

CITY OF SACRAMENTO

Permit No: 9716489

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Site Address: 3800 NORTHGATE BL SAC

Sub-Type: NCOM

Parcel No: 2500010034

Housing (Y/N): N

CONTRACTOR

OWNER

COOK ROBERT C

ARCHITECT

RAUSCHENBACH, MARVELLI, BECKER
2277 WATT AVE
2ND FLOOR
Phone: 916-451-6494
95818

Phone:

Phone:

Nature of Work: NEW IHOP RESTERAUNT

CONSTRUCTION LENDING AGENCY : I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name \_\_\_\_\_ Lender's Address \_\_\_\_\_

LICENSED CONTRACTORS DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

License Class B License Number 46DR54 Date 3-18-98 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 Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

I am exempt under Sec. \_\_\_\_\_ B & PC for this reason: \_\_\_\_\_

Date \_\_\_\_\_ Owner Signature \_\_\_\_\_

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant, that the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvement to be constructed does not violate any law or private agreement relating to permissible or prohibited locations for such improvements. This building permit does not authorize any illegal location of any improvement or the violation of any private agreement relating to location of improvements.

Date 3-18-98 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, for the performance of work for which the permit is issued.

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

Carrier Republic Indemnity Co. FCA Policy Number 06534R29

(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 3-18-98 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.

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

YOUR PLAN CHECK # IS: 5674

PROJ. VAL. \$ 360,000.00

PLAN CHECK FEE \$ 2,309.78

PARTIAL FEE (BALANCE OF P.C. FEE DUE \$ 3,800)

PROJECT ADDRESS: 1100 14th St  
JOB DESCRIPTION: SHELL APT T.I. R.M. SITE FIRM ADD OTHER

NEIGHBORHOODS, PLANNING  
AND DEVELOPMENT SERVICES

RECEIVED OF SHELL APT T.I. R.M. SITE FIRM ADD OTHER

OF THE SACRAMENTO CITY BUILDING CODE FOR SERVICES TO BE RENDERED IN ACCORDANCE WITH SECTION 9.51

PLANS ARE SCHEDULED FOR THE FOLLOWING REVIEW: BLDG L/S PLUMB MECH ELEC FIRE SITE DEV. FEES P.W. ROUTE

RECEIVED BY:

Date: 7-16-98

# REQUEST FOR CERTIFICATE OF OCCUPANCY

TCO  
2-OK

- Final Certificate of Occupancy
- Temporary Certificate of Occupancy
- Extension - Temporary Certificate of Occupancy
- Certificate of Occupancy Questions

Project Address: 380 Northgate Blvd

Type of Project: Rest (New Construction, etc.)

Permit No(s): ST-98-98916

Contact Person: George G. Smith

Contact Phone No: 910-934-0000 FAX 910-934-6676

Have ALL 564-8997 (INCLUDING Fire Dept. Requirements) been signed off by the inspector?  Yes  No  N/A

\*Temporary Certificate of Occupancy and extension requests are issued at the discretion of the Building Official. If this is a request for a temporary Certificate of Occupancy, or an extension of a temporary Certificate of Occupancy, explain the reason below.

Structure is under construction

COMMENTS:



TEMPORARY C OF O

CITY OF SACRAMENTO

TEMPORARY\*\*

# CERTIFICATE OF OCCUPANCY

For Information Contact (916) 264-5716

2 Weeks  
EXPIRES 8/8/98

Building Address 3800 NORTHGATE BLVD. Permit No. 97-16489

Building Use Restaurant DBA International House of Pancakes Occupancy A-3

Building Owner Robert C. Cook c/o Marvabenbach, Marvelli, Construction Type VN  
Becker

Owner Address 2277 Mate Ave 2nd. Flr., Sacramento, CA 95818 Sprinkled  Yes  No

Portion of Building Occupied Entire Bldg Area 3,968 Sq. Ft.

Temporary Occupancy for stocking & training Expires July 30, 1998

Date Issued 07/14/98 By: BRADFORD J. BOEHM, P.E. Sign Bradford J. Boehm, P.E. City Building Official

Henry/Green/Melavic/Spross/Lee  
 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

**CITY OF SACRAMENTO**  
**CERTIFICATE OF OCCUPANCY**

For Information Contact (916) 264-5716

Permit No. 97-16489/98-03325:01309

Building Address 3800 NORTHCATE BLVD. Occupancy A-3  
Restaurant DBA: International Home of Pancake Construction Type VN  
Building Use International Home of Pancake, Marvelli  
Building Owner Robert C. Cook c/o Becker, 2277 Watt Ave., Sacto. Sprinkled  Yes ( ) No  
Building Address 2277 Watt Avenue, Sacramento Area 3,968 Sq. Ft.  
Owner Address Entira Bldg.

Portion of Building Occupied \_\_\_\_\_

**Bradford J. Boehm, P.E.**  
City Building Official

08 / 05 / 98 BRADFORD J. BOEHM, P.E. Sign

Date Issued By: Print  
Henry/Green/Melavic/Spross/Lee  
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 except by the City Building Official shall be posted in a conspicuous place on the premises and shall not be removed without approval of 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**

# SPECIAL CONDITIONS ATTACHMENT

ADDRESS: 3800 Northgate Blvd. PERMIT # 97-16489C

PROJECT TITLE: International House Of Pancakes P.C. # 5674

Mitigation Monitoring Plan Yes No

Pg. 1 of

Timing Range PERMIT ISSUANCE (hrs)

Item	Description	Dist. Dept.	Timing	Follow Up Resp.	Verification Date (mt)	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 sinking per elevation certificate.	LFA	Prior to foundation inspection	DLI			(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	CFC	Prior to final, C of C, or C of O	ELI FRI			(1),(2)
X5	Smoke control/Alarm systems testing is required for malls and atriums	CFC	Prior to final, C of C, or C of O	ELI 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 improvements/T-24 handicap	SCU	Prior to final, C of C, or C of O	SCU			(1)
X12	Site improvements/zoning code	SCU	Prior to final, C of C, or C of O	SCU			(1) Gary Spross - 264-7720
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	DLI DLI			Random inspections will be arranged by Building Inspections Division
X15	Archaeological Findings	ESD	Verify at foundation inspection	DLI			Notify building inspector at foundation inspection
X16	Design Review	CRP	Prior to final, C of C, or C of O	CRP			(1)
X24	Elation system	FRI	Prior to final, C of C, or C of O	FRI			(2)
X25	Kitchen hood fire suppression system	FRI	Prior to final, C of C, or C of O	FRI			(2) Separate permit req'd
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) Separate permit req'd

**Codes**

- 1 = Approved
- 2 = Correction Notice
- 3 = Canceled by owner or builder by phone
- 4 = Posting(Stop work etc. posted)
- 5 = Project not ready for inspection
- 6 = Violation posted or seen
- 7 = permit closed w/o end inspection

Attachment A

(1) Call 264-5191 for inspections

# PERMIT SUMMARY DOCUMENT

Address: **3800 NORTHGATE BL SAC**  
Permit #: **9716489**  
Location:  
APN: **2500010034**

Date: 03/18/15

**FAX MEMO**  
2 03/18/15 FAX 510-934-1676  
Scott Holmes @ Terra Nova  
Val Brown  
City of Sacramento  
CZ 11 2645212

PLAN C

Owner: **COOK ROBERT C  
RAUSCHENBACH, MARVELLI, BECKER**  
Phone:

Contractor:  
Phone: **916-451-6494**

JOB DESCRIPTION: **NEW IHOP RESTERAUNT**  
DBA: **IHOP**

Occupancy: **A3**  
Const Type: **V N**  
Fire Sprinkler?:

Change of Use:  
Sub-Type: **NCOM**  
Activity Code: **N1**

Zoning:  
DR:

BLDG Y    MECH Y    PLBG Y    ELEC Y    SITE Y    FIRE Y  
Sq. Footage: **3968**

VALUATION: **\$368,132.80**

- CONDITIONS:
- Cond: X11 SCU - SITE IMPROVEMENTS/T-24 HANDICA
  - Cond: X12 SCU - SITE IMPROVEMENTS/ZONING COD
  - Cond: X13 CRP - SPECIAL PERMIT CONDITION
  - Cond: X16 CRP - DESIGN REVIE
  - Cond: X25 FRI - KITCHEN HOOD FIRE SUPPRESSION SYSTE
  - Cond: X26 FRI - FIRE ALAR
  - Cond: X29 FRI - UNDERGROUND FIRE SPRINKLER MAIN
  - Cond: X30 FRI - OVERHEAD FIRE SPRINKLER SYSTE

*Robert C Cook  
c/o Rauschenbach,  
Marvelli, Becker*  
  
*2277 Watt Ave  
Sac 95818*

# SPECIAL CONDITIONS ATTACHMENT

ADDRESS: 3800 Northgate Blvd.

PERMIT # 97-16489C

Mitigation Monitoring Plan Yes No Pg. 1 of

PROJECT TITLE: International House Of Pancakes

P.C. # 5674

Timing Range PERMIT ISSUANCE thru

Inst. #	Description	Orig. Dept.	Timing	Follow Up (Req.)	Verification Date/Fail	Code	Remarks
X2	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
X3	Verify floor elevation staking per elevation certificate.	LFA	Prior to foundation inspection	BLI			(1)
X4	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)
X5	Life-Safety testing is required for high-rises	CPC	Prior to final, C of C, or C of O	BLI FRI			(1),(2)
X6	Smoke control/Alarm systems testing is required for malls and atriums	CPC	Prior to final, C of C, or C of O	BLI FRI			(1),(2)
X11	Verify that the C of C has been issued	CPC	Prior to final, C of C, or C of O	FLC			(1)
X12	Site improvements/T-24 handicap	SCU	Prior to final, C of C, or C of O	SCU			(1)
X13	Site improvements/zoning code	SCU	Prior to final, C of C, or C of O	SCU			(1)
X14	Special permit conditions	CRP	Prior to final, C of C, or C of O	CRP			(1) Gary Spross - 264-7720
X15	Noise and Dust Abatement Program	ESD	Random	BLI BLI			" " " " " "
X16	Archaeological Findings	ESD	Verify at foundation inspection	BLI			Random inspections will be arranged by Building Inspections Division
X24	Design Review	CRP	Prior to final, C of C, or C of O	CRP			Notify building inspector at foundation inspection
X25	Plum system	FRI	Prior to final, C of C, or C of O	FRI			(1)
X26	Kitchen hood fire suppression system	FRI	Prior to final, C of C or C of O	FRI			(2)
X27	Fire alarm	FRI	Prior to final, C of C or C of O	FRI			(2) Separate permit req'd
X28	Medical Gas Lines	FRI	Prior to final, C of C or C of O	FRI			(2) " " " "
X29	Underground fuel tanks	FRI	Prior to covering with sheet rock	FRI			(2)
X30	Underground fire sprinkler mains	FRI	Prior to covering tanks	FRI			(2)
X30	Overhead fire sprinkler system	FRI	Prior to covering mains	FRI			(2)
X30		FRI	Prior to final, C of C, or C of O	FRI			(2) Separate permit req'd

Notes:  
 1 = Approved  
 2 = Correction Notice  
 3 = Canceled by owner or builder by phone  
 4 = Posting (Stop work etc. posted)  
 5 = Project not ready for inspection  
 6 = Violation posted or sent  
 7 = permit closed w/o and inspection  
 (1) Call 264-5191 for inspections  
 Attachments: 5



# MESSAGE CONFIRMATION

04/28/98 07:56  
ID=DEVELOPMENT SERVICES

NO.	MODE	BOX	GROUP
272	TX		

DATE/TIME	TIME	DISTANT STATION ID	PAGES	RESULT	ERROR PAGES	S. CODE
04/28 07:55	01'06"	510 934 6676	002/002	OK		0000

## PERMIT SUMMARY DOCUMENT

Address: **3800 NORTHGATE BL SAC** Date: 03/18/1998  
 Permit #: **9716489**  
 Location:  
 APN: 2500010034

**FAX MEMO**  
 FROM: 3800 Northgate Blvd, Sacramento, CA 95834  
 TO: Scott Holmes, D. Tesla, Napa  
 PLAN CHECK # 264-822600

Owner: **COOK ROBERT C**  
**RAUSCHENBACH, MARVELLI, BECKER**  
 Phone:

Contractor:  
 Phone: 916-451-6494

JOB DESCRIPTION: **NEW IHOP RESTERAUNT**

DBA: **IHOP**

Occupancy: **A3**  
 Const Type: **V N**  
 Fire Sprinkler?:

Change of Use:  
 Sub-Type: **NCOM**  
 Activity Code: **N1**

Zoning:  
 DR:

**BLDG Y MECH Y PLBG Y ELEC Y SITE Y FIRE Y**

VALUATION: **\$368,132.80**

Sq. Footage: **3968**

CONDITIONS: **Cond: X11**  
**SCU - SITE IMPROVEMENTS/T-24 HANDICA**

09:38 PM 18/ 1998 ID: NPA ENG WOOD ASSOC FAXED TO  
**A P A**

*The Engineered Wood Association*

**F A C S I M I L E T R A N S M I S S I O N**

Date: Monday, May 18, 1998 09:33AM

Fax No.: 15306661759,,\$

CENTRAL VALLEY BUILDERS

Please deliver to:  
GARY

From: Christopher Wright

Total Pages: 2  
(including cover sheet)

Message:

APA and its member companies are pleased to provide the following engineered wood product information. This information is the result of extensive product testing and application research. Our product use and application recommendations are based on design values, product characteristics and field performance that apply only to APA and EWS trademarked products and may not be applicable to wood products carrying other marks. Please support the companies that make this information available to you by specifying and purchasing only engineered wood products with the APA or EWS trademark.

7011 S. 19th St. • P.O. Box 11700 • Tacoma, WA 98411-0700  
Phone (253) 565-6600 • Fax (253) 565-7265

**RECOMMENDED UNIFORM ROOF LIVE LOADS FOR APA RATED SHEATHING<sup>(c)</sup> AND APA RATED STURD-I-FLOOR WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS<sup>(e)</sup>**

Panel Span Rating	Minimum Panel Thickness (in.)	Maximum Span (in.)		Allowable Live Loads (psf) <sup>(d)</sup>							
		With Edge Support <sup>(a)</sup>	Without Edge Support	Spacing of Supports Center-to-Center (in.)							
				12	16	20	24	32	40	48	60
<b>APA RATED SHEATHING<sup>(e)</sup></b>											
12/0	5/16	12	12	30							
16/0	5/16	16	16	70	30						
20/0	5/16	20	20	120	50	30					
24/0	3/8	24	20 <sup>(b)</sup>	190	100	60	30				
24/16	7/16	24	24	190	100	65	40				
32/16	15/32, 1/2	32	28	325	180	120	70	30			
40/20	19/32, 5/8	40	32	-	305	205	130	60	30		
48/24	23/32, 3/4	48	36	-	-	280	175	95	45	35	
60/32 <sup>(g)</sup>	7/8	60	48	-	-	-	305	165	100	70	35
<b>APA RATED STURD-I-FLOOR<sup>(f)</sup></b>											
16 oc	19/32, 5/8	24	24	185	100	65	40				
20 oc	19/32, 5/8	32	32	270	150	100	60	30			
24 oc	23/32, 3/4	48	36	-	240	160	100	50	30	25	
32 oc	7/8	48	40	-	-	295	185	100	60	40	
48 oc	1-3/32, 1-1/8	60	48	-	-	-	290	160	100	65	40

(a) Tongue-and-groove edges, panel edge clips (one midway between each support, except two equally spaced between supports 48 inches on center), lumber blocking, or other. For low slope roofs, see Table 22.

(b) 24 inches for 15/32-inch and 1/2-inch panels.

(c) Includes APA RATED SHEATHING/CEILING DECK.

(d) 10 psf dead load assumed.

(e) Applies to panels 24 inches or wider applied over two or more spans.

(f) Also applies to C-C Plugged grade plywood.

(g) Check with supplier for availability.

Note: Shaded construction meets Code Plus recommendations.

E30P, Table 21  
April 17, 1997

# MEMORANDUM

*Sacramento Fire Department*

To: BUILDING DEPARTMENT

Date: 4-27-98

From: Gordon Duncan,  
Fire Marshal

Subject: FIRE SYSTEM INSPECTION

A final inspection of the newly installed fire system at:

3800 NORTHGATE

has been conducted by Inspector R. LA FOREST

on 4-29-98.

Permit Number 97-16489-C

The system is acceptable by this Department.

U.G. FIRE LINE

Type Inspection

I TOP

R. Woodman

By: Ross L. Woodman,  
Fire Prevention Officer II

97-357

F. D. Reference Number



**City of Sacramento**  
California

RECEIPT NO: XEROX & MISC 01/24/74 11:00  
411 DEP. MESSING 000 RECEIPT # 20160014  
ADDT/PERMIT/PARCEL # 0116407  
TOTAL 14919.67  
THANK YOU 14-19.67  
299 REFUNDS

RECEIVED  
MAR 23 1998  
By

20953 CITY OF SACRAMENTO

CHECK PAYMENT NBR. 262479 DATE 03/23/98

INVOICE	DESCRIPTION	DATE	P.O. NO.	GROSS AMT.	DISCOUNT	NET AMOUNT
9080032098	BENEFIT ASSESSMENT	03/20/98		14919.68	0.00	14919.68
PAID CITY OF SACRAMENTO MAR 24 1998 NEIGHBORHOODS, PLANNING AND DEVELOPMENT SERVICES						
TOTALS				14919.68	0.00	14919.68



C O V E R

FAX

S H E E T

To: Ed Keegan  
Fax #: (510) 228-9969  
Subject: IHOP -- FBA FEE  
Date: March 19, 1998  
Pages: 1, including this cover sheet.

As a condition of the Plan Review & Tentative Map for the IHOP @ 3800 Northgate Blvd., IHOP was to pay \$3.76/square foot of building area as per the following excerpted from the December 18, 1997 Notice of Decision approved by the Planning Commission:

"B6. Enter into a legal agreement with the City which obligates the payment of South Natomas Community Infrastructure Fund (SNCIF) fees (in-lieu of payment of Facilities Benefit Assessment District fees) at the rate of \$3.76 per gross square foot of building. Fees shall be paid prior to building permit."

At a meeting on or about February 24, 1998, Robert Cook (then owner of the subject property) requested that the payment would occur immediately -- without first going through the step of entering into the legal agreement. Staff agreed to this approach, given that the building permit was imminent. However, the building permit services staff inadvertently missed the collection of this fee.

Based on the approved building permit for 3968 gross square feet, the SNCIF fee is \$14,919.68. Please remit a check made payable to the City of Sacramento in this amount. Assuming that we can get this resolved quickly, staff will not interrupt your construction schedule.

Please call me if you have questions.

From the desk of...

Scot Mende  
Senior Planner  
Neighborhoods, Planning & Development  
Services Dept.  
1231 I Street, Room 300  
Sacramento, CA 95814

(916) 264-5884  
Fax: (916) 264-6328

PLAN CHECK ROUTING PROCEDURE

B97-86

Date Received: 12-22-97 Plan Check #: 5674  
 Project: FHOP  
 Address: 3000 Northgate BL  
 Legal Description: 250-3010-076 Fire Zone: \_\_\_\_\_  
 Contractor: Keegan Const Telephone: \_\_\_\_\_  
 Address: \_\_\_\_\_ City License: \_\_\_\_\_  
 Architect: Fred Necker Telephone: 408-8500

PUBLIC WORKS - ENGINEERING TRANSPORTATION:  
 927 - 10th Street, Room 100, Ron Perry

CIVIL ENGINEERING Date Received: \_\_\_\_\_  
 Approved: [Signature] 2-13-98 Disapproved \_\_\_\_\_  
 Total frontage length of New Street Improvements: \_\_\_\_\_ LF  
 Comments: \_\_\_\_\_

Right of Way Dedication	:	Approved _____	Disapprove _____
Public Improvement Agreement:		Approved _____	Disapprove _____
Surety Bond, etc.	:	Approved _____	Disapprove _____
Staking and Inspection Fee	:	_____	\$ _____

TRAFFIC ENGINEERING  
 927 - 10th Street, Room 100, Paul Favilla

Approved: [Signature] Date Received: \_\_\_\_\_  
 Disapproved \_\_\_\_\_  
 Need new driveway permit YES  
 No driveway permit needed \_\_\_\_\_  
 Removal of abandoned driveway \_\_\_\_\_  
 Comments \_\_\_\_\_

PUBLIC WORKS - WATER & SEWER, PLANNING, ARCH, REVIEW COMMITTEE,  
 927 - 10th Street, Room 100, Ron Perry

Approved: [Signature] Date Received: \_\_\_\_\_  
 Disapproved \_\_\_\_\_  
 Comments: EXIST 2" TAP New 8" FIRE

SITE CONDITIONS UNIT (264-7619)  
 Steve Reed, Gary Spross, Wes Jigour

Approved \_\_\_\_\_ Date Received: \_\_\_\_\_  
 Approved with Changes \_\_\_\_\_ Disapproved \_\_\_\_\_  
 Review Zone: \_\_\_\_\_ Special Permit: \_\_\_\_\_ Variances: \_\_\_\_\_  
 Parking Spaces Furnished: \_\_\_\_\_ Parking Spaces Required: \_\_\_\_\_  
 Comments: \_\_\_\_\_

ARCHITECTURAL ADVISORY COMMITTEE  
 (264-5604) Dick Hastings

Date Received: \_\_\_\_\_  
 Is property located in a Civic Improvement District \_\_\_\_\_  
 Meeting Approved \_\_\_\_\_ Approved with Changes \_\_\_\_\_ Disapproved \_\_\_\_\_  
 Item# \_\_\_\_\_ Comments \_\_\_\_\_  
 P# \_\_\_\_\_



City of Sacramento  
Water and Sewer Service Quotation

Date: 03-13-1998    Time: 16:01 hrs    Building Permit No.: b97-86    Plan Check No.: 5674  
 Address: 3800 NORTHGATE BLVD    Parcel No.: 250-0010-076  
 Description: IHOP RESTAURANT  
 Subdivision Map: UNKNOWN    Water Plan No.: NONE  
 Estimate by: FAVILLA    Bldg. Insp. Reviewer: SPROSS  
 Engineering Firm: GERMAN ENGINEERING  
 Sewer Jurisdiction:

- Comment No. 1 - EX. 2 IN. DOMESTIC WATER
- Comment No. 2 - 2 IN. METER ONLY FROM EXIST. 8 IN. MAIN ON NORTHGATE BLVD.
- Comment No. 3 - 1 - 8 IN. FIRE SERVICE FROM EXIST. 8 IN. MAIN ON NORTHGATE BLVD.
- Comment No. 4 - 4 IN. FIRE SERVICE FROM EXIST. 8 IN. MAIN ON NORTHGATE BLVD.

TOTAL WATER DEV. FEES:	\$3,670.00	TOTAL ON-SITE GRADING AND DRAINAGE REVIEW FEE:	\$2,250.00
TOTAL SEWER DEV. FEES:	\$0.00		

} ENTERED  
3-16-98 &

Water Services Quotations

Main Service Size	Size	Description	Qty	Tap Fee-ea.	Meter Fee-ea.	Tot. Tap Cost	Dev. Fees
8 in	1.5 in	Complete Service	1	\$868.00	\$570.00	\$1,438.00	\$3,670.00
8 in	4 in	Complete Service	1	\$2,016.00	\$0.00	\$2,016.00	\$0.00
8 in	8 in	Complete Service	1	\$2,776.00	\$0.00	\$2,776.00	\$0.00
8 in	2 in	Meter Only	1	\$0.00	\$657.00	\$657.00	
Total for Water:						\$6,887.00	

Parcel Area: 0 acres    Acreage Charge: \$0.00

Sewer Services Quotations

Main Service Size	Size	Description	Qty	St. (ft)	MH Fee/ea.	Tap Fee/ft.	Total Cost	Dev. Fees
-------------------	------	-------------	-----	----------	------------	-------------	------------	-----------

NOTE: TOT. COST=QNTY X ST/2 X TAP FEE + MH FEE    Total for Sewer: \$0.00

Water Main Construction Charge: \$0.00  
 Total for Address: \$6,887.00

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.

 SRCSD

FACSIMILE TRANSMITTAL: PLEASE

DELIVER IMMEDIATELY

NUMBER OF PAGES: one

DATE: January 7, 1998

RECEIVING FAX : 264-7046

SENDING FAX : (916) 875-6253

TO: **ANDI MURPHY**  
CITY OF SACRAMENTOFROM: DONALD GLUM  
CUSTOMER SERVICE, WATER QUALITY DIVISION ENGINEERING

PHONE NUMBER: (916) 875-6678

SUBJECT: SEWER FACILITY IMPACT FEES  
APN: 250-0010-076

3800 NORTHGATE BLVD.

Plan Check - 5674

A subsequent review of this site indicates additional credit from a previous use. The available credit is sufficient to satisfy the sewer impact for the proposed 3,838 sq. ft. IHOP restaurant on the above site. No Sewer Facility Impact Fee is due for this project.

This memo supercedes the fax transmittal of December 30, 1997.

cc: Laura Kass

CITY OF SACRAMENTO  
BUILDING INSPECTIONS DIVISION  
PERMIT SERVICES SECTION

PC # 5674

Address: 3800 NORTHGATE DR.

This application will need one or more of the following items before it can be issued.

Owner/Builder form  
 Current Certificate of Worker's Comp. (City of Sacramento listed as Certificate Holder.)

Letter of Authorization for employees to sign (Contractor).  
 School Impact Fee Form (form to applicant off) 3/17  
 Driveway Permit - 1231 I Street, #200, 264-7995

County Regional Sanitation Permit (Howard Richmond) included  
627 - 7th Street, Rm. 105, Window 10 - Ph: 875-6679  
 Special Inspection Permits [Signature]

PERMIT FEES \$  
 A-99 Flood Waiver Form forms to applicant  
 Hazardous Materials Form

SCAT X-29, X-30, X-25  
 Other: 28 HRS OVERTIME - ENTERED 3-16-98

Date Notified 3/6/98 Plans in Bin # D-3  
Initials: CMM "D" By: [Signature]

**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

9716489C

ADDRESS 3800 Northgate Blvd. P.C. # 5674  
 PARCEL # 250-0010-876 SUITE # \_\_\_\_\_  
 AREA # 4C

CONTACT  LICENSED CONTRACTOR Lic# \_\_\_\_\_  
 NAME Laura Kass NAME Keegan Construction  
 ADDRESS 244 26th St ADDRESS \_\_\_\_\_  
 Sae ZIP 95818 ZIP \_\_\_\_\_  
 PHONE 451-6494 FAX: 916-451-6497 PHONE( ) - FAX( ) -

ARCH./ENG.  OWNER  
 NAME Rauschenbach Marvelli Becker NAME I Hop Properties  
 ADDRESS 2277 West Ave 2nd floor ADDRESS 515 N Brand Blvd.  
 Sae ZIP 95825 Glendale CA ZIP 91203-4903  
 PHONE 488-8566 PHONE (818) 245-1055 FAX 818-6096

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

240,105.28

D.B.A. I Hop  VALUATION 310,000  
BELOW THIS LINE FOR BLDG. DEPT. USE ONLY

FLOOD STATUS A-99  S.C.A.T. \_\_\_\_\_

JOB DESCR. BLDG SHEL APT TI( ) REM( ) SW FIRE ADD OTH

INSP. DISCIPLINES  BLDG  MECH  PLUMB  ELEC  SITE  FIRE

# OF STORIES	AREA 1ST FL.	TOTAL AREA	OCCUP. GROUP	CONST. TYPE	FIRE SPRINK.	FIRE ALARM	FED CODE	VIO. FILE
		<u>3838</u>	<u>A3</u>	<u>VN</u>	<u>NO</u>	<u>NO</u>	<u>10</u>	
<u>(B)</u>	<u>(L)</u>	<u>(P)</u>	<u>(M)</u>	<u>(E)</u>	<u>(F)</u>	<u>(S)</u>	<u>(D)</u>	<u>(K)</u>
<u>JL</u>	<u>JL</u>	<u>RD</u>	<u>RD</u>	<u>GM</u>	<u>GRS</u>	<u>RA</u>	<u>?</u>	

COMMENTS: \_\_\_\_\_

Denise - Put in Bryan's area - they want to expedite

(REGIONAL SAN FEES? Y/N) (HEALTH DEPT? Y/N)

APPL. 2/2/93  
 REVISED 12/11

Worker's Comp Policy #  
Company

Exp. Date

Planning Division COMMERCIAL PRELIMINARY Information Request

BUILDING CHECK ONE:

Over the counter review and issue permit \_\_\_\_\_  
Will be taken in and reviewed for site conditions \_\_\_\_\_  
Will be taken in but not reviewed for site conditions \_\_\_\_\_  
Information only, pre-submittal information \_\_\_\_\_

Customer Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Project address: 3800 NORTHGATE BL  
APN: 250 0010 076 Current site use: VACANT

INITIAL

Need to verify AN Proposed Site use: \_\_\_\_\_

Describe what is being requested: APPROVAL & COMMENTS  
(U) Restaurant

Requested by: C Date: 10

Zone 1 Overlay / SPD / PUD / R-review \_\_\_\_\_  
Planning staff Review required \_\_\_\_\_  
Planning Hearing required \_\_\_\_\_  
Design Review required \_\_\_\_\_  
No Planning Issues \_\_\_\_\_  
Counter ok review by site cond. \_\_\_\_\_

Prior Applications on site P# 97-025 Z# \_\_\_\_\_  
PB#-009  
DR# \_\_\_\_\_ PB# \_\_\_\_\_ IR# \_\_\_\_\_

Comments: Expanded North Area DRD

Planning review by: JW Date: \_\_\_\_\_

MUST BE REVIEWED BY PLANNING  
Care Facilities      Anything Residential      Restaurants  
Churches            Day care                      Sidewalk Cafe  
Drive-through      Lot Line adjustments  
Medical Offices      Bars

Security gates  
CELLULAR COMMUNICATION FACILITIES

PLAN CHECK ROUTING PROCEDURE

Date Received: 12-22-97 Plan Check #: 5674  
 Project: FHOP  
 Address: 3000 Northgate BL Fire Zone: \_\_\_\_\_  
 Legal Description: 250-2010-076 Telephone: \_\_\_\_\_  
 Contractor: Keegan Gust City License: \_\_\_\_\_  
 Address: \_\_\_\_\_ Telephone: 408-8500  
 Architect: Fred Necker

PUBLIC WORKS - ENGINEERING TRANSPORTATION:  
 927 - 10th Street, Room 100, Ron Perry

CIVIL ENGINEERING Date Received: \_\_\_\_\_  
 Approved: \_\_\_\_\_ Disapproved \_\_\_\_\_  
 Total frontage length of New Street Improvements: \_\_\_\_\_ LF  
 Comments: \_\_\_\_\_  
 Right of Way Dedication : Approved \_\_\_\_\_ Disapprove \_\_\_\_\_  
 Public Improvement Agreement: Approved \_\_\_\_\_ Disapprove \_\_\_\_\_  
 Surety Bond, etc. : Approved \_\_\_\_\_ Disapprove \_\_\_\_\_  
 Staking and Inspection Fee : \$ \_\_\_\_\_

TRAFFIC ENGINEERING  
 927 - 10th Street, Room 100, Paul Favilla

Date Received: \_\_\_\_\_  
 Approved: \_\_\_\_\_ Disapproved \_\_\_\_\_  
 Need new driveway permit \_\_\_\_\_  
 No driveway permit needed \_\_\_\_\_  
 Removal of abandoned driveway \_\_\_\_\_  
 Comments \_\_\_\_\_

PUBLIC WORKS - WATER & SEWER, PLANNING, ARCH, REVIEW COMMITTEE,  
 927 - 10th Street, Room 100, Ron Perry

Date Received: \_\_\_\_\_  
 Approved: \_\_\_\_\_ Disapproved \_\_\_\_\_  
 Comments: \_\_\_\_\_

SITE CONDITIONS UNIT (264-7619)  
 Steve Reed, Gary Spross, Wes Jigour

Date Received: \_\_\_\_\_  
 Approved \_\_\_\_\_ Approved with Changes \_\_\_\_\_ Disapproved \_\_\_\_\_  
 Review Zone: \_\_\_\_\_ Special Permit: \_\_\_\_\_ Variances: \_\_\_\_\_  
 Parking Spaces Furnished: \_\_\_\_\_ Parking Spaces Required: \_\_\_\_\_  
 Comments: \_\_\_\_\_

ARCHITECTURAL ADVISORY COMMITTEE  
 (264-5604) Dick Hastings

Date Received: \_\_\_\_\_  
 Is property located in a Civic Improvement District \_\_\_\_\_  
 Meeting Approved \_\_\_\_\_ Approved with Changes \_\_\_\_\_ Disapproved \_\_\_\_\_  
 Item# \_\_\_\_\_ Comments \_\_\_\_\_  
 P# \_\_\_\_\_

# SPECIAL CONDITIONS ATTACHMENT

ADDRESS: 3800 Northgate Blvd. PERMIT # 97-16489C Mitigation Monitoring Plan Yes No Pg. 1 of \_\_\_\_\_

PROJECT TITLE: International House Of Pancakes P.C. # 5674 Timing Range: PERMIT ISSUANCE through

Inspection #	Description	Orig. Dept.	Timing	Follow up Resp.	Verification Date (if)	Code	Remarks
X1	<del>Special inspections in accordance with section 306 of the U.D.C. (all)</del>	SPI	Prior to final, C of C, or C of O	SPI			Inspection request not necessary
X2	Verify floor elevation staking 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	ELI FRI			(1),(2)
X5	Smoke control/Alarm systems testing is required for malls and airtrons	CPC	Prior to final, C of C, or C of O	ELI 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 improvements/T-24 handicap	SCU	Prior to final, C of C, or C of O	SCU			(1)
X12	Site improvements/zoning code	SCU	Prior to final, C of C, or C of O	SCU			(1) Gary Spross - 264-7720
X13	Special permit conditions	CRP	Prior to final, C of C, or C of O	CRP			" " " " "
X14	Noise and Dust Abatement Program	ESD	Random	BLI BLI			Random inspections will be arranged by Building Inspections Division
X15	Archaeological Findings	ESD	Verify at foundation inspection	BLI			Notify building inspector at foundation inspection
X16	Design Review	CRP	Prior to final, C of C, or C of O	CRP			(1)
X24	Halon system	FRI	Prior to final, C of C or C of O	FRI			(2)
X25	Kitchen hood fire suppression system	FRI	Prior to final, C of C or C of O	FRI			(2) Separate permit req'd
X26	Fire alarm	FRI	Prior to final, C of C or C of O	FRI			(2) " " "
X27	Medical Gas Lines	FRI	Prior to final, C of C or C of O	FRI			(2)
X28	Underground fuel tanks	FRI	Prior to covering with sheet rock	FRI			(2)
X29	Underground fire sprinkler mains	FRI	Prior to covering tanks	FRI			(2)
X30	Overhead fire sprinkler system	FRI	Prior to covering mains	FRI			(2) Separate permit req'd
		FRI	Prior to final, C of C, or C of O	FRI			(2) Separate permit req'd

Codes:  
 1 = Approved  
 2 = Correction Notice  
 3 = Canceled by owner or builder by phone  
 4 = Posting (Stop work etc. posted)  
 5 = Project not ready for inspection  
 6 = Violation posted or sent  
 7 = permit closed w/o and inspection  
 (1) Call 264-5191 for inspections  
 Attachment: A

Signature	<i>[Signature]</i>	Date	<i>3/17/98</i>
Title	<i>Assistant Planner</i>	Signature	<i>[Signature]</i>
Date	<i>3/17/98</i>	Title	<i>Assistant Planner</i>

**GRANT** Authorized School District Official  
**ROBLA** Authorized School District Official

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 and any other authorized requirements have been complied with by the above signed applicant.

RESIDENTIAL / APARTMENT / CONDOMINIUM	Sq. Ft. X \$	= \$
COMMERCIAL / INDUSTRIAL	Sq. Ft. X \$	= \$
OTHER FEE TYPE	Sq. Ft. X \$	= \$
TOTAL FEES COLLECTED		= \$

RESIDENTIAL / APARTMENT / CONDOMINIUM	Sq. Ft. X \$	= \$
COMMERCIAL / INDUSTRIAL	Sq. Ft. X \$	= \$
OTHER FEE TYPE	Sq. Ft. X \$	= \$
TOTAL FEES COLLECTED		= \$

**PART III To be completed by SCHOOL DISTRICTS**

Plan Identification Number: *5674*

Square Feet of Chargeable Building Area: *3968*

Signature: *[Signature]*

Title: *Assistant Planner*

Date: *3/17/98*

Building Type (CHECK ONE)  
 Commercial / Industrial  
 Apartment / Condominium  
 Residential

**PART II To be completed by BUILDING DEPARTMENT**

NOTICE TO APPLICANT: Pursuant to Government Code Section 66020(d), this will serve to notify you that the 90-day approval period in which you may protest the fees or other payment identified above will begin to run on the date in which the building or installation permit for this project is issued or on which they are paid to the district(s) or to another public entity authorized to collect them on behalf of the district(s), whichever is earlier.

Owner's Name & Address: *FOR PROPERTIES 3800 NORWALK BLVD*

Project Address: *3800 NORWALK BLVD*

Parcel Number: *250-0010-026*

Subdivision Name: \_\_\_\_\_

Applicant's Signature & Title: *[Signature] Assistant Planner*

Date: *3/17/98*

Phone No.: *451-6494*

**PART I To be completed by APPLICANT**

Certification of Compliance



3. Waiver of Property Damage Claims. The undersigned unconditionally waive any flood-related property damage claim asserting liability on the part of the City, or its officers, agents or employees premised on the issuance of a permit for the New

Construction may be subject to flood-related property damage.  
2. Assumption of Risk. The undersigned expressly assume the risk that the New

Creek, Arcade Creek or Morrison Creek levee systems or a break in those levee systems. "Flood-related property damage" shall mean any property damage due to flooding resulting from an overtopping out of the channels of the Sacramento River, American River, Dry Creek, Arcade Creek or Morrison Creek levee systems or a break in those levee systems.  
1. Flood-Related Property Damage. For purposes of this Agreement, the term

undersigned agree as follows:  
In consideration of the issuance of a building permit for the New Construction, the

**AGREEMENT**

recommends obtaining flood insurance for the New Construction.  
E. The undersigned acknowledge that the City of Sacramento (the "City")

dated January, 1989, prepared by the U.S. Army Corps of Engineers.  
D. Despite the potential for flood damage, the undersigned intend that the new construction ("New Construction") be placed on the Property which will not be at least one foot above the 100-year floodplain elevation levels identified in the Preliminary Work Map

Permit Applicants Regarding the Risk of Flooding attached as Exhibit "B."  
C. The undersigned acknowledge that they have read the Notice to Building

Insurance Rate Map dated November 15, 1989, ("FIRM"), prepared by the Federal Emergency Management Agency ("FEMA").  
B. The undersigned expressly acknowledge that the Property may be subject to flooding hazards due to its location in a 100-year floodplain, as described in the Flood

"A" attached (the "Property").  
A. The undersigned are the record owners of the real property located at \_\_\_\_\_ or as described in Exhibit

**RECITALS**

**(NEW CONSTRUCTION)  
AGREEMENT REGARDING THE RISK  
OF FLOODING ON THE PROPERTY**

7. Severability. The undersigned expressly intend that, if any provision of this Agreement is held by a court of competent jurisdiction to be void or unenforceable, the remaining provisions shall not be affected and shall remain in full force and effect.

6. Release From Indemnification. The undersigned shall be released from any obligation to indemnify the City as set forth in Paragraph 5 of this Agreement if, at such time as the City seeks to enforce the provisions of Paragraph 5, the undersigned demonstrate that they have fully complied with the provisions of Paragraph 4 of this Agreement.

The term "claims," as used in this paragraph, includes all direct or class actions or subrogation or inverse condemnation lawsuits brought by any person, entity or governmental agency in connection with the City's issuance of a building permit for the improvements. The undersigned intend that the City be indemnified to the fullest extent permitted by law and, specifically, that any negligence on the part of the City shall not bar indemnity, unless such negligence is found to have been the sole cause of the damage.

5. Indemnification. In the event the undersigned sell the Property or transfer a possessory interest of more than three years' duration in the New Construction within three years of the execution date of this Agreement, the undersigned agree to indemnify the City and its officers, employees and agents from and against all flood-related property damage claims premised on the issuance of a building permit for the New Construction.

[Transferor/Lessee] unconditionally waives any flood-related property damage claim asserting liability on the part of the City of Sacramento or its officers, agents or employees premised on the issuance of a permit for any new construction on the Property, whether or not the issuance of this permit is due to the negligence of the City or its officers, agents or employees.

[Transferor/Lessee] expressly acknowledges and assumes the risk that the Property may be subject to flooding due to their location in a 100-year floodplain.

4. Notice. In the event the undersigned sell the New Construction or grant a possessory interest in the New Construction of more than three years' duration, the undersigned expressly agree to include the following provisions in the purchase agreement or lease:

Construction, whether or not the issuance of this permit is due to the negligence of the City or its officers, agents or employees.

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

SIGNATURE

\_\_\_\_\_  
 Address  
 501 La 95818  
 \_\_\_\_\_  
 Name  
 2417 216th St  
 \_\_\_\_\_  
 Title of Signatory if Signing for an Entity  
 Lorne Kass-Trade/more Co.

SIGNATURE

\_\_\_\_\_  
 Permit Coordinator

DATED: 3-17-98

10. Termination. All of the obligations set forth in this Agreement shall terminate at such time as FEMA determines that the area in which the Property is located has attained at least 100-year flood protection.

9. Succession. The undersigned expressly intend that the obligations contained herein shall run with the Property and shall bind their respective heirs, assignees and successors in interest.

8. Attorney's Fees. The undersigned agree that, if any legal action is brought to enforce the provisions of this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs from the nonprevailing party.

Building permit applicants are advised to review this notice carefully and to make whatever inquiries may be necessary in order to determine the risk of flooding they may encounter to their property.

During this same period, an effort will be made to increase the storage capacity of Folsom Dam. This will permit more control over flows in the American River and, together with the levee stabilization effort, may provide 100-year flood protection for all areas of Sacramento except Natomas and portions of the Dry Creek, Morrison Creek and Arcade Creek basins, which will have approximately 70-year protection. Attaining 100-year protection for these latter areas will require raising the height of portions of the levees protecting these areas and creating additional upstream storage capacity along the American River. According to current Corps information, this work is scheduled to be completed in January 1995.

Accordingly, the City, County and special flood districts have adopted a policy that makes levee repairs along the Sacramento River the immediate and highest priority. Funds are expected to be appropriated by Congress and contracts awarded to carry out the repair work by July 1, 1990. Once commenced, the Corps anticipates that this work will be completed in stages over a period of approximately three years.

There is also the possibility of levee failure or overtopping along the American River. This risk is dependent primarily on the American River watershed and upon releases from Folsom Dam. Although severe flooding from overtopping the levees could occur due to extremely high flows, there should be sufficient time to evacuate people and thereby reduce the risk to those living in the area.

In developing an overall flood protection policy, the City and County Public Works Departments have determined that the risk to inhabitants posed by a levee break in the Sacramento River levee system is a risk the City and County should resolve first while concurrently addressing the other risks identified in the Corps of Engineers' new data. The Corps has determined that portions of the Sacramento River levee system protecting residents and property in the Natomas and Greenhaven areas of Sacramento require remedial work to correct latent construction defects. If allowed to remain in their present condition, a break in these levees could put at risk more than fifteen billion dollars in damagable property value and threaten the safety and welfare of more than three hundred thousand people.

The Flood Maps indicate that the majority of the City and parts of the County of Sacramento lie within a 100-year floodplain. Property located in this floodplain may be inundated in the event flooding occurs at a level reached on the average once every 100 years (a one percent chance of occurring in any given year). Under the provisions of the National Flood Insurance Program, such property is deemed subject to special flood hazards.

#### RISK ASSESSMENT

The structure for which you are seeking a building permit may be subject to flooding hazards due to its location in a 100-year floodplain. The boundaries of this floodplain are described in the Flood Insurance Rate Map ("FIRM") dated November 15, 1989, prepared by the Federal Emergency Management Agency ("FEMA") and the Preliminary Working Map dated January, 1989, prepared by the U.S. Army Corps of Engineers (collectively "Flood Maps").

#### NOTICE TO BUILDING PERMIT APPLICANTS REGARDING THE RISK OF FLOODING

EXHIBIT "B"

**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: HTP Restaurant Phone: 818-240-6055

Site Address: 3800 Northgate Blvd. Suite: \_\_\_\_\_

Business Owner/Representative: Laura Kass The Trade Mart Co. (Street) (Zip) Phone: 451-4444

Nature of Business: Restaurant

Property Owner: HTP Properties Phone: 818-240-6055

Address: 505 N. Grand Blvd Suite: \_\_\_\_\_

(City) (State) (Zip) Spokane WA 9903-1903

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

8. Is/Will your business be located within 1,000 feet of a hospital, and/or long-term healthcare facility? Yes  No

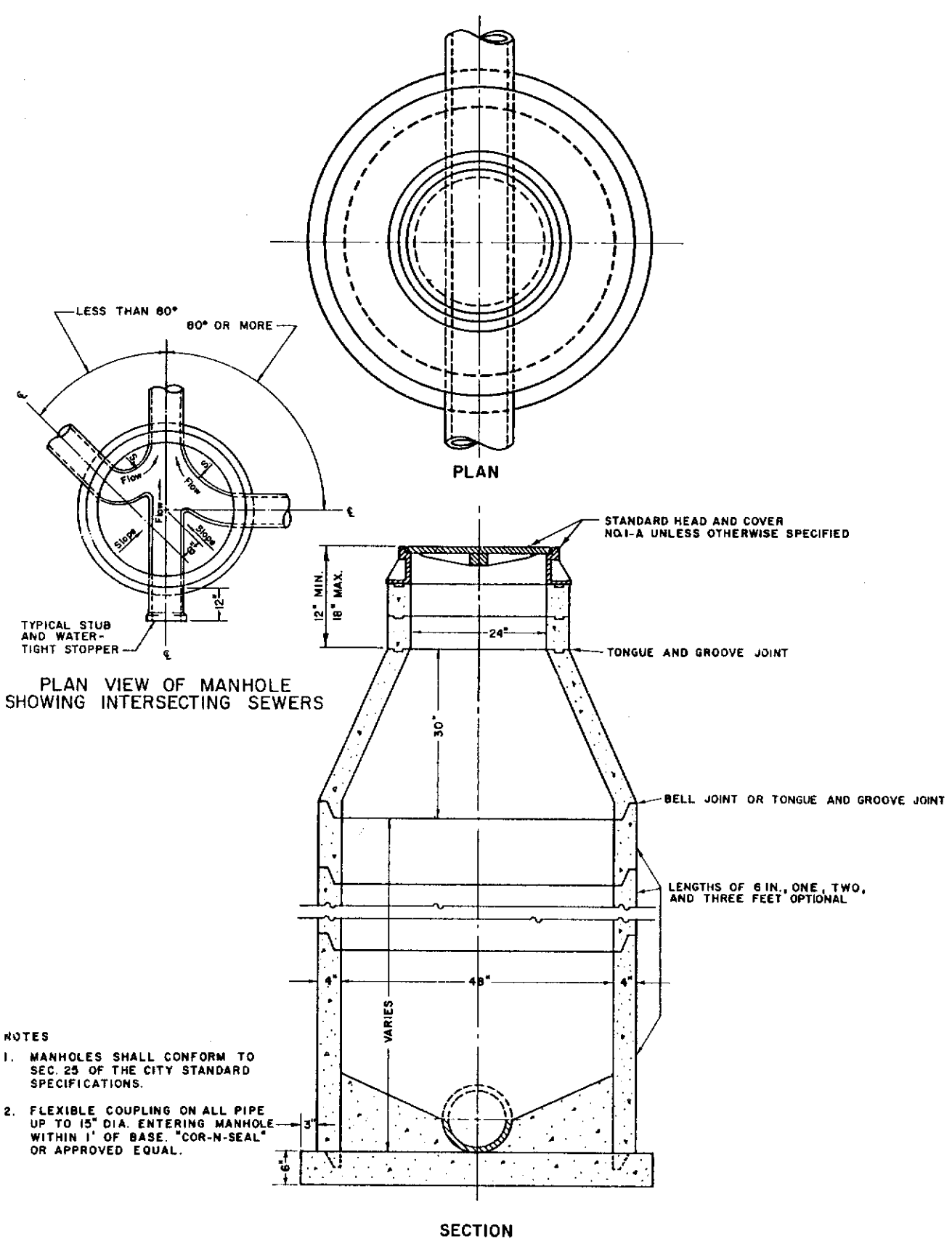
IF YOU ANSWERED "YES" TO QUESTION #3 AND/OR #4, PLEASE CONTACT THE CITY OF SACRAMENTO FIRE DEPARTMENT LOCATED AT 1231 I STREET, SUITE 401, SACRAMENTO, CA OR CALL 449-5416.

**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: Laura Kass (Print) Laura Kass (Signature) 8/18/98 (Date)

BID Use Only: Plan Ck# <u>3-18-58</u> F.D. Appr Req'd? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	OK to issue permit? <u>Yes</u> (NO)
Permit # <u>9716487</u>	
Hold on Certificate of Occupancy? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Fire Dept. Use Only: <u>date</u> <u>date</u>
	OK to issue Certificate of Occupancy? <u>init</u> <u>date</u>
	OK to issue permit? <u>init</u> <u>date</u>



PLAN VIEW OF MANHOLE SHOWING INTERSECTING SEWERS

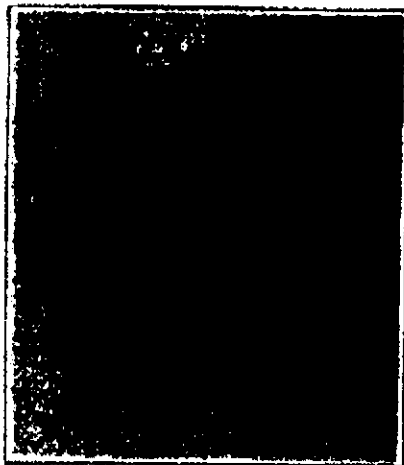
- NOTES
1. MANHOLES SHALL CONFORM TO SEC. 25 OF THE CITY STANDARD SPECIFICATIONS.
  2. FLEXIBLE COUPLING ON ALL PIPE UP TO 15" DIA. ENTERING MANHOLE WITHIN 1' OF BASE. "COR-N-SEAL" OR APPROVED EQUAL.

REV. NO.	DATE	DESCR.
CITY OF SACRAMENTO ENGINEERING DIVISION		
STANDARD MANHOLE NO. 3		
APPROVED BY: <i>[Signature]</i>		SCALE: NONE
DATE: JANUARY, 1989		DWG. NO. CE. 54

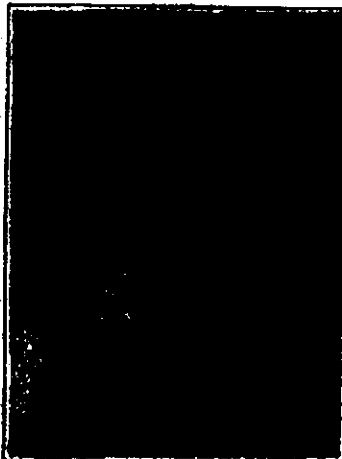
# KOR-N-SEAL® I - TOGGLE KORBAND

## FLEXIBLE PIPE-TO-MANHOLE CONNECTOR

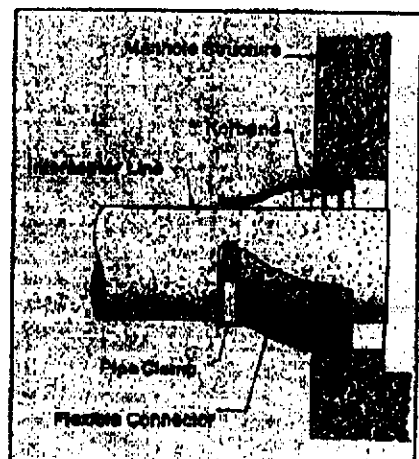
### Data Sheet



Toggle Korband Installation



Pipe Clamp Installation



Kor-N-Seal Cut-Away

The KOR-N-SEAL I Connector is ideally suited for small diameter pipe-to-manhole connections. It provides a flexible, watertight, environmentally safe joint that exceeds ASTM C923 specifications. A specially formulated EPDM rubber compound offers superior resistance to weather, ozone, oils, acids, alkalis, and animal/vegetable fats. Both the Korband and the Pipe Clamp are non-magnetic series 304 stainless steel to achieve maximum corrosion resistance.

Kor-N-Seal installation is simple and can be completed in minutes. It is a one man operation and the Korband Expander Assembly installs any Toggle-style Connector. Detailed Recommended Installation Procedures are included with every shipment.

#### ADVANTAGES OF KOR-N-SEAL:

- Ensures a positive, watertight seal.
- Can be installed in either a cored or formed hole.
- Installs easily in the plant or in the field.
- Accommodates both angular and lateral misalignment
- Provides a flexible, vibration absorbing joint.
- Allows for variations in pipe diameter tolerances.
- Allows for changes in pipe material.
- Can be easily replaced if necessary.
- Ensures trouble-free, efficient installations.
- Conforms to ASTM C923 specifications.
- Accommodates ground movement & prevents shear.

#### ... for the Engineer

Kor-N-Seal eliminates the problems normally encountered when unforeseen, adverse field conditions necessitate a change. With Kor-N-Seal, the Engineer can easily make grade adjustments, location changes, and pipe size modifications to accommodate new requirements.

#### ... for the Producer

From the standpoint of the Producer, the Kor-N-Seal system offers a way to substantially reduce time and cost factors involved in manufacturing a manhole. A diamond core drill is used to core holes into the manhole at specific locations shown on the engineering drawing. This technique allows the Producer to stock blank manhole sections. The completed unit, with holes positioned according to specifications and Kor-N-Seal Connectors installed, can be ready for delivery within an hour after receiving an order.

#### ... for the Contractor

The Kor-N-Seal system was developed to help the Contractor cope with wet trenches, extreme weather conditions, close tolerances, precise grade alignments, and immediate back-filling requirements. With Kor-N-Seal's flexibility, the Contractor can quickly adjust the lateral to the exact degree required to establish correct grade. Kor-N-Seal's simple, efficient installation procedures save the Contractor both man hours and equipment costs.

# NPC Inc.

# KOR-N-SEAL®

260 Elm Street, P.O. Box 301, Milford, NH 03055, U.S.A. Fax: (603) 673-7271  
Tel: (800) 626-2180, (603) 673-8680

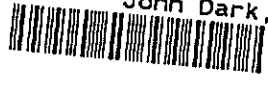
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JOSEPH J. LONDON, ESQ.  
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21800 OXNARD STREET, SUITE 1190  
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John Dark, Clerk/Recorder  
105.00



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Escrow No. 1005211 - PCP  
Order No. 1005211 - SS

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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS

"This Declaration of Covenants, Conditions And Restrictions And Grant Of Easements is being Re-Recorded for the purpose of establishing the date that was left blank on the initial Recording."

To be micro Filmed

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(Additional recording fee applies)



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John Dark, Clerk/Recorder



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CHICAGO TITLE COMPANY  
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0.00 0.00 0.00 4.00

Joseph J. London, Esq.  
Warner Center Plaza  
21800 Oxnard Street  
Suite 1190  
Woodland Hills, CA 91367

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## DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS ("Declaration") is made and entered into as of this 11<sup>th</sup> day of MARCH, 1998, by and between Robert C. Cook, Sr. ("Cook"), whose principal place of business is located at 1108 Second Street, Sacramento, California 95814, and IHOP Realty Corp., a Delaware corporation ("IHOP"), whose principal place of business is located at 525 North Brand Boulevard, Glendale, California 91203-1903 (all initially capitalized terms contained herein, unless defined elsewhere herein, shall have the meanings ascribed to those terms in Article 1:

### R E C I T A L S:

WHEREAS, Cook is the record owner of the fee simple title to that certain real property situated in the City of Sacramento, County of Sacramento, State of California, as generally shown as the property identified as "Parcel 1" on the Site Plan, and as more particularly described in Exhibit A ("Parcel 1");

WHEREAS, IHOP is the record owner of the fee simple title to that certain real property situated in the City of Sacramento, County of Sacramento, State of California, as generally shown as the property identified as "Parcel 2" on the Site Plan, and as more particularly described in Exhibit B ("Parcel 2"); and