B	L	P	M	E	F	S	D	R	

COMMENTS: _____

REGIONAL SANITATION FEES? Yes No HEALTH DEPARTMENT? Yes No

ADDRESS

2510 Van Ness Blvd. Hypermart, 98-06892C

SPECIAL CONDITIONS ATTACHMENT

Mitigation Monitoring Plan

Yes

No

Pg 1 of

PROJECT TITLE

P.C. # 62-69

Timing Range

PERMIT ISSUANCE

thru

Item #	Description	Orig. Dept.	Timing	Follow up Resp.	Verification Date Limit	Code	Remarks
X1	Special inspections in accordance with section 306 of the U.B.C. (all)	SPI	Prior to final, C of C, or C of O	SPI			Inspection request not necessary
X2	Verify floor elevation taking per elevation certificate.	LFA	Prior to foundation inspection	BLI			(1)
X3	A surveyor/engineer shall re-survey the finished floor elevation and provide an elevation certificate based on finished floor elevation.	LFA	Prior to framing inspection	SCU			(1)
X4	Life Safety testing is required for highrises	CPC	Prior to final, C of C, or C of O	ELU FRI			(1),(2)
X5	Smoke ventral/Alarm systems testing is required for malls and arcades	CPC	Prior to final, C of C, or C of O	ELU FRI			(1),(2)
X6	Verify that the C of C has been issued	CPC	Prior to final, C of C, or C of O	FLC			(1)
X11	Site improvement/UT 24 hand-up	SCU	Prior to final, C of C, or C of O	SCU			(1) Safety spec
X12	Site improvement/working code	SCU	Prior to final, C of C, or C of O	SCU			(1) old spec
X13	Special permit conditions	CRP	Prior to final, C of C, or C of O	CRP			(1)
X14	Noise and Dust Abatement Program	ESD	Random	BLU BLU			Random inspections will be arranged by Building Inspection Division
X15	Archaeological Findings	ESD	Verify at foundation inspection	BLU			Notify building inspector at foundation inspection
X16	Design Review	CRP	Prior to final, C of C, or C of O	CRP			(1)
X24	Haban system	FRI	Prior to final, C of C or C of O	FRI			(2)
X21	Kitchen hood fire suppression system	FRI	Prior to final, C of C or C of O	FRI			(2)
X26	Fire alarm	FRI	Prior to final, C of C or C of O	FRI			(2)
X27	Medical Gas Lines	FRI	Prior to covering with sheet rock	FRI			(2)
X28	Underground fuel tanks	FRI	Prior to covering tanks	FRI			(2)
X29	Underground fire sprinkler mains	FRI	Prior to covering mains	FRI			(2)
X30	Overhead fire sprinkler system	FRI	Prior to final, C of C, or C of O	FRI			(2)

1 - Approved
 2 - Construction Permit
 3 - Permitted by owner or builder by phone
 4 - Findings/Stop work site (inmate)
 5 - Project not ready for inspection
 6 - Violation noted in work
 7 - permit closed via end inspection

Use all 204 V99 for inspections
 Use all 204 X300 for inspections

Attachment A

CITY OF SACRAMENTO
BUILDING INSPECTION * DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 I STREET * SACRAMENTO, CA 95814 * PHONE (916)264-7619

STRUCTURAL TESTS AND INSPECTIONS SCHEDULE

PRIOR TO OBTAINING THE PERMIT, THE PROJECT OWNER SHALL COMPLETE, SIGN AND SUBMIT THIS FORM FOR THE BUILDING INSPECTION DIVISION FOR APPROVAL.

PROJECT NAME: _____

PLAN REVIEW # 6269PROJECT ADDRESS: 2540 Venture Oaks WayPERMIT NUMBER 98-06892C

TESTING/INSPECTION AGENCY/IES: _____

Building shell permitWALLACE KUHILOWNER'S NAME: McCUEEN HOSPITALITY CO.

SIGNATURE: _____

(Please Print)

PATRICK McCUEEN

hereby certifies that the Testing/Inspection agency named above has been engaged to perform structural tests and inspections during construction, as noted below, to satisfy all applicable portions of the Uniform Building Code. (J)

INSPECTIONS REQUIRED

In accordance with Sections 302 and 306 of the Uniform Building Code, special inspections shall be performed on the following items (circled):

<u>Item</u>	<u>Description</u>	<u>Ref. Dwg.*</u>
1.	CONCRETE _____	_____
2.	REINFORCING/PRESTRESS STEEL _____	_____
(3)	WELDING <u>Field & shop welding</u>	<u>54.2, 55.1</u>
(4)	HIGH STRENGTH BOLTING <u>A 325N</u>	<u>55.1</u>
5.	STRUCTURAL MASONRY _____	_____
6.	PILING, DRILLED PIERS, CAISSONS _____	_____
7.	SPRAY APPLIED PROOFING _____	_____
(8)	OTHER: <u>Anchor Bolts</u>	_____

* Referenced drawings listed represent a sample of the item requiring special inspection and are not intended to document all drawings or specifications containing information pertaining to that item.

BID APPROVAL: _____

W. Brock

Date

9.29.98

BID #382(02/95)

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: MCCUEN HOSPITALITY CO - HILTON GARDEN INN Phone: 481-6300

Site Address: 2540 VENTURE OAKS Suite: _____

Business Owner/Representative: PATRICK MCCUEN (Street) (Zip) Phone: 481-6300

Nature of Business: HOTEL

Property Owner: MCCUEN HOSPITALITY CO Phone: 481-6300

Address: 3604 FAIR OAKS BLVD, STE 200 Suite: 200

SACRAMENTO (City) CA (State) 95864 (Zip)

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

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 X

4. Does/Will your business handle, store or transport any solid, liquid, or gaseous chemicals? Yes X 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 X

6. Do you handle, store or transport any amount of acutely hazardous materials? Yes ___ No X

7. Is/Will your business be located within 1,000 feet of a school? Yes ___ No X

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 X

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: PATRICK MCCUEN
PA McCu (Print) 9/29/98
(Signature) (Date)

BID Use Only: Plan Ck# <u>6269</u> Permit # <u>98-06892</u>
OK to issue prmt? <u>Y</u> <u>9/29/98</u> F.D. Appr Req'd? Yes <u>(NO)</u> init date
Hold on Certificate of Occupancy? Yes <u>(NO)</u>
Fire Dept. Use Only:
OK to issue permit? init _____ date _____
OK to issue Certificate of Occupancy? init _____ date _____

CITY OF SACRAMENTO
CERTIFICATE OF OCCUPANCY

For Information Contact (916) 264-5716

Building Address 2540 Venture Oaks Wy

Permit No. 9806892-C

Building Use Hotel

Occupancy R-1/B/A-3

Building Owner Pat McQueen/McQueen Hospitality Co

Construction Type V 1hr

Owner Address 3604 Rair Oaks Bl #200 Sacramento, Ca

Sprinkled () Yes () No

Portion of Building Occupied Entire

Area 72,987 Sq. Ft.

9-15-99

Date Issued

By: Print

Sign

City Building Official

Dennis Richardson

Henry, Buchberger, Hagen, Spross, Paek
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

Bldg shell / Bldg

City of Sacramento
Water and Sewer Service Quotation

FY 97/98

Date: 02-Sep-98	Time: 11:13:25 AM	Building Permit No.: B98-67	Plan Check No.: 6269
Address: 2540 Venture Oaks Way			Parcel no.: 274-0320-065
Description: Hilton Garden Inn			
Subdivision Map:			Water Plan No.:
Estimate by: Dilley	Bldg. Insp. Reviewer:		
Engineering Firm: The Spink Corporation			
Sewer Jurisdiction: Regional San Dist 1			
Comment No. 1 No water taps with this estimate. Comment No. 2 Comment No. 3 Comment No. 4			
TOTAL WATER DEV. FEES:		0.00	4.0 hrs x \$75 /hr = 300.00 or \$300.00 (whichever is greater)
TOTAL SEWER DEV. FEES:		0.00	total on-site grading and drainage review fee: 300.00 ✓

Water Service Quotations

Main Size	Service Size	Description	Qty	Tap Fee/ea.	Meter Fee/ea.	Total Tap Cost	Dev. Fees
						0.00	
						0.00	
						0.00	
						0.00	
						0.00	
						0.00	
					Fire Hydrant:	0.00	
Total for Water:						0.00	
Parcel Area:		0.00 acres		Acreage Charge:		0.00	

Sewer Service Quotations

Main Size	Service Size	Description	Qty	St. (FT)	MH Fee/ea.	Tap Fee/ea.	Total Cost	Dev. Fees
							0.00	
							0.00	
							0.00	
							0.00	
							0.00	
Total for Sewer:							0.00	
Note: Total cost = Qty. x St/2 x Tap Fee + MH Fee								
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.

included with... projects will be subject to conditions which require payment of FBA fees or some other fee thereto, together with any other fees imposed as a condition of approval.

AGREEMENT

*Fee Agreement by City Council
10/07/97*

Now, therefore, the parties agree as follows:

1. **Payment of Fees.** Owner and Applicant agree that fees will be paid by Owner or Applicant to City as follows:

SNCIF

a. **Amount of fees:**

(1) subject to the provisions of subsection (2) below, the fee for purposes of condition 8-a shall be in the amount of \$231,992.00, payable in cash.

(2) prior to issuance of the building permit, applicant shall pay to the City the sum of \$231,992.00, or the lesser fee as specified below, which in no event shall be less than \$206,146.00. Said payment is made in lieu of the requirement that the Applicant annex to the South Natomas Facilities Benefit Assessment District and pay the fees due thereunder. The fee shall be calculated as follows: there currently is pending an application to develop an adjacent parcel, consisting of 5.0 vacant acres. The total amount of in lieu fees due and owing for development of the full nine acres (4.0 acres for the hotel development and 5.0 acres for the office development) is \$521,986.00. Applicant shall pay either \$231,992.00 or such lesser amount, which in no event shall be less than \$206,146.00, to result in the payment of \$521,986.00 for development of the combined nine (9) acres. If Applicant proceeds with development of the hotel prior to the office building, it shall pay the sum of \$231,992.00 and shall be entitled to reimbursement to the extent that the fees paid for development of the adjacent five acres exceeds \$289,994.00. If the development of the adjacent parcel proceeds prior to development of the hotel, Applicant shall pay the lesser of the following sums: i) \$231,992.00; and ii) the difference between \$531,986.00 and the amount paid in fees for development of the adjacent parcel, provided that in no event shall the amount due from Applicant be less than \$206,146.00.

b. **Time of payment:** the fee shall be payable at the time of issuance of a City building permit to Applicant or Owner for the Project. No building permit shall issue until the fees are paid in full.

c. **Adjustment of the Fees:** the fees specified in subparagraph (a)(1) above shall be adjusted, as of the date of issuance of a City building permit, to reflect any increase in the ENR-CCI, using the December, 1996 index as a base.

2. **Purpose of Fee.** The parties agree and understand that the fee is payable in lieu of a requirement that Owner annex the Property to the FBA and is designed to address the issues and impacts addressed by the fees assessed by the FBA. Upon payment of the fees, condition 8-a shall be satisfied, and the City will not require that the Property be annexed to the FBA.

$$\begin{array}{r} \$521,986 \\ - 315,840 \\ \hline \underline{\underline{\$206,146}} \end{array}$$

2

*Note:
Spicker Properties @ ~ 84,000 \$
paid \$ 315,840 on 01/16/98
16*

MCCUEN
PROPERTIES LLC

3604 Fair Oaks Boulevard, Suite 200
Sacramento, CA 95864
Phone: 916-481-6300
Fax: 916-481-6441

FAX

TO:
Name DAVE BROCK
Company CITY OF SACRAMENTO
Fax Number 264-7046

FROM:
Name PAT MCCUEN
Date _____ No. of Pages Including Cover Sheet 2
Person Sending _____

Original: Will not follow
Will be sent by: Mail Federal Express Hand Delivery Other
IF YOU DO NOT RECEIVE ALL THE PAGES PLEASE CALL THE SENDER

Comments:

HERE IS THE ORIGINAL FEE SUMMARY
PREPARED BY PLANNING WHEN WE
PROCESSED ENTITLEMENTS. THE SNCIF
FEE WAS CARVED AT \$ 231,992 SUBJECT
TO REDUCTIONS BASED ON ADJACENT
DEVELOPMENT. I BELIEVE THE SNCIF
SHOULD BE \$ 206,146 AT THIS TIME.

Thanks for your time!

Pat

PRELIMINARY

SOUTH NATOMAS 153-ROOM HILTON GARDEN INN PERMITS AND FEES

Fees Eligible for City/County Financing

Major street tax	\$37,685.92
Water development fee	3,058.00
Water and sewer tap fees	18,350.00
County regional sanitation/CSD-1 fee	155,537.00
School impact fee	20,958.00
Housing trust fund fee	68,670.00
South Natomas Community Improvement Fund	231,992.00
SMUD fee	<u>5,000.00</u>
	541,250.92

INDEXED FEES

206,146 Dev. Y
 OR OFFICE
 PALLER.

Non-Financed fees

Building permit	29,523.23
Plan check	24,155.11
SMI	989.26
City business tax	1,884.30
Permit processing	68.00
Technology fee	2,147.13
Grading and drainage	300.00
Driveway permit	550.00
PW inspection and engineering fee*	1,260.00
Environmental review	11,505.00
Entitlement processing	1,460.00
Fire fee	<u>1,460.00</u>

- DONE IN LAND

Total Fees

73,842.03
 \$615,092.95

< 11,505 >

(GUESS)
 2% INDEX =
 \$ 12,301.59

*Included in building permit.

**Note these fees are preliminary estimates using City/County worksheets

604,000 + 1000
 \$ 616,000 Budget

< 25,846 > SMCIF

577,741.55

23,109.52

ESCALATION (4%)

600,851.07

USE GWT
 2/29/95

INVOICE #	INVOICE DATE	AMOUNT	DISCOUNT	VOUCHER #	NET AMOUNT
PLAN CHECK	07/14/98	28986.00	0.00	VOUCHER 000023	28986.00
TOTALS		28986.00	0.00		28986.00

9806892C \$9806778C

**CITY OF SACRAMENTO
BUILDING INSPECTION DIVISION
COMMERCIAL PLAN CHECK FEE RECEIPT
(916) 264-7619**

YOUR PLAN CHECK # IS: 6269

PROJ. VAL. \$ _____ DATE _____, 19__

PLAN CHECK FEE \$ _____

PARTIAL FEE (BALANCE OF P.C. FEE DUE \$ _____)

PROJECT ADDRESS: 2540 VENTURE OAKS WY

JOB DESCRIPTION:

BLDG SHELL APT T.I. REM SITE FIRE ADD OTHER

RECEIVED OF _____ IN ACCORDANCE WITH SECTION 9.51
OF THE SACRAMENTO CITY BUILDING CODE FOR SERVICES TO BE RENDERED IN CHECKING THE PLANS SUBMITTED
PLANS ARE SCHEDULED FOR THE FOLLOWING REVIEW:

BLDG L/S PLUMB MECH ELECT FIRE SITE DEV. FEES P.W. ROUTE

RECEIVED BY: _____

COMRCPT.WK1
12/14/98



City of Sacramento

California

Receipt

DATE: SHIP COM BLDG PT 07/22/98 16:52
ID: DEF WKSTN: 005 RECEIPT # 00111524
NOCT/PERMIT/PARCEL # 9806892C
TOTAL 22025.50

THANK YOU!

888 PLAN CHECK 22025.50

RECORDING REQUESTED BY
TITLE COMPANY

RECORDED MAIL TO

McCuen Hospitality Company
3604 Fair Oaks Blvd., #200
Sacramento, Ca 95864

Recorded in the County of Sacramento
John Dark, Clerk/Recorder



10.00

199712231313 3:27pm 12/23/97

604 70003384 07 05
R02 2 01 DTT Paid 7.00 3.00 0.00 0.00 0.00
0.00 0.00

Escrow No. 1011455 - PCP
Order No. 1011455 - DR
APN: 274-0320-065 0000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS SEE SEPARATE TRANSFER TAX DECLARATION

- unincorporated area City of Sacramento
- computed on the full value of the interest or property conveyed, or is
- computed on the full value less the value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SACRAMENTO PROPERTIES HOLDINGS, INC., A CALIFORNIA CORPORATION

GRANT(S) to

McCuen Hospitality Company - South Natomas, LLC, a California limited liability company

the following described real property in the City of Sacramento
County of Sacramento, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Dated December 11, 1997

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO) SS.
On December 22, 1997 before me,
Gary M. Houser
a Notary Public in and for said County and State, personally appeared
DAVID J. BUGATTO

SACRAMENTO PROPERTIES HOLDINGS, INC.,
A CALIFORNIA CORPORATION

BY: *David J. Bugatto*
David J. Bugatto, Senior Vice President

to me (or proved to me on the basis of satisfactory evidence) the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal:

Gary M. Houser
Signature of Notary

12/27/97

Date My Commission Expires

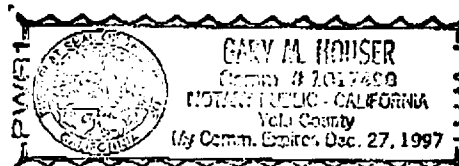
FOR NOTARY SEAL OR STAMP


MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City, State & Zip



22-141 50 SHEETS
 22-142 100 SHEETS
 22-144 200 SHEETS


271-1 1/4 x 60-4

(~~197-10 1/2 x 60-4~~
~~- 60-4~~)

137-6 1/2 x 60-4

16356.62

8298.35

-281.46

24,373.51

-99.35

-139.75

24,135.41

4034.15

28,170

Milton

~~2540~~ Venture Calcs 2004

29 x 64-6 1870.5

23 x 73-8 1694.33

9.2 x 41-9 382.71

1-4 x 23-3 31.20

4-3 x 13-1 55.60

4034.15

522.05
 50.225
 1543.48
 2065.53

3 stories 154 rooms
 28,425 1st floor

Porte Cochere 150
 400
 550

3.999 acres
 174,229.5

174.02

2540 Venture Oaks Way
274-0320-065

Lot area 174,229.5 S.F.
3 stories 72,987 S.F.

Occupancy RI - A3

V-1HR

1st Flr 28,425

cont / Dining / Lounge 5658
OH / Exer 4594

Porte Cochere 550

2nd Flr 23,471

3rd Flr 23,471

Site Improvements \$1220,000

22-141 50 SHEETS
22-142 100 SHEETS
22-144 200 SHEETS



CITY OF SACRAMENTO
BUILDING INSPECTION • DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 I STREET • SACRAMENTO, CA 95814 • PHONE (916)264-7619

STRUCTURAL TESTS AND INSPECTIONS SCHEDULE

PRIOR TO OBTAINING THE PERMIT, THE PROJECT OWNER SHALL COMPLETE, SIGN AND SUBMIT THIS FORM FOR THE BUILDING INSPECTION DIVISION FOR APPROVAL.

PROJECT NAME: _____ PLAN REVIEW # 6269
 PROJECT ADDRESS: 2540 Venture Oaks Way PERMIT NUMBER 98-06892C

TESTING/INSPECTION AGENCY/IES: _____

Building shell permit

WALLACE KUHLE

OWNER'S NAME: _____

McCUEEN HOSPITALITY CO.

SIGNATURE: _____

PATRICK McCUEEN

(Please Print)

hereby certifies that the Testing/Inspection agency named above has been engaged to perform structural tests and inspections during construction, as noted below, to satisfy all applicable portions of the Uniform Building Code.

INSPECTIONS REQUIRED

In accordance with Sections 302 and 306 of the Uniform Building code, special inspections shall be performed on the following items (circled):

<u>Item</u>	<u>Description</u>	<u>Ref. Dwg.*</u>
1.	CONCRETE _____	_____
2.	REINFORCING/PRESTRESS STEEL _____	_____
③	WELDING <u>Field & shop welding</u>	<u>54.2, 55.1</u>
④	HIGH STRENGTH BOLTING <u>A 325N</u>	<u>55.1</u>
5.	STRUCTURAL MASONRY _____	_____
6.	PILING, DRILLED PIERS, CAISSONS _____	_____
7.	SPRAY APPLIED PROOFING _____	_____
⑧	OTHER: <u>Anchor Bolts</u>	_____

* Referenced drawings listed represent a sample of the item requiring special inspection and are not intended to document all drawings or specifications containing information pertaining to that item.

BID APPROVAL _____

W. Brode

Date

9.29.98

BID #382(02/95)



CALIFORNIA HYDRONICS CORPORATION

210 ESTATES DRIVE, SUITE #101 ■ ROSEVILLE, CA 95678

PH: (916) 773-1908 ■ FAX: (916) 773-1910 ■ jcosbie@calhydro.com ■ www.calhydro.com

"Circulating Satisfaction Since 1957!"

A FAX FROM THE DESK OF BILL KAPANEN

TO: Brian @ Buetler Heating and Air	DATE: 5/14/99
RE: Hilton Natomas Boilers	NO. PAGES: 5

Brian:

This is to confirm our conversation today concerning the single wall vent pipe, and a barometric damper for the above job. California Hydronics Corp is the factory representative for Teledyne Laars equipment. This job uses two Teledyne Laars Model PW850 Indoor, Natural gas, spark ignition boilers.

- 1) Teledyne Laars boilers, when vented using a power venter unit do not need to have a barometric damper.

References:

- Per the attached page 4 of the Teledyne Laars Installation and operating instructions for the "Mighty Venter" Document 7008A, the boiler is shown being vented without the addition of any barometric damper. Note that the reason is that the Teledyne Laars boiler has a "built-in draft diverter" instead of a draft hood or barometric damper. Another note: the Teledyne Laars "Mighty Venter" product is manufactured for them by Tjernlund Products.

- 2) Teledyne Laars boilers, when vented using a power venter unit may use single wall vent pipe between the boiler and the suction side of the power venter.

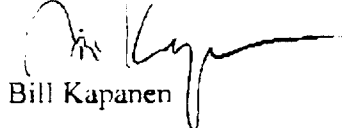
References:

- Per the attached page 1 of the Teledyne Laars Installation and operating instructions for the "Mighty Venter" Document 7008A, (see section 1b, item #6).... "*The vent pipe necessary for this installation is ... type single wall vent pipe of diameter shown in the sizing table...*"
- NOTE: the Teledyne Laars Installation and operating instructions for the boiler, Document 2040C, (see page 7, item#5) does state "...*Always use double-wall or insulated vent pipe...In cold weather, uninsulated outside vents can chill the rising flue products, blocking the natural draft action of the venting system...*" This statement refers to the vertical flue, natural draft venting application of Teledyne Laars boilers, which are most commonly found in cold climates; in this application we do not have to be concerned with cold weather in the boiler room chilling rising flue gas products.

I trust this meets with your approval.

Please call me with any questions at 916-773-1910, or on my cell phone at 916-601-9503.

Best Regards,
CALIFORNIA HYDRONICS CORPORATION


Bill Kapanen

SECTION 1. General Information

⚠ WARNING

The MV2, MV3, MV4 or MV5 Mighty Venter must be installed in accordance with the procedures outlined in these instructions. Warranty applies only if the installation and operating instructions applicable to the model purchased are expressly and completely followed.

The Teledyne Laars Mighty Venter Models MV2, MV3, MV4, MV5 are designed to side wall vent Teledyne Laars' Mighty Therm sizes 500 through 1825. All models are supplied with a fan proving switch which will disable the gas valve if the Mighty Venter fails to operate.

1a. Sizing

The Mighty Venter is sized for Teledyne Laars 500-1825 model sizes as shown in Table 1. The vent pipe length shown includes all vent pipe before and after the Mighty Venter. To calculate the equivalent vent pipe length, add the straight pipe plus 10 feet (3.0m) for every 90 degree elbow and 5 feet (1.5m) for every 45 degree elbow.

1b. Installer Cautions

- Before beginning this installation, carefully read these instructions and identify where each part is placed in order to safely vent the flue gases to the outdoors. This device must be installed and maintained by a qualified professional installer in accordance with these instructions. Failure to do so may result in a hazardous condition such as an explosion, carbon monoxide poison, bodily injury and property damage. "Qualified

Installer" shall mean an individual properly trained and licensed.

- Consult local building and safety codes before proceeding with work. The installation must conform to the requirements of the authority having jurisdiction or in the absence of such requirements, to the latest edition of the National Fuel Gas Code, ANSI Z223.1 or the CAN1-B149 installation Code (Canada), local plumbing and waste water codes, Chimneys, Fireplaces, Vents (NFPA #211), the National Electric Code (NFPA #70) (or the Canadian Electrical Code CSA C22.1) and the Occupational Safety and Health Act (OSHA).
- Any modifications to the Power Venter, motor or wiring may void the Teledyne Laars warranty. If field conditions require such modifications, consult factory.
- The Mighty Venter may be used with the following Teledyne Laars hydronic boilers and volume water heaters.
On/Off or Two Stage Firing Mode
Models: (HH, PH, VW, FW, IW, AP)
(500 through 1825)
- Carefully read the installation instructions located in the Side Wall Vent Hood carton.
- The vent pipe necessary for this installation is not provided by Teledyne Laars. Purchase class "C" type single wall vent pipe of diameter shown in the sizing table (see Table 1). Choose a vent pipe thickness (or gauge) that is in accordance with requirements of the local authority having jurisdiction.
- The Mighty Venter must be as close to the point of termination (ie, wall) as possible. This will ensure that the vent pipe between the boiler and Mighty Venter is under negative pressure.

Mighty Venter Model	Boiler/Heater Size	Mighty Venter Order Number	Boiler/Heater Outlet Diameter in. (mm)	Vent Pipe Diameter in. (mm)	Maximum Equivalent Pipe Length feet (m)	Mighty Venter Diameter in. (mm)
MV2	500	20069301	10 (254)	8 (203)	100 (30.5)	6 (152)
	600	20069302	12 (305)	8 (203)	100 (30.5)	8 (203)
MV3	715	20069303	12 (305)	10 (254)	100 (30.5)	8 (203)
	850	20069304	14 (356)	10 (254)	100 (30.5)	8 (203)
MV4	1010	20069305	16 (406)	12 (305)	100 (30.5)	8 (203)
	1200	20069306	16 (406)	10 (254)	100 (30.5)	10 (254)
MV5	1430	20069307	18 (457)	10 (254)	100 (30.5)	10 (254)
	1670	20069308	18 (457)	12 (305)	80 (24.4)	10 (254)
	1825	20069309	18 (457)	14 (356)	100 (30.5)	10 (254)

NOTES:

To be used for single boiler/heater installation only. To calculate the equivalent vent pipe length, add the straight pipe plus 10 feet for every 90° elbow and 5 feet for every 45° elbow. Vent pipe reducers will be supplied by Teledyne Laars. Vent pipe is field supplied. In order to use 100' equivalent length of vent pipe with the size 1670 consult factory. A 14" vent pipe may be used.

Table 1. Sizing.

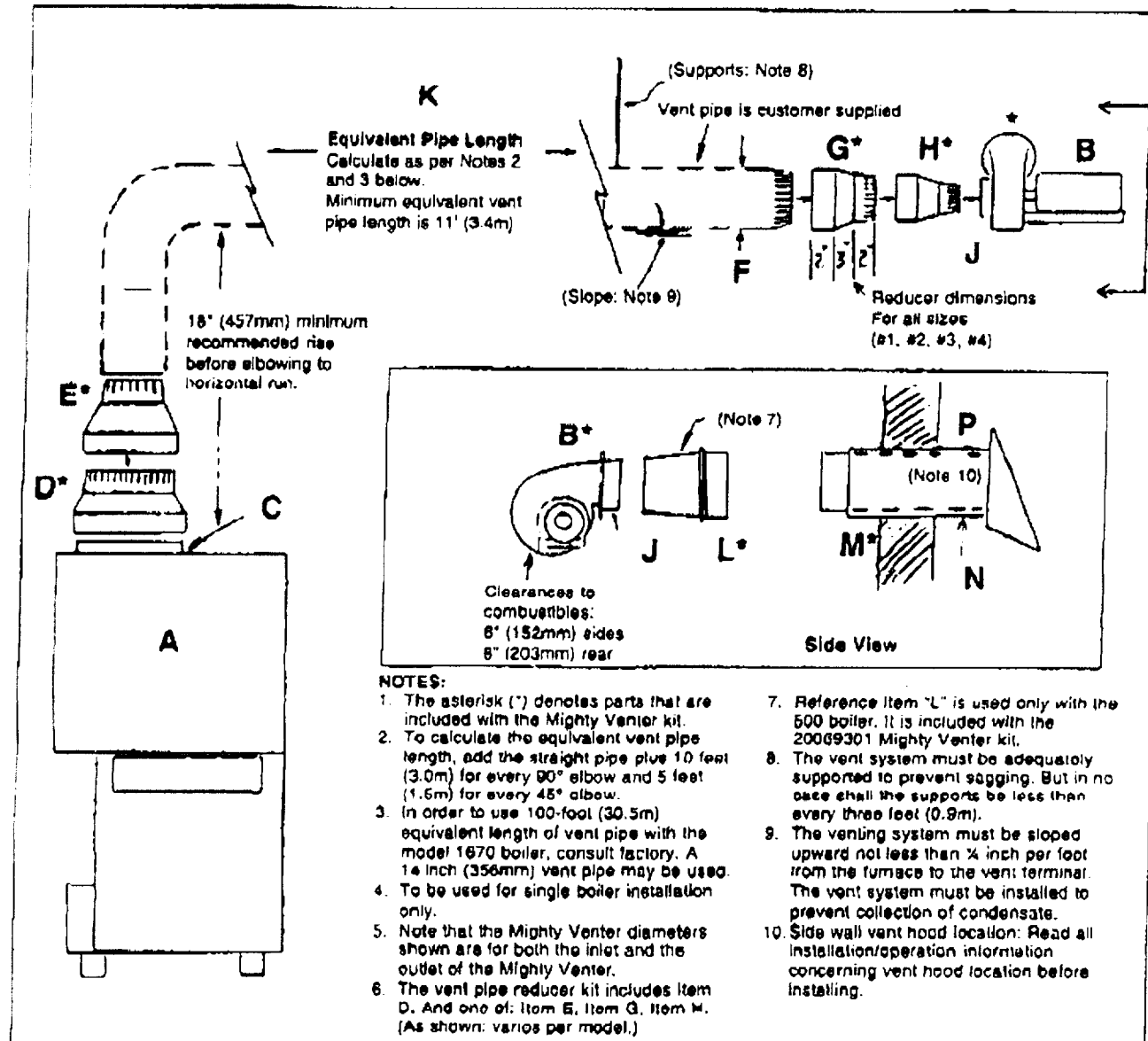
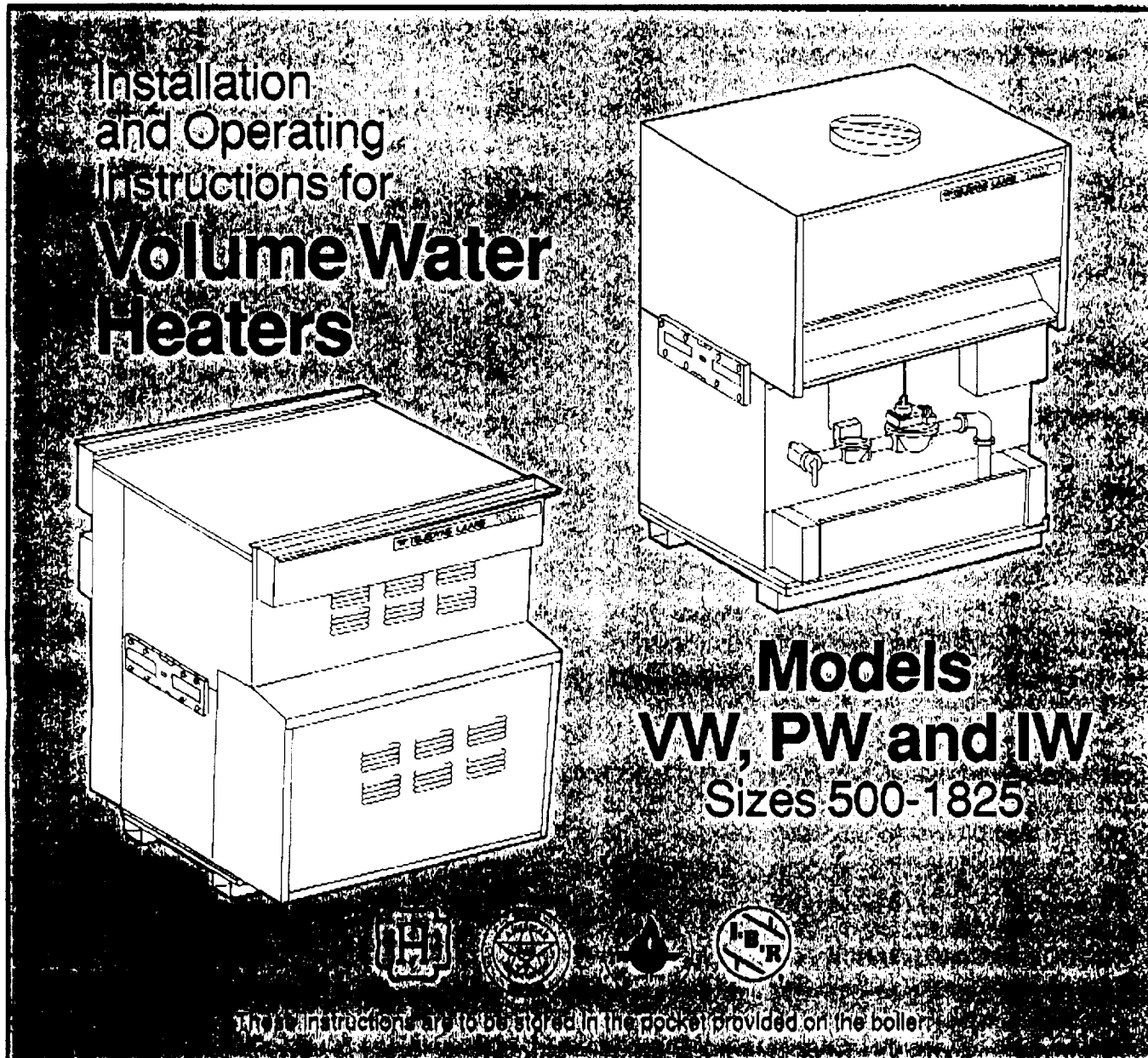


Figure 2. Part identification.

A	NOTE 1	B	C	NOTE 6	D	E	F	G	H	J	K	L, M	N	P
Boiler Model Size	Mighty Venter Kit Order No.	Power Venter Model	Reg. Boiler Vent Outlet In. (mm)	Vent Pipe Reducer Kit Part No.	Size #1	Size #2	Ref. Vent Pipe Dia. In. (mm)	Size #3	Size #4	Mighty Venter Outlet & Inlet In. (mm)	Equivalent Pipe Length (Max) ft. (m)	Vent Hood P/N	Vent Hood Dia. in. (mm)	Rough-In Dimension in. (mm)
500	20069301	MV-2	10 (254)	20070801	10-8	--	8 (203)	8-6	--	6 (152)	100 (30.5)	D2000401	8.50 (216)	9.0 (229)
600	20069302	MV-3	12 (305)	20070802	12-10	10-8	8 (203)	--	--	8 (203)	100 (30.5)	D2000402	10.12 (257)	10.62 (270)
715	20069303	MV-3	12 (305)	20070802	12-10	--	10 (254)	10-8	--	8 (203)	100 (30.5)	D2000402	10.12 (257)	10.62 (270)
850	20069304	MV-4	14 (356)	20070803	14-10	--	10 (254)	10-8	--	8 (203)	100 (30.5)	D2000402	10.12 (257)	10.62 (270)
1010	20069305	MV-4	16 (406)	20070804	15-14	14-12	12 (254)	12-10	10-8	8 (203)	100 (30.5)	D2000402	10.12 (257)	10.62 (270)
1200	20069306	MV-5	16 (406)	20070805	15-14	14-10	10 (254)	--	--	10 (254)	100 (30.5)	D2000403	13.25 (337)	13.75 (349)
1430	20069307	MV-5	18 (457)	20070806	18-14	14-10	10 (254)	--	--	10 (254)	100 (30.5)	D2000403	13.25 (337)	13.75 (349)
1670	20069308	MV-5	18 (457)	20070807	18-14	14-12	12 (305)	12-10	--	10 (254)	80 (24.8)	D2000403	13.25 (337)	13.75 (349)
1825	20069309	MV-5	18 (457)	20070805	18-14	--	14 (356)	14-10	--	10 (254)	100 (30.5)	D2000403	13.25 (337)	13.75 (349)

Table 4.

**FOR YOUR SAFETY**

Do not store or use gasoline or other flammable vapors and liquids in the vicinity of this or any other appliance.

WARNING

Improper installation, adjustment, alteration, service or maintenance can cause injury or property damage. Refer to this manual. For assistance or additional information consult a qualified installer, service agency or the gas supplier.

FOR YOUR SAFETY - WHAT TO DO IF YOU SMELL GAS

- Do not try to light any appliance.
- Do not touch any electrical switch; do not use any phone in your building.
- Immediately call your gas supplier from a neighbor's telephone. Follow the gas supplier's information.
- If you cannot reach your gas supplier, call the fire department.

H0105000

TELEDYNE LAARS

be connected to any portion of a mechanical draft system under positive pressure. The flue outlet must be connected to a clear, unobstructed vent of adequate capacity ending above the highest point of the building with an approved vent cap. The venting system should be installed according to the latest edition of ANSI Z223.1 and/or, in Canada, CAN1-B149 requirement and any local codes having jurisdiction.

IMPORTANT NOTE: Do not use sheet metal screws at the snap lock joints of Type B gas vents

- 2 Do not weld or fasten the vent pipe to the heater draft hood. The weight of the stack must not rest on the heater. The draft hood and heater top must be easily removable for normal heater service and inspection.
3. Avoid using long horizontal runs of the vent pipe, and too many 90° elbows, reductions or restrictions. Horizontal runs should have at least a 1/4" rise per foot in the direction of flow. A vent connector should be supported for the design and weight of the material used to maintain clearances and prevent physical damage and separation of joints.
4. Avoid ending heater vents near air conditioning or air supply fans. The fans can pick up exhaust flue products from the heater and return them inside the building, creating a possible health hazard. A minimum of 4 feet horizontal distance must be maintained from electrical meters, gas meters, and relief equipment.
5. Always use double-wall or insulated vent pipe (Type B or equivalent). In cold weather, uninsulated outside vents can chill the rising flue products, blocking the natural draft action of the venting system. This can create a health hazard by spilling flue products into the heater room.
6. Avoid oversize vent piping or extremely long runs of the pipe which may cause excessive cooling and condensation. Rule of Thumb: The total length of the vent, including the connector and any offset, should not exceed 15 feet for every inch of vent diameter. Longer total lengths shown in venting tables are based on maximum capacity, not condensation factors.
7. When the installation of a draft fan is necessary in connecting a venting system to a Teledyne Laars heater, the installation should be engineered by competent personnel following good engineering practices. The draft fan supplier should be consulted for correct size.

The installation should be in accordance with the latest edition of ANSI Z223.1 and/or, in Canada, CAN1-B149 requirement and any local codes having jurisdiction. When a draft fan is installed, a suitable draft switch must be wired into the heater control circuit at terminal designated "Field Interlock" to prevent firing of the heater unless a positive draft has been established.

2C. Installation of Outdoor Heaters

1. Locate the heater to provide the minimum clearances as listed in Table I, "Placement of Heater".
2. Do not place the heater in an enclosure or wall recess. Avoid locations where wind deflection off structures might cause down draft. When such wind conditions are possible, place the heater at least three (3) feet from the structures.
3. Never install the heater under any kind of roof overhang. Do not place the heater below or adjacent to any doors, windows, louvers, grills, etc. which connect in any way with an inhabited area of a building. This includes other structures such as garages or utility rooms (see Figure 7).
4. Although these models are AGA and CGA designed certified for outdoor installations, such installations are not recommended in areas where the danger of freezing exists unless proper precautions are taken for freeze protection.

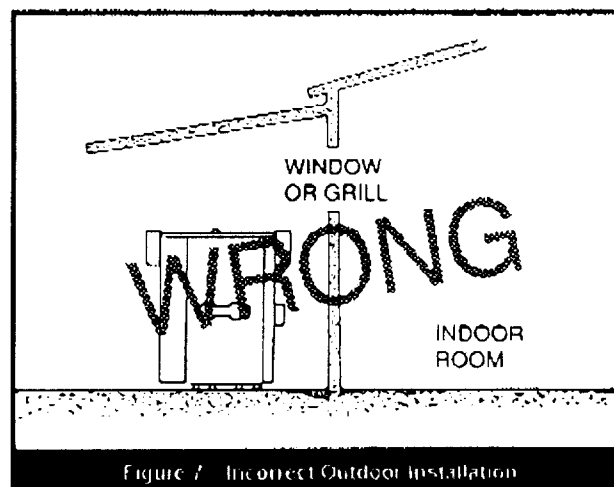


Figure 7. Incorrect Outdoor Installation

2D. Gas Supply and Piping

Review the following instructions before proceeding with the installation.

1. Verify that the heater is fitted for the proper type of gas by checking the rating plate. Teledyne

184

NATIONAL FUEL GAS CODE

- venting tables shall be reduced by 10 percent (0.90 × maximum common vent capacity). The length of the common vent connector manifold (L_c) shall not exceed 1½ feet (18 inches) for each inch (18 cm per cm) of common vent connector manifold diameter (D). (See Figure G-11.)
5. If the common vertical vent is offset as shown in Figure G-12, the maximum common vent capacity listed in the common venting tables shall be reduced by 20 percent (0.80 × maximum common vent capacity), the equivalent of two 90-degree turns. The horizontal length of the common vent offset (L_o) shall not exceed 1½ feet for each inch (18 cm per cm) of common vent diameter (D).
6. Excluding elbows counted in Note 5, for each additional 90-degree turn in excess of two, the maximum capacity of that portion of the venting system shall be reduced by 10 percent (0.90 × maximum common vent capacity).

NOTE: Two 45-degree turns are equivalent to one 90-degree turn.

7. The common vent diameter shall be at least as large as the largest vent connector diameter.
8. Interconnection fittings shall be the same size as the common vent.
9. Sea level input ratings shall be used when determining maximum capacity for high altitude installation. Actual input (derated for altitude) shall be used for determining minimum capacity for high altitude installation.
10. For multiple units of gas utilization equipment all located on one floor, available total height (H) shall be measured from the highest draft hood outlet or flue collar up to the level of the cap or terminal. Connector rise (R) shall be measured from the draft hood outlet or flue collar to the level where the vent gas streams come together (not applicable to multistory).
11. For multistory installations, available total height (H) for each segment of the system shall be the vertical distance between the highest draft hood outlet or flue collar entering that segment and the centerline of the next higher interconnection tee. (See Figure G-13.)
12. The size of the lowest connector and of the vertical vent leading to the lowest interconnection of a multistory system shall be in accordance with Table 11-1 or 11-2 for available total height (H) up to the lowest interconnection. (See Figure G-14.)
13. Where used in multistory systems, vertical common vents shall be Type B double-wall and shall have no offsets.
14. Where two or more appliances are connected to a vertical vent or chimney, the flow area of the largest section of vertical vent or chimney shall not exceed seven times the smallest listed appliance categorized vent areas, flue collar area, or draft hood outlet area unless designed in accordance with approved engineering methods.

SIZING OF CATEGORY 1 VENTING SYSTEMS

185

15. For appliances with more than one input rate, the minimum vent connector capacity (FAN Min) determined from the tables shall not be less than the lowest appliance input rating, and the maximum vent connector capacity (FAN Max or NAT Max) determined from the tables shall be greater than the highest appliance input rating.
16. Listed, corrugated metallic chimney liner systems in masonry chimneys shall be sized by using Table 11-6 or 11-7 for Type B vents, with the maximum capacity reduced by 20 percent (0.80 × maximum capacity) and the minimum capacity as shown in Table 11-6 or 11-7. Corrugated metal vent systems installed with bends or offsets require additional reduction of the vent maximum capacity. (See Note 6.)
17. The tables included in this Part shall be used for chimneys and vents not exposed to the outdoors below the roof line. Chimneys or vents exposed to the outdoors, depending on locality, consult the appliance manufacturer, the local serving gas supplier, or the authority having jurisdiction. A Type B vent or listed chimney lining system passing through an unused masonry chimney flue shall not be considered to be exposed to the outdoors.
18. Vent connectors shall not be upsized more than two sizes greater than the listed appliance categorized vent diameter, flue collar diameter, or draft hood outlet diameter. Vent connectors shall not be smaller than the listed appliance categorized vent diameter, flue collar diameter, or draft hood outlet diameter.
19. All combination of pipe sizes, single-wall, and double-wall metal pipe shall be allowed within any connector run(s) or within the common vent, provided ALL of the appropriate tables permit ALL of the desired sizes and types of pipe, as if they were used for the entire length of the subject connector or vent. If single-wall and Type B double-wall metal pipes are used for vent connectors, the common vent must be sized using Table 11-7 or 11-9 as appropriate.
20. Where a table permits more than one diameter of pipe to be used for a connector or vent, all the permitted sizes shall be permitted to be used.

NOTE: In general, it is preferable to use the smallest diameter permitted to minimize heat loss.

21. Interpolation beyond the table entries shall not be permitted. (See Example 3, Appendix G.)

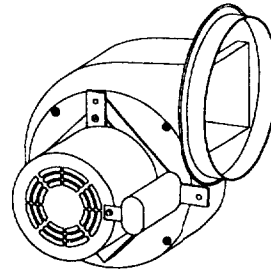
22. Extrapolation beyond the table entries shall not be permitted.

For SI units: 1 inch = 2.54 cm; 1 inch² = 6.45 cm²; 1 foot = 0.305 m; 1000 Btu per hour = 0.293 kW

**TJERNLUND PRODUCTS, INC.**

1601 Ninth Street • White Bear Lake, MN 55110-6794
 PHONE (612) 426-2993 • (800) 255-4208 • FAX (612) 426-9547

side wall
 vent
systems
 FOR NATURAL GAS OR LP

MODELS**HS-3****HS-4****HS-5****OWNER INSTRUCTIONS, DO NOT DESTROY**

▲ Recognize this symbol as an indication of important Safety Information!

**NOTE: FLUE GAS TEMPERATURES MUST NOT EXCEED
 600°F AT VENT SYSTEM INLET.**

▲ **WARNING**

THESE INSTRUCTIONS ARE INTENDED AS AN AID TO QUALIFIED, LICENSED SERVICE PERSONNEL FOR PROPER INSTALLATION, ADJUSTMENT AND OPERATION OF THIS UNIT. READ THESE INSTRUCTIONS THOROUGHLY BEFORE ATTEMPTING INSTALLATION OR OPERATION. FAILURE TO FOLLOW THESE INSTRUCTIONS MAY RESULT IN IMPROPER INSTALLATION, ADJUSTMENT, SERVICE OR MAINTENANCE POSSIBLY RESULTING IN FIRE, ELECTRICAL SHOCK, CARBON MONOXIDE POISONING, EXPLOSION, PERSONAL INJURY OR PROPERTY DAMAGE.

**DO NOT DESTROY. PLEASE READ CAREFULLY AND KEEP
 IN A SAFE PLACE ON JOB SITE FOR FUTURE REFERENCE.**

TABLE OF CONTENTS

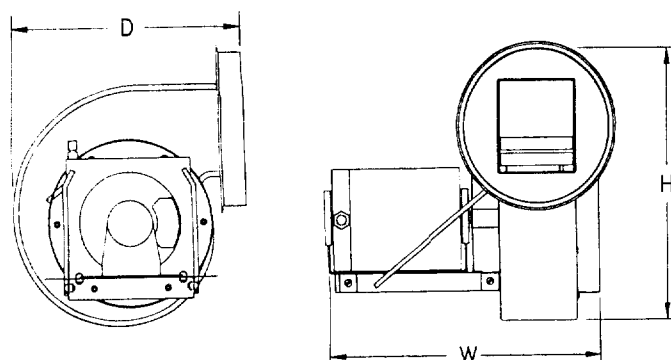
	PAGE(S)
HS-3,4,5 DESCRIPTION	1
SPECIFICATIONS	1
HS-3,4,5 SIZING & SELECTION	1-2
RESTRICTIONS.....	2-3
INSTALLER CAUTIONS	3
VENT HOOD LOCATION	3
POWER VENTER MOUNTING	4
VENT PIPE INSTALLATION	4
FAN PROVING SWITCH INSTALLATION	5
WIRING	5-9
SPECIFICATIONS	5
WIRING WITH SINGLE APPLIANCE.....	6-7
WIRING WITH MULTIPLE APPLIANCES & MAC-3 CONTROLLER	8-9
OPERATION SEQUENCE	10
DRAFT ADJUSTMENT	10
SAFETY INTERLOCK	10
MAINTENANCE	10
HOW TO OBTAIN SERVICE & LIMITED WARRANTY	10-11
REPLACEMENT PARTS	11

Tjernlund Products welcomes your comments and questions. Call us at 800-255-4208, Fax 612-426-9547 or write to: Customer Service, Tjernlund Products, Inc., 1601 Ninth Street, White Bear Lake, MN 55110-6794.

DESCRIPTION

The Tjernlund Power Venter models HS-3, HS-4 and HS-5 are designed to Side Wall or Vertically vent Natural and LP Gas appliances. All models are supplied with a Fan Proving Switch which will disable the gas valve if a venting malfunction should occur.

SPECIFICATIONS



UNIT DIMENSIONS (IN)				
MODEL	(H) HEIGHT	(W) WIDTH	(D) DEPTH	INLET/OUTLET
HS-3	12 1/2"	13 1/4"	11"	8"
HS-4	14 3/4"	15 1/4"	13"	8"
HS-5	18"	16 1/2"	16 1/2"	10"

SIZING

The installer must verify that the Power Venter is sized properly using the selection table on page 2. The installer may reduce the vent pipe diameter to the size shown in the selection table immediately after the draft hood, draft diverter or barometric draft control. The vent pipe length shown includes all vent pipe before and after the Power Venter. To calculate the equivalent vent pipe length, add the straight vent pipe plus 10 feet for every 90 degree elbow and 5 feet for every 45 degree elbow.

If venting multiple appliances with one Power Venter, the total combined BTU/hr. input of all appliances must be added together to size the Power Venter.

IMPORTANT: Elbows placed directly after discharge on Power Venter may cause erratic operation of Fan Prover. If elbows are necessary on discharge, allow for a straight section of pipe 3 times the vent diameter being used before installing an elbow.

MODEL SELECTION TABLE

MODEL NUMBERS	VENT PIPE DIA.	BTU/HR INPUT	MAXIMUM PIPE LENGTH (FT) AT STACK TEMP			
			100% DILUTION, 300°F 25% DILUTION, 400°F			
			GAS FIRED ATMOSPHERIC WITH DRAFT HOOD OR DRAFT DIVERTER	GAS FIRED POWER BURNER WITH BAROMETRIC DRAFT CONTROL		
HS-3 115 VAC 1/4 HP 2.7 AMP	8"	450,000 500,000 600,000 700,000	100' 100' 100' 7'	100' 100' 100' 100'		
	10"	450,000 500,000 600,000 700,000	100' 100' 100' 21'	100' 100' 100' 100'		
HS-4 115 VAC 1/3 HP 5.8 AMP	8"	700,000 800,000 900,000 1,000,000 1,100,000 1,200,000	100' 100' 100' 70' 32' 5'	100' 100' 100' 100' 100' 100'		
		10"	700,000 800,000 900,000 1,000,000 1,100,000 1,200,000	100' 100' 100' 100' 97' 14'	100' 100' 100' 100' 100' 100'	
			12"	700,000 800,000 900,000 1,000,000 1,100,000 1,200,000	100' 100' 100' 100' 100' 34'	100' 100' 100' 100' 100' 100'
	10"			1,200,000 1,400,000 1,600,000 1,825,000	100' 100' 100' 29'	100' 100' 100' 100'
		12"		1,200,000 1,400,000 1,600,000 1,825,000	100' 100' 100' 72'	100' 100' 100' 100'
			14"	1,200,000 1,400,000 1,600,000 1,825,000	100' 100' 100' 100'	100' 100' 100' 100'

INSTALLATION RESTRICTIONS

⚠ WARNING

Failure to install, maintain and/or operate the Power Venter in accordance with manufacturer's instructions may result in conditions which can produce bodily injury and property damage.

⚠ WARNING

The Power Venter must be installed by a qualified installer in accordance with these instructions and all local codes or in their absence in accordance with the latest edition of The National Fuel Gas Code (NFPA #54), The latest edition of the National Electrical Code (NFPA#70) and the Occupational Safety and Health Act (OSHA) when applicable. Improper installation can create a hazardous condition such as an explosion, fire, electrical shock or carbon monoxide poisoning resulting in property damage, personal injury or death.

⚠ WARNING

Disconnect the power supply when making wiring connections or when working around the fan wheel and motor. Failure to do so can result in electrical shock, personal injury, death or property damage.

1. The Power Venter may only be installed on Natural Gas or LP Gas appliances.
2. The Power Venter may not be installed on incinerators, incinerating toilets, condensing-type appliances or solid-fuel burning appliances.
3. The Power Venter shall not be installed on an appliance with an automatic valve having a manual opener unless the manual opener has been rendered inoperative or the automatic valve has been replaced with a valve not equipped with a manual opener.
4. The Power Venter may only be installed on appliance equipped with a draft hood, draft diverter or barometric draft control.

5. The Power Venter shall not be installed where the flue gas temperature exceeds 600° F. at the Power Venter inlet. Flue gas temperature verification:
 - A) Consult appliance manufacturer for flue gas temperature after dilution by the draft hood, draft diverter or barometric draft control.
 - B) Measure flue gas temperature at the Power Venter inlet after installation. Temperature should be measured after appliance and Power Venter have operated for at least 15 minutes, allowing the flue gas temperature to stabilize.
6. The Power Venter must be mounted so that the shaft of the motor remains horizontal to prevent motor bearing wear.
7. Power Venter electrical box must be mounted with the Fan Proving Switch in a vertical position.
8. Ambient temperature surrounding Power Venter must not exceed 104° F.

INSTALLER CAUTIONS

1. Plan the vent system so that the code required clearances are maintained from plumbing and wiring.
2. To prevent personal injury and equipment damage, disconnect power supply when working on Power Venter.
3. Make certain the power supply is adequate for Power Venter motor requirements. Do not add the Power Venter to a circuit where the total load is unknown.
4. The installer must verify that the appliance on which the Power Venter will be installed is in a safe operating condition. Consult appliance manufacturer's Instructions for details.
5. Plan the vent system layout so that the Power Venter is as close to the point of termination as possible. Vent pipe between the Power Venter and Vent Hood is acceptable. However, all vent pipe connections after the Power Venter discharge will be under positive pressure during operation and must be sealed with high-temperature caulk or aluminum vent pipe tape to prevent flue gas leakage into the structure.

VENT HOOD LOCATION

This section only applies if using a Power Venter to Sidewall vent. If using Power Venter to exhaust the flue gases vertically, skip to the section titled "POWER VENTER MOUNTING" on page 4.

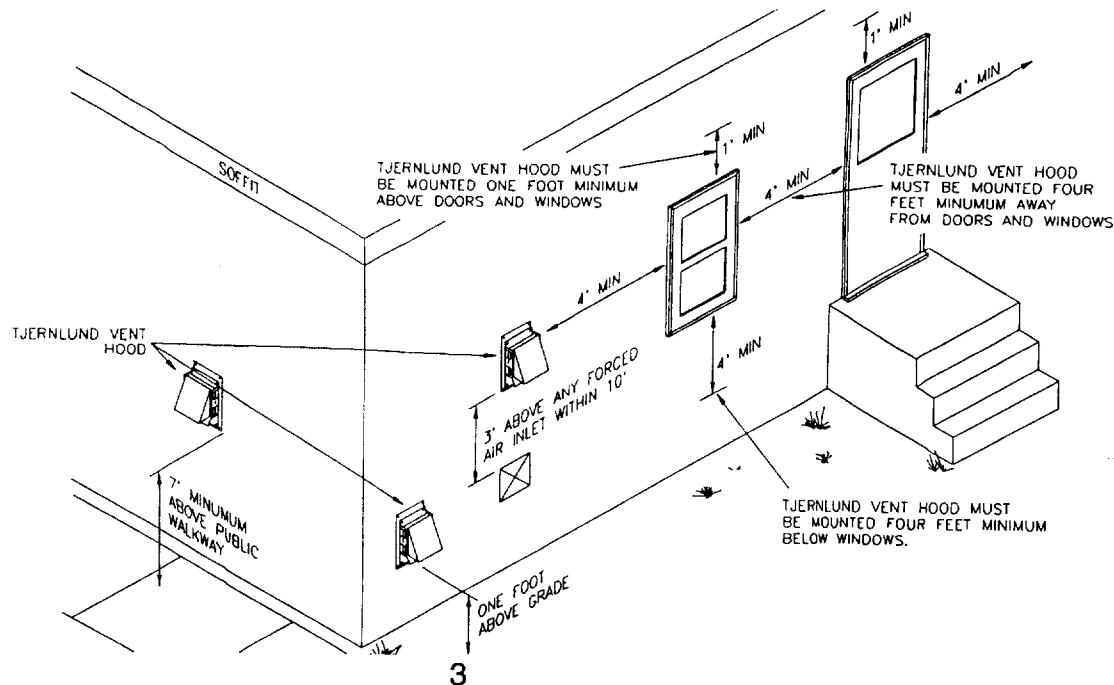
If possible, locate the Vent Hood on a wall that does not face the direction of prevailing winds. This will diminish the possibility of appliance interruption during periods of extreme winds.

If possible, locate the Vent Hood no closer than 3 feet from an inside corner of an L-shaped structure.

CODE REQUIREMENTS

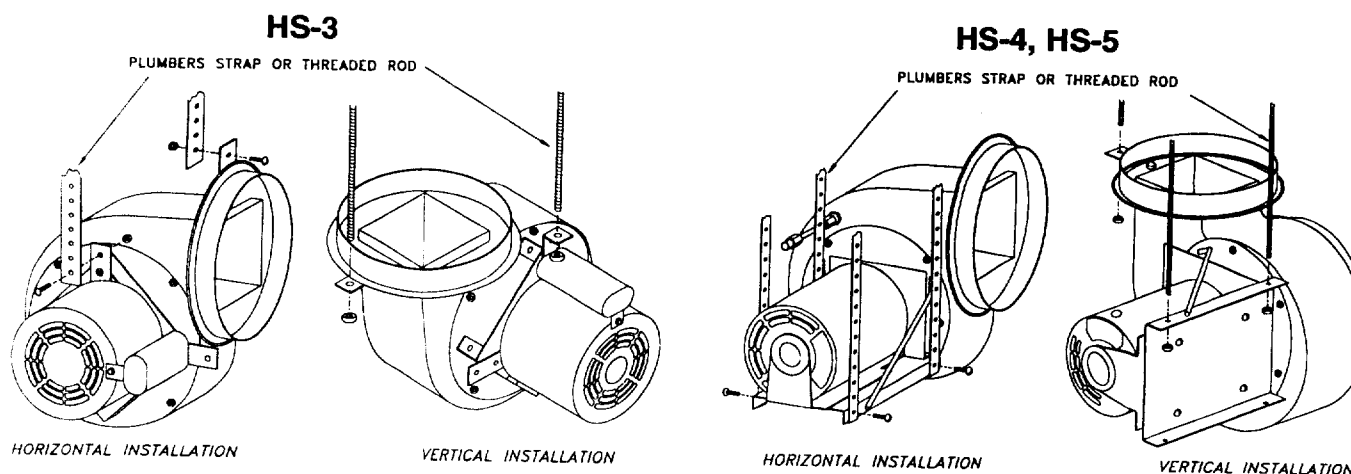
Terminate the vent system so that proper minimum clearances are maintained as cited in the latest edition of the National Fuel Gas Code (NFPA # 54) and the latest edition of Chimneys, Fireplaces, Vents, and Solid Fuel Burning Appliances, (NFPA #211), or as follows:

- Not be less than 7 feet above grade when located adjacent to public walk ways.
- At least 3 feet above any forced air inlet located within 10 feet.
- At least 4 feet below, 4 feet horizontally from or 1 foot above any door, window or gravity air inlet into any building.
- At least 1 foot above grade.
- So that the flue gases are not directed so as to jeopardize people, overheat combustible structures or enter buildings, and
- Not less than 2 feet from an adjacent building.



POWER VENTER MOUNTING

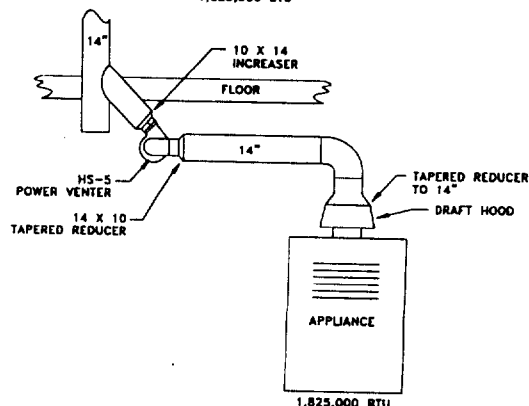
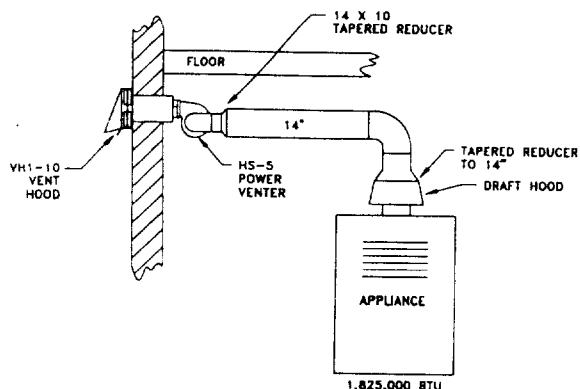
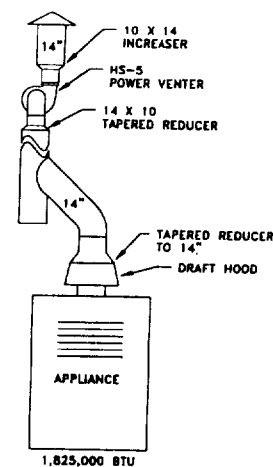
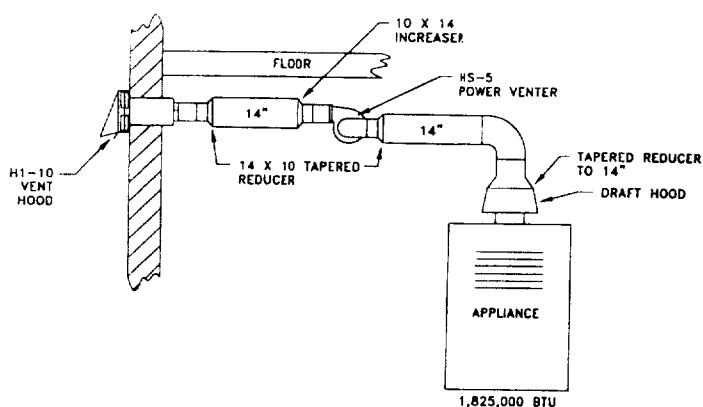
The installer must supply plumber's strap or 1/4" threaded rod with nuts and washers for mounting. The Power Venter may be mounted in any position as long as the shaft of the motor remains horizontal. The Power Venter housing is single wall, 6 inches must be maintained from all combustible materials. It is recommended that the Power Venter be mounted as close as possible to the point of termination.



VENT PIPE INSTALLATION

If installing the Power Venter on an appliance not equipped with a draft hood or draft diverter (e.g. Power Burners, Induced Draft), a barometric draft control must be added. The barometric draft control must be the same size as the flue outlet and installed as close as possible to the appliance. After the draft hood, draft diverter or barometric draft control, a tapered reducer should be installed to reduce the flue to the size shown in the selection table on page 2 of these instructions. After the tapered reducer, install the appropriate type of vent pipe to the inlet of the Power Venter. The vent pipe chosen must be in compliance with local codes. The Power adapters to connect to the Power Venter. While it is recommended that the Power Venter be mounted at the point of termination, it is acceptable to install vent pipe between the outlet of the Power Venter and the point of termination. The installer must seal all vent pipe connections after the Power Venter with high-temperature caulk or aluminum vent pipe tape to prevent flue gas leakage during operation. The size of the vent pipe between the Power Venter and point of termination should be the same size shown on the selection table. Support the vent pipe as recommended by its manufacturer. Examples of proper vent pipe installation are shown below.

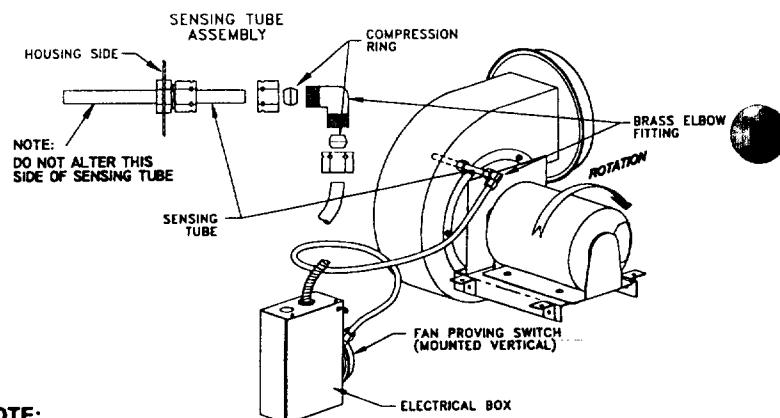
IMPORTANT: Elbows placed directly after discharge on Power Venter may cause erratic operation of Fan Prover. If elbows are necessary on discharge, allow for a straight section of pipe 3 times the vent diameter being used before installing an elbow.



FAN PROVING SWITCH INSTALLATION

NOTE: It is important that the electrical box is mounted with the Fan Proving Switch in a vertical position.

1. Mount supplied electrical box to a flat surface within 2 feet of the Power Venter housing with Proving Switch in a vertical position.
2. Connect the 1/4" aluminum tubing from the Fan Proving Switch to the Power Venter housing using supplied fittings. The factory calibrated sensing tube length and compression fittings are critical for proper operation of the Fan Proving Switch. If it is necessary to alter the sensing tube length, **ONLY** trim sensing tube portion that is on the exterior of the housing. **DO NOT** trim the sensing tube portion that will be mounted in the interior of the housing. No attempts should be made to substitute the specified materials. See Fan Proving Switch installation diagram.



WIRING

⚠ WARNING

All wiring from the Power Venter to the appliance must be in compliance with the local codes or in their absence, the National Electric Code (NFPA #70).

All wiring from the Power Venter to the appliance must be appropriate class 1 wiring as follows: Installed in rigid metal conduit, intermediate metal conduit, rigid non-metallic conduit, electrical metallic tubing, Type MI Cable or be otherwise suitably protected from physical damage.

ELECTRICAL SPECIFICATIONS

HS-3 MOTOR SPECIFICATIONS	HS-4 MOTOR SPECIFICATIONS	HS-5 MOTOR SPECIFICATIONS
ELECTRICAL DATA	ELECTRICAL DATA	ELECTRICAL DATA
VOLTS 115	VOLTS 115	VOLTS 115, 208-230
HERTZ 60	HERTZ 60	HERTZ 60
RPM 1600	RPM 1725	RPM 1725
HP 1/4	HP 1/3	HP 1
AMPS 2.57	AMPS 5.8	FL AMPS 6.2 @ 208
THERM. PROT. YES	THERM. PROT. YES	6.3 @ 230
		12.6 @ 115V
		THERM. PROT. YES
MECHANICAL DATA	MECHANICAL DATA	MECHANICAL DATA
DESCRIPTION:	DESCRIPTION:	DESCRIPTION:
PERM. SPLIT CAP YES	SPLIT PHASE CAP START YES	SPLIT PHASE CAP START YES
OPEN YES	OPEN YES	OPEN YES
INT. FAN COOLED NO	INT. FAN COOLED NO	INT. FAN COOLED NO
CASING:	CASING:	CASING:
DIAMETER (IN) 5.63/48 FR	DIAMETER (IN) 5.63/48 FR	DIAMETER (IN) 6.38/56 FR
NOM. LENGTH (IN) 5.00	NOM. LENGTH (IN) 8.58	NOM. LENGTH (IN) 9.38
SHAFT:	SHAFT:	SHAFT:
DIAMETER (IN) .500	DIAMETER (IN) .500	DIAMETER (IN) .625
NOM. LENGTH (IN) 3.38	NOM. LENGTH (IN) 1.56	NOM. LENGTH (IN) 1.94
BEARINGS:	BEARINGS:	BEARINGS:
TYPE SLEEVE	TYPE SLEEVE	TYPE SLEEVE
MATERIAL BABBITED STEEL	MATERIAL BABBITED STEEL	MATERIAL BABBITED STEEL
COMPONENT DESCRIPTION	COMPONENT DESCRIPTION	COMPONENT DESCRIPTION
MOTOR RELAY:	MOTOR RELAY:	MOTOR RELAY:
COIL - 46mA @ 24 VAC	COIL - 46mA @ 24 VAC	COIL - 125mA @ 24 VAC
CONTACTS - 1/3 Hp @ 120 VAC	CONTACTS - 1/3 Hp @ 120 VAC	CONTACTS - 1 1/2 Hp @ 120 VAC
FAN PROVING SWITCH:	FAN PROVING SWITCH:	FAN PROVING SWITCH:
28 VA PILOT DUTY @ 24 VAC	28 VA PILOT DUTY @ 24 VAC	28 VA PILOT DUTY @ 24 VAC
FAN PROVING SWITCH ISOLATION RELAY:	FAN PROVING SWITCH ISOLATION RELAY:	FAN PROVING SWITCH ISOLATION RELAY:
COIL - 46mA @ 24 VAC	COIL - 46mA @ 24 VAC	COIL - 46mA @ 24 VAC
CONTACTS - 278 VA PILOT DUTY @ 24 VAC	CONTACTS - 278 VA PILOT DUTY @ 24 VAC	CONTACTS - 278 VA PILOT DUTY @ 24 VAC

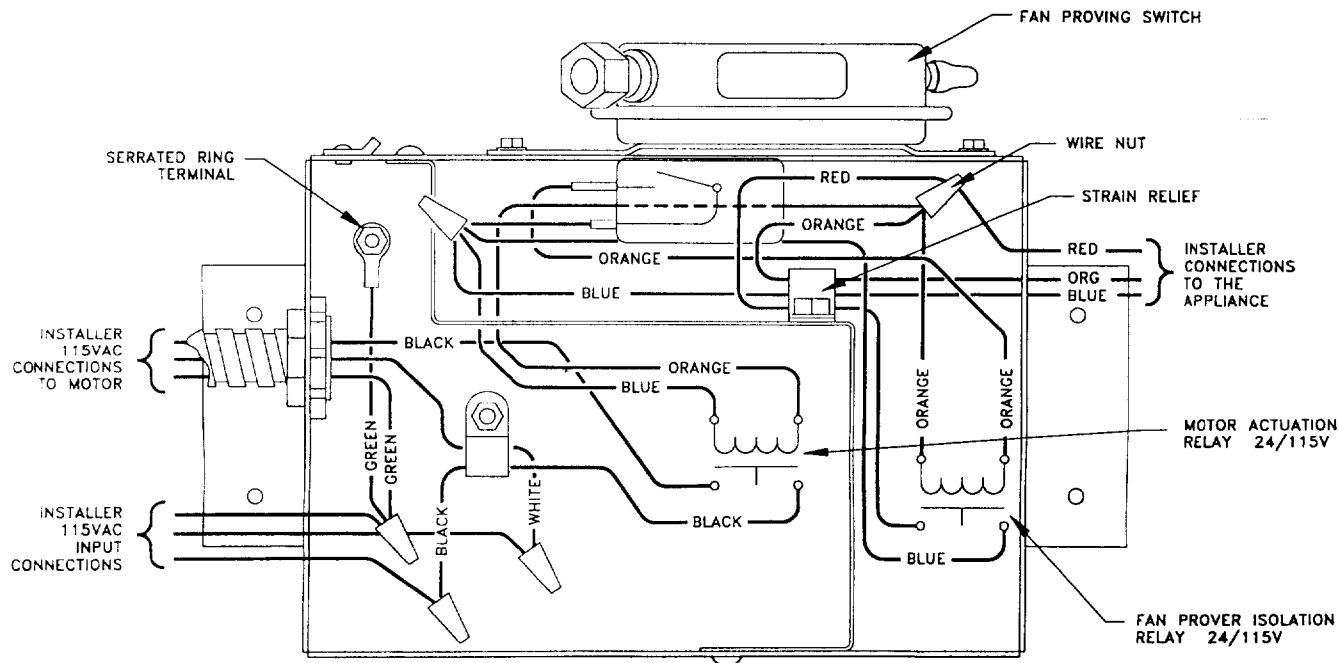
MODEL HS-3, HS-4, HS-5 WIRING WITH SINGLE APPLIANCE

The HS-3, HS-4, and HS-5 Power Venters are equipped with 2 relays. One is used to activate the Power Venter while the other is used to isolate the Fan Proving Switch from the load of the appliance. The relays and Fan Proving Switch are factory wired for easy installation. The installer needs to complete 3 steps to wire the Power Venter as noted below:

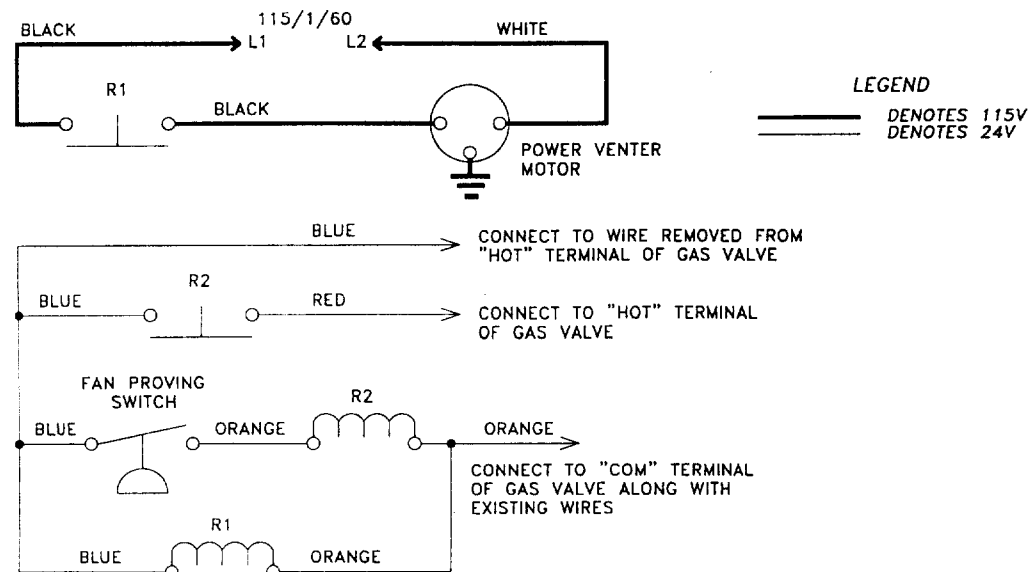
1. Route the metal conduit from the electrical box to the Power Venter motor and connect the Black, White and Ground wires to the motor.
2. Connect the Red, Blue and Orange wires in the electrical box to the appliance.
3. Supply 115 VAC to the input wires in the electrical box.

NOTE: All models as viewed from the opposite end of the shaft should rotate clockwise. The motor should be wired correctly by Tjernlund for proper rotation.

FACTORY WIRING OF HS-3, HS-4, HS-5 ELECTRICAL BOX



LADDER DIAGRAM OF HS-3, HS-4, HS-5



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VAC

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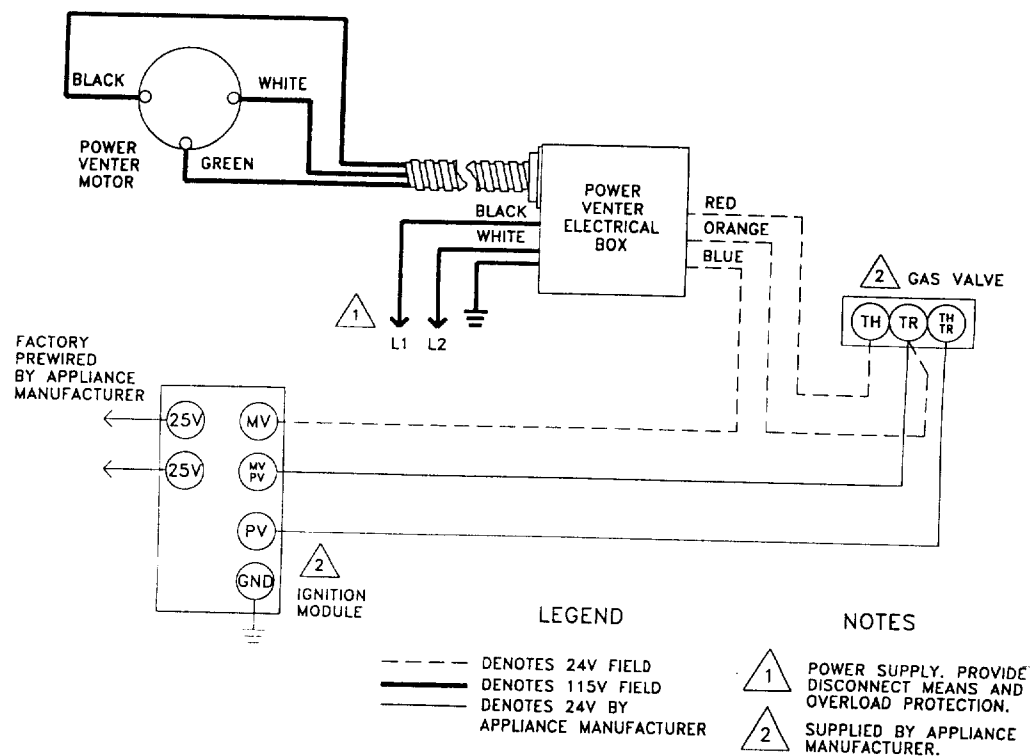
to

3r.
1

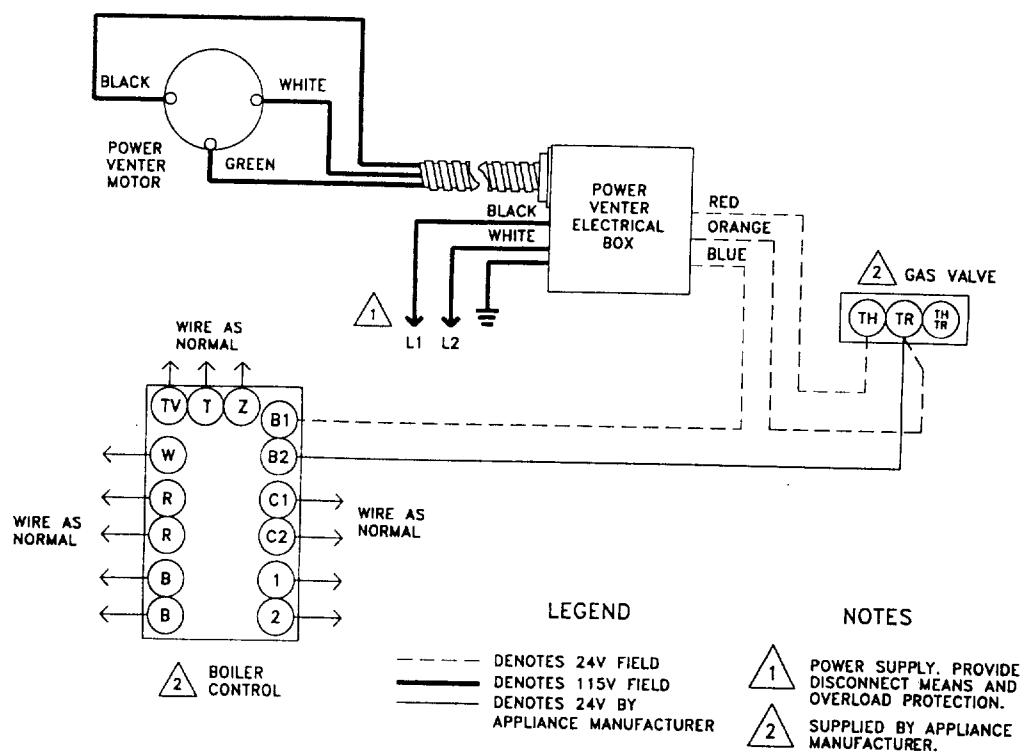
MODELS HS-3, HS-4, HS-5 CONNECTION DIAGRAMS WITH SINGLE APPLIANCE

The diagrams below represent common ways in which the HS-3, HS-4, HS-5 Power Venters are interlocked to 24V controlled appliances. Variations of these diagrams are acceptable as long as the Fan Proving Switch isolation circuit is wired to disable the gas valve if a venting malfunction should occur.

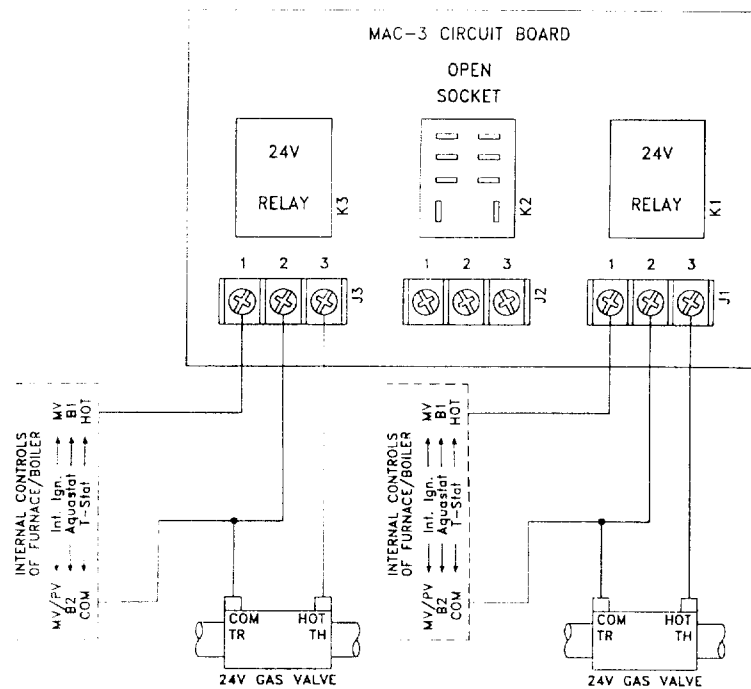
HS-3, HS-4, HS-5 CONNECTED TO APPLIANCE WITH SPARK IGNITION



HS-3, HS-4, HS-5 CONNECTED TO A BOILER



MODELS HS-3, HS-4, HS-5 CONNECTED WITH UP TO 3 24V GAS APPLIANCES WITH MAC-3 PART # 950-0460



NOTE:

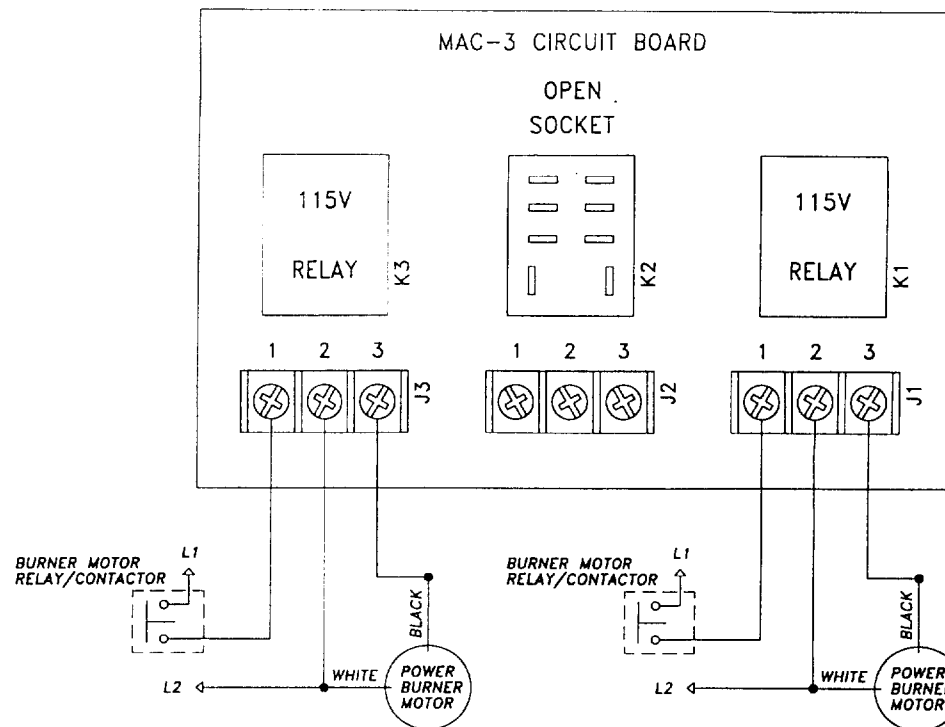
The MAC-3 Multiple Appliance Controller Part # 950-0460 is used for wiring up to 3 heating appliances with a single Power Venter. Plug-in relays must be purchased separately depending on control system voltage of appliance. This diagram depicts interlock with 24V controlled gas equipment.

Use Tjernlund part # 950-1040 relay For 24 VAC control systems.

The HS-3,4,5 Series utilize our part # 950-1040 24V relays which can be plugged into the MAC-3 for 24V control systems. The models HS-3 and HS-4 include two part # 950-1040 relays. The model HS-5 includes one part # 950-1040 relay.

For HS-3 & HS-4 Power Venter output wiring to MAC-3, see top of page 9. For HS-5 Power Venter output wiring to MAC-3, see bottom of page 9.

MODELS HS-3, HS-4, HS-5 CONNECTED WITH UP TO 3 115V GAS APPLIANCES WITH MAC-3 PART # 950-0460



NOTE:

The MAC-3 Multiple Appliance Controller Part # 950-0460 is used for wiring up to 3 heating appliances with a single Power Venter. Plug-in relays must be purchased separately depending on control system voltage of appliance. This diagram depicts interlock with 115V controlled gas equipment.

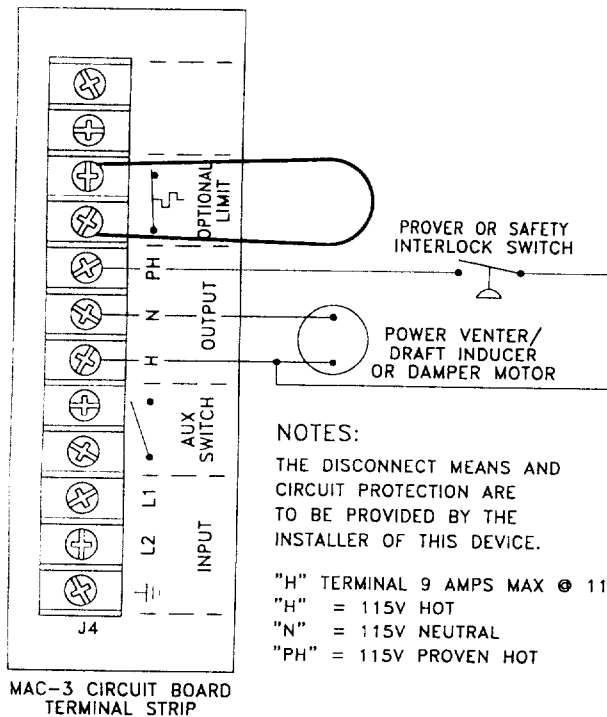
Use Tjernlund part # 950-0480 relay For 115 VAC control systems.

For HS-3 & HS-4 Power Venter output wiring to MAC-3, see top of page 9. For HS-5 Power Venter output wiring to MAC-3, see bottom of page 9.

MAC-3 PART # 950-0460 OUTPUT WIRING WITH A POWER VENTER

When wiring the MAC-3 with a Tjernlund HS-3, HS-4 or HS-5 Power Venter only the Fan Proving Switch and motor leads are utilized for wiring. The HS-3,4,5 Series utilize our part # 950-1040 relays which can be plugged into the MAC-3 for 24V control systems. The model HS-3 and HS-4 include two part # 950-1040 relays. The model HS-5 includes one part # 950-1040 relay.

MODELS HS-3 & HS-4 POWER VENTER OUTPUT WIRING TO MAC-3 (POWER VENTER MOTOR LESS THAN 9 AMPS)

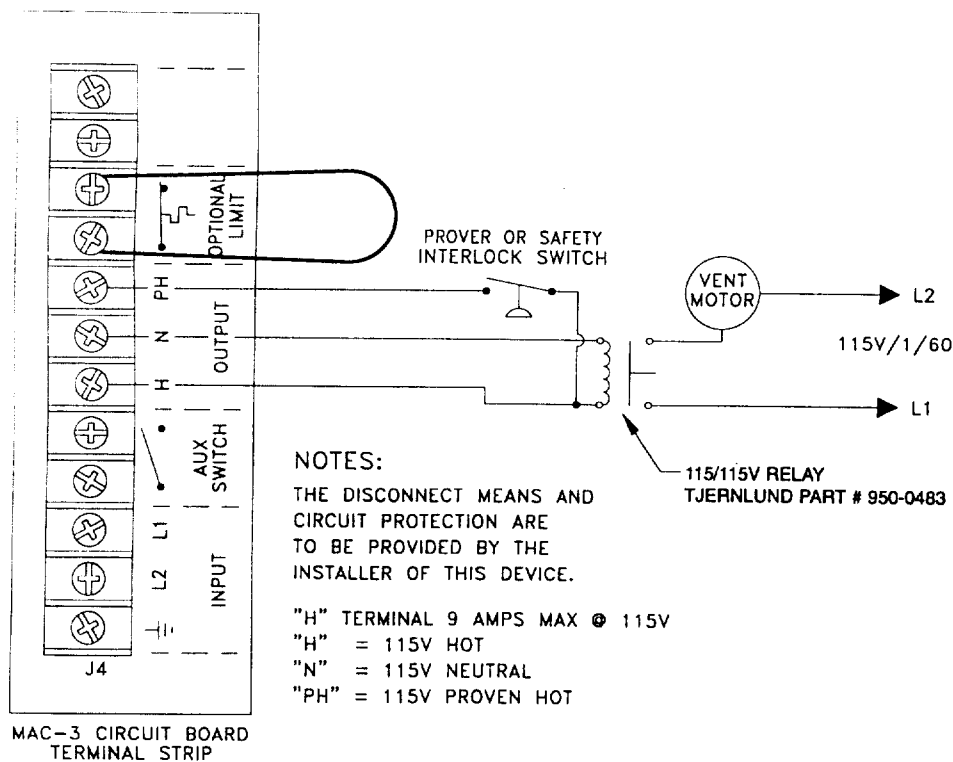


NOTE:

For appliance interlock with MAC-3 and 24V controlled appliances, see diagram on top of page 8.

For appliance interlock with MAC-3 and 115V controlled appliances, see diagram on bottom of page 8.

MODEL HS-5 POWER VENTER OUTPUT WIRING TO MAC-3 (POWER VENTER MOTOR GREATER THAN 9 AMPS)



NOTE:

For appliance interlock with MAC-3 and 24V controlled appliances, see diagram on top of page 8.

For appliance interlock with MAC-3 and 115V controlled appliances, see diagram on bottom of page 8.

SEQUENCE OF OPERATION FOR POWER VENTER ON A SINGLE APPLIANCE

The following sequence of operation gives guidance as to how the Power Venter should operate with the appliance.

1. The call for heat will be routed through the Motor Relay and to one side of the Fan Proving Switch. The Power Venter motor is energized.
2. When the Power Venter has achieved full RPM and Maximum draft has been established, the Fan Proving Switch will close allowing the 24V signal to energize the Isolation Relay coil.
3. When the Isolation Relay contacts close, the 24V signal will then be allowed to reach the gas valve.

DRAFT ADJUSTMENT

DRAFT ADJUSTMENT FOR GAS APPLIANCES EQUIPPED WITH A DRAFT HOOD OR DRAFT DIVERTER

1. With the appliance(s) and Power Venter operating for at least 15 minutes, hold a taper, cigarette or other smoke producing device at the draft hood or draft diverter.
2. Determine that the smoke is being drawn into the vent system.
3. If the draft appears to be excessive, the damper on the Power Venter may be adjusted to reduce the Power Venter's performance as long as the smoke is still being drawn into the draft hood after damper adjustment.

DRAFT ADJUSTMENT FOR GAS APPLIANCES EQUIPPED WITH A BAROMETRIC DRAFT CONTROL

1. With the appliance(s) and Power Venter operating for at least 15 minutes, insert a draft gauge into the vent pipe between the barometric draft control and the appliance flue outlet.
2. Make necessary draft adjustments with the barometric draft control, appliance burner air intake and the damper located on the outlet of the Power Venter until the appliance manufacturer's recommended draft is present.

SAFETY INTERLOCK TEST

1. Adjust the appliance thermostat(s) or aquastat(s) to call for heat.
2. Determine that the Power Venter operates before the gas valve becomes energized.
3. With the appliance(s) and Power Venter operating, disrupt power to the Power Venter and determine that the appliance gas valve shuts off.

WARNING

DO NOT OPERATE AN APPLIANCE THAT DOES NOT SHUT OFF WITH THE VENTER DISABLED.

MAINTENANCE

1. Oil every six months with 2 drops of S.A.E. #20. The oil ports are located at both ends of the motor.
2. A vent pipe inspection must be performed annually. The inspection should include checking all vent pipe and connections for blockage and leaks. A safety interlock test should also be performed.

HOW TO OBTAIN SERVICE ASSISTANCE

1. If you have any questions about your Power Venter or if it requires adjustment, repair or routine maintenance, we suggest that you contact your installer, contractor or service agency.
2. If you require technical information contact Tjernlund Products, Inc. at 1-800-255-4208.

When contacting Tjernlund Products, Inc., please have the following information available:

1. Model number of the Power Venter
2. Name and address of installer and service agency
3. Date of original installation and dates any service work was performed
4. Details of the problem

COUNTY OF SACRAMENTO
ENVIRONMENTAL MANAGEMENT DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION

8475 JACKSON ROAD, SUITE 240 SACRAMENTO, CA 95826-3904 PH: 875-8440

FOOD FACILITY INSPECTION REPORT

LOCATION 2540 Venture Oaks Way D.B.A. Hilton Garden Inn ZIP 95833

OWNER OF BUSINESS _____ BUSINESS PHONE _____

C.T. <u>70</u>	FACILITY ID # <u>New</u>	TYPE <u>1622</u>	<input checked="" type="checkbox"/> Routine Initial	<input type="checkbox"/> Reinspection	<input type="checkbox"/> Complaint/Request	<input type="checkbox"/> Reinsp. Fee
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The items checked below represent violations of the State Health and Safety Code.

- 1. FOOD
 - a. Adulterated ()
 - b. Protection ()
 - c. Preparation ()
 - d. Approved Source ()
 - e. Labeling ()
- 2. TEMPERATURE CONTROL
 - a. Above 140°F ()
 - b. Below 41°F ()
 - c. Thawing ()
 - d. Frozen Foods ()
 - e. Thermometers ()
- 3. UTENSILS & EQUIPMENT
 - a. Clean ()
 - b. Protection ()
 - c. Repair 1 ice scoop ()
 - d. NSF Standard ()
- 4. DISHWASHING
 - a. Temperature ()
 - b. Chem. Sanitizing ()
 - c. Procedure ()
- 5. FLOORS, WALLS, CEILING
 - a. Clean ()
 - b. Floor Drains ()
 - c. Repair ()
- 6. PLUMBING
 - a. Repair ()
 - b. Drainage ()
- 7. TOILETS & HANDWASHING
 - a. Adequate ()
 - b. Clean ()
 - c. Hot and Cold Water ()
 - d. Soap/Towels ()
 - e. Repair doors ()
- 8. LIGHT & VENTILATION
 - a. Adequate ()
 - b. Light Shields ()
- 9. POISONOUS SUBSTANCES
 - a. Storage ()
 - b. Labels ()
- 10. EMPLOYEE HYGIENE
 - a. Garments ()
 - b. Hair Protection ()
 - c. Hands ()
 - d. Comm. Disease ()
- 11. SIGN POSTING
 - a. Choking Relief ()
 - b. No Smoking ()
 - c. Handwashing ()
 - d. Bulk Foods ()
- 12. INSECTS & ANIMALS
 - a. Prevention/Exclusion ()
 - b. Harborage ()
- 13. REFUSE
 - a. Containers ()
 - b. Storage ()
- 14. OPEN AIR BBQ
 - a. Food Storage ()
 - b. Dispensing ()
 - c. Dust Control ()
 - d. Floor Surface ()
- 15. WATER SUPPLY ()
- 16. SEWAGE DISPOSAL ()
- 17. MISC.
 - a. Permit ()
 - b. Approved Plan ()
 - c. Right of Entry ()
 - d. Impounds ()
- 18. OTHER
 - a. _____ ()
 - b. _____ ()

OFFICIAL NOTICE

- ① Employee restroom: Both men and women — doors are not self closing in the kitchen
- ② floor sink under the three compartment sinks is not flushed with the floor
- ③ Bar area: Missing baseboard
- ④ Ice making machine: Needs a larger ice scoop.

Correct the above deficiencies immediately.
 Facility permitted to operate with the understanding the above deficiencies will be corrected. Re-check scheduled for 6/1/99
 You are hereby ordered to correct the above violations within 7 days. A permit for above corrections may be required by the

Building, Plumbing, or Electrical Department. Please contact the appropriate office for assistance.

NOTE: A fee will be charged for each reinspection as authorized by current County ordinance and is due 30 days after billing.

Environmental Health Specialist Augustine C. [Signature] Date: 5/27/99
Accepted by [Signature]

CITY OF SACRAMENTO
30 DAY TEMPORARY CERTIFICATE OF OCCUPANCY

For Information Contact (916) 264-7619

Building Address 2540 Venture Oaks Wy Permit No. 9806892

Building Use Hotel Occupancy R-1/B/A-3

Building Owner Pat. McQueen/McQueen Hospitality Co. Construction Type V IHR

Owner Address 3604 Fair Oaks Bl #200 Sacramento, Ca Sprinkled Yes () No

Portion of Building Occupied Entire Area 72,987 Sq. Ft.

5/28/99 6/28/99  Bradford J. Boehm, P.E.
City Building Official

Date Issued 5/28/99 Expiration Date 6/28/99
Dumford, Buchmeierger, Hagan, Spross, Pack
CIBC 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



February 11, 1999
McCuen Properties
Attention: Pat McCuen
3604 Fair Oaks Blvd., Suite 200
Sacramento, CA 95864

2540 Venture Oaks

Special Inspection Final Report - Revised from December 11, 1998 Report
HILTON GARDEN INN - NATOMAS
Permit No. 98-06892
WKA No. 3790.03

In accordance with the City of Sacramento special inspection requirements, our firm has performed the *Special Testing and Observation* for the subject project. Our observation and test results indicate that the following items are in accordance with Sections 106 and 1701 of the Uniform Building Code and the project's plans and specifications:

Concrete: Inspected placement of reinforcing steel and concrete for perimeter & column footings and slab-on-grade. Obtained concrete samples for laboratory testing and performed slump tests.

Structural

Steel: Performed shop welding inspection for tube steel columns and wide flange beams at Weldway, Inc., Oakdale, California. Monitored contractor compliance with Welding Procedure Specifications (WPS). Identified material with manufacturer's mill certificates. Checked welder certification records.

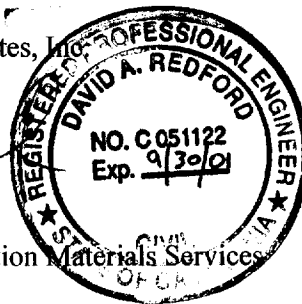
Performed field welding inspection of moment frames. Performed ultrasonic testing on full penetration welds.

Verified correct installation and tension of high strength A325 bolts for structural steel framing connections.

Last date on jobsite: November 12, 1998

Please contact our office if you have any questions regarding this information.

Wallace - Kuhl & Associates, Inc.



David A. Redford
Senior Engineer Construction Materials Services

DAR:mlo

JC:mlo

cc: The Spink Corporation
Rys Architecture
Buehler & Buehler
City of Sacramento

O.K. JT
12/29/00



December 11, 1998

McCuen Properties
Attention: Pat McCuen
3604 Fair Oaks Blvd., Suite 200
Sacramento, CA 95864

Special Inspection Final Report
HILTON GARDEN INN - NATOMAS
Permit No. 98-06892
WKA No. 3790.03

In accordance with the City of Sacramento special inspection requirements, our firm has performed the *Special Testing and Observation* for the subject project. Our observation and test results indicate that the following items are in accordance with Sections 106 and 1701 of the Uniform Building Code and the project's plans and specifications:


Concrete: Inspected placement of reinforcing steel and concrete for perimeter & column footings and slab-on-grade. Obtained concrete samples for laboratory testing and performed slump tests.

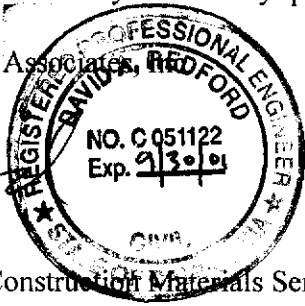
Structural Steel: Performed shop welding inspection for tube steel columns and wide flange beams at Weldway, Inc., Oakdale, California. Monitored contractor compliance with Welding Procedure Specifications (WPS). Identified material with manufacturer's mill certificates. Checked welder certification records.

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David A. Redford
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cc: The Spink Corporation
Rys Architecture
Buehler & Buehler
City of Sacramento

CITY OF SACRAMENTO
BUILDING INSPECTION * DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 I STREET * SACRAMENTO, CA 95814 * PHONE (916)264-7619

STRUCTURAL TESTS AND INSPECTIONS SCHEDULE

PRIOR TO OBTAINING THE PERMIT, THE PROJECT OWNER SHALL COMPLETE, SIGN AND SUBMIT THIS FORM FOR THE BUILDING INSPECTION DIVISION FOR APPROVAL.

PROJECT NAME: Hilton Garden Inn PLAN REVIEW # 6269
PROJECT ADDRESS: 2540 Venture Oaks Wy PERMIT NUMBER 98-06778C

For Foundation permit only

TESTING/INSPECTION AGENCY/IES: Wallace Kuhl

OWNER'S NAME: McCuen Humidity Co - SIGNATURE: [Signature]
SOUTH NATHAN (Print) PATRICK MCCUEN

hereby certifies that the Testing/Inspection agency named above has been engaged to perform structural tests and inspections during construction, as noted below, to satisfy all applicable portions of the Uniform Building Code.

INSPECTIONS REQUIRED

In accordance with Sections 302 and 306 of the Uniform Building code, special inspections shall be performed on the following items (circled):

<u>Item</u>	<u>Description</u>	<u>Ref. Dwg.*</u>
1.	CONCRETE <u>fc' = 3,000 psi</u>	<u>SI.1</u>
2.	<u>REINFORCING</u> /PRESTRESS STEEL <u>fy = 60,000 psi</u>	<u>SI.1</u>
3.	WELDING	
4.	HIGH STRENGTH BOLTING	
5.	STRUCTURAL MASONRY	
6.	PILING, DRILLED PIERS, CAISSONS	
7.	SPRAY APPLIED PROOFING	
8.	OTHER: <u>Excavation & compaction</u>	<u>SI.1</u>

* Referenced drawings listed represent a sample of the item requiring special inspection and are not intended to document all drawings or specifications containing information pertaining to that item.

BID APPROVAL [Signature] Date 9-3-98 BID #382(02/95)