

CITY OF SACRAMENTO**1231 I Street, Sacramento, CA 95814****Permit No: 9902894****Insp Area: 4****Site Address: 3621 PINELL ST SAC****Parcel No: 252-0181-007****Sub-Type: RES****Housing (Y/N): N****CONTRACTOR****OWNER**LESLIE ROBERT/DONNA
375 S MAYFAIR AV
DALY CITY CA 94015**ARCHITECT****Nature of Work: SMUD SAFETY INSPECTION ALSO REPLACE SWITCHES, OUTLETS/GROUNDING ROD****CONSTRUCTION LENDING AGENCY:** I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name _____

Lender's Address _____

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

License Class _____ License Number _____ Date _____ Contractor Signature _____

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code; any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 8 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00);

_____, I, as a owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professional Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his/her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he/she did not build or improve for the purpose of sale.)

_____, 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 hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date _____

Applicant/Agent Signature _____

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

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

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

Carrier _____

Policy Number _____

Exp Date _____

_____, (This section need not be completed if the permit is for \$100 or less) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date _____

Applicant 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.**

OWNER-BUILDER VERIFICATION

ATTENTION PROPERTY OWNER

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

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

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

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

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

Name N/A Address _____

City _____ Telephone _____

Contractors License No. _____

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

Name N/A Address _____

City _____ Telephone _____

Contractors License No. _____

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

Name	Address	Phone	Type of Work
------	---------	-------	--------------

<u>N/A</u>			

Signed Larry A. Fox

Job Address 3621 Pirell St Date 3/30/99

Permit No.: _____

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

NAME EUROASIAN ENTERPRISES,LLC

MAILING ADDRESS 3440 Cypress Street

CITY, STATE ZIP CODE Sacramento, CA 95838

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S) OF DOCUMENT

OPTION AGREEMENT



CALIFORNIA
ASSOCIATION
OF REALTORS®

OPTION AGREEMENT

To be used with a purchase agreement. May also be used with a lease.

Date 11/25/99 at Sacramento
Michael S. SASSON, ET AL ("Optionor")
EURO-ASIAN ENTERPRISES, LLC
an option ("Option") to purchase the real property and improvements situated in (city) SACRAMENTO
County of SACRAMENTO
California, described as 3621 Pine Hill Street ("Property") as specified in the attached: ☒ Real Estate Purchase Agreement ☐ Other _____, which is incorporated by this reference as a part of this Agreement, on the following terms and conditions.

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1. OPTION CONSIDERATION:

- A. Four Thousand Dollars \$ 4,000
☐ (if checked) and/or (circle one), the amount specified in paragraph 6B.
B. By ☐ cash, ☒ cashier's check, ☐ personal check, or ☒ PTC

made payable to To be determined

- C. ☐ Payable upon execution of this Agreement,
OR ☒ Payable within 5 days after acceptance of this Agreement, by which time Optionee shall have completed a due diligence investigation and accepted the condition of the Property. At least 5 (or _____) days before expiration of the Option period, Optionor shall provide to Optionee (i) any mandatory disclosures (such as those required by paragraph 10 of the preliminary title report, and (iii) _____

pleted a
f this time
7), (ii) a

- OR ☐ If payment is not made by the time specified in paragraph 1C above, this Agreement shall become immediately void.
E. If this Option is exercised, ☐ all, or ☒ \$ 4,000 of the Option Consideration shall be applied toward Optionee's down payment obligations under the terms of the attached purchase agreement, upon close of escrow. Optionee is advised that the full amount of the option consideration applied toward any down payment shall be counted by a lender for financing purposes.

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2. OPTION PERIOD: The Option shall begin on (date) 11/1/99, and shall end on (date) 7 months, on (date) 8/31/99.
3. MANNER OF EXERCISE: Optionee may exercise the Option only by delivering a written unconditional notice of exercise by Optionee, to Optionor, or to purchase contract who is authorized to receive it, on or before _____ and no later than _____

59 p.m.

, signed
lier than

A copy of the unconditional notice of exercise shall be delivered to the Brokers identified in this Agreement.

4. EFFECT OF DEFAULT ON OPTION: Optionee shall have no right to exercise this Option if Optionee has not performed any obligation imposed by, or is in default of, any obligation of this Agreement, any addenda, or any document incorporated by reference.
5. NON-EXERCISE: If the Option is not exercised in the manner specified, within the option period or any written extension or if it is terminated under any provision of this Agreement, then:
A. The Option and all rights of Optionee to purchase the Property shall immediately terminate without notice; and
B. All Option Consideration paid, rent paid, services rendered to Optionor, and improvements made to the Property shall be retained by Optionor in consideration of the granting of the Option; and
C. Optionee shall execute, acknowledge, and deliver to Optionor, within 5 (or ☐ _____) calendar days of Option termination, quitclaim deed, or any other document reasonably required by Optionor or a title insurance company to effect the termination of the Option.

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Optionee and Optionor acknowledge receipt of copy of this page, which constitutes Page 1 of 3 Pages.
Optionee's Initials (ES) (AS) Optionor's Initials (MS) (AA)

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

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ESTATE

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INC

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525 South Virgil Avenue, Los Angeles, California 90020

REVISED 10/98

OFFICE USE ONLY
Reviewed by Broker _____
or Designee _____
Date _____



PRINT DATE
R OCT 98

MASTER COPY

OPTION AGREEMENT (OA-11 PAGE 1 OF 3)

Property Address: 5021 Finell Street

Date: 1/25/99

6. ☐ LEASE (If checked):

- A. The attached lease agreement, dated _____, between Optionee as Tenant and Optionor as Landlord, is incorporated by reference as part of this Agreement.
- B. \$_____ per month of rent actually paid by Optionee shall be treated as Option Consideration pursuant to paragraph 1.
- C. The lease obligations shall continue until termination of the lease. If the Option is exercised, the lease shall continue until the earliest of (i) the date scheduled for close of escrow under the purchase agreement, or as extended in writing, (ii) the close of escrow of the purchase agreement, or (iii) mutual cancellation of the purchase agreement.
- D. In addition to the reason stated in paragraph 4, Optionee shall have no right to exercise this Option if Optionor, as landlord, has given to Optionee, as tenant, two or more notices to cure any default or non-performance under the terms of the lease.

7. DISCLOSURE STATEMENTS: Unless exempt, if the Property contains one-to-four residential dwelling units, Optionor must comply with Civil Code §1102 et seq., by providing Optionee with a Real Estate Transfer Disclosure Statement and Natural Hazard Disclosure Statement.

8. RECORDING: Optionor or Optionee shall, upon request, execute, acknowledge, and deliver to the other a memorandum of this Agreement for recording purposes. All resulting fees and taxes shall be paid by the party requesting recordation.

9. DAMAGE OR DESTRUCTION: If, prior to exercise of this Option, by no fault of Optionee, the Property is totally or partially damaged or destroyed by fire, earthquake, accident or other casualty, Optionee may cancel this Agreement by giving written notice to Optionor, and is entitled to the return of all Option Consideration paid. However, if, prior to Optionee giving notice of cancellation to Optionor, the Property has been repaired or replaced so that it is in substantially the same condition as of the date of acceptance of this Agreement, Optionee shall not have the right to cancel this Agreement.

10. PURCHASE AGREEMENT: All of the time limits contained in the attached purchase agreement, which begin on the date of Acceptance of the purchase agreement, shall instead begin to run on the date the Option is exercised. After exercise of this Option, if any contingency in the attached purchase agreement, including but not limited to any right of inspection or financing provision, is not satisfied or is disapproved by Optionee at any time, all option consideration paid, rent paid, services rendered to Optionor, and improvements to the Property, if any, by Optionee, shall be retained by Optionor in consideration of the granting of the Option.

11. NOTICES: Unless otherwise provided in this Agreement, any notice, tender, or delivery to be given by either party to the other may be performed by personal delivery or by registered or certified mail, postage prepaid, return receipt requested, and shall be deemed delivered when mailed (except for acceptance of the offer to enter into this Agreement, which must be done in the manner specified in paragraph 16). Mailed notices shall be addressed as shown below, but each party may designate a new address by giving written notice to the other.

12. DISPUTE RESOLUTION: Optionee and Optionor agree that any dispute or claim arising between them out of this Agreement shall be decided by the same method agreed to for resolving disputes in the attached purchase agreement.

13. OTHER TERMS AND CONDITIONS, including attached supplements: A) Upon release of option money \$4000 - @ PTC, Optionee's shall take possession of property for 7 months.
B) EuroAsian Enterprises shall maintain control of property and be responsible for property maintenance and collect rent.
C) Option agreement to lease shall be recorded by

Optionee shall pay optionor \$400 each month not later than the 10th beginning March, 1999 to continue the option. If payment is not received by the 20th of the month and/or escrow to purchase is not completed by 8/31/99, the option agreement will be deemed cancelled and all funds received will be deemed for the account of the optionor. The initial \$4000 payment will be credited against purchase upon COE, the \$400 monthly payments will not be so credited and will be retained by the optionor.

14. ATTORNEY'S FEES: In any action, proceeding, or arbitration between Optionee and Optionor arising out of this Agreement, the prevailing Optionee or Optionor shall be entitled to reasonable attorney's fees and costs from the non-prevailing Optionee or Optionor.

Optionee and Optionor acknowledge receipt of copy of this page, which constitutes Page 2 of 3 Pages.

Optionee's Initials (LP) (SA) Optionor's Initials (MY) (PA)

REVISED 10/98

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Reviewed by Broker
or Designee _____
Date _____



PRINT DATE
R OCT 98

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OPTION AGREEMENT (OA-11 PAGE 2 OF 3)

Property Address:

3621 Pinell St

Date:

1/25/99

15. TIME OF ESSENCE; ENTIRE CONTRACT; CHANGES: Time is of the essence. All understandings between the parties incorporated in this Agreement. Its terms are intended by the parties as a final, complete, and exclusive expression of agreement with respect to its subject matter, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. This Agreement may not be extended, amended, modified, altered, or changed, except in writing signed by Optionee and Optionor.
16. OFFER: This is an offer for an Option to purchase Property on the above terms and conditions. Unless Acceptance of Offer is signed by Optionor, and a signed copy delivered in person, by mail, or facsimile, and personally received by Optionee, or by Larry Pope, who is authorized to receive it, by (date) 1/29/99, at AM/PM, the offer shall be deemed revoked. Optionee has read and acknowledges receipt of a copy of the offer. This Agreement and any supplement, addendum, or modification, including any photocopy or facsimile, may be signed in two or more counterparts, all of which shall constitute one and the same writing.

OPTIONEE

OPTIONEE

Address

Telephone

Fax

17. BROKER COMPENSATION: Optionor agrees to pay compensation for services as follows:

to Broker, and
to Broker,
payable upon execution of this Agreement.

18. ACCEPTANCE OF OPTION: Optionor warrants that Optionor is the owner of the Property or has the authority to execute this Agreement. Optionor accepts and agrees to grant an Option to purchase the Property on the above terms and conditions.

If checked: ☐ SUBJECT TO ATTACHED COUNTER OFFER, DATED

OPTIONOR

OPTIONOR

Address

Telephone

Fax

Real Estate Brokers are not parties to the Agreement between Optionee and Optionor.

Broker

By

Date

Address

Telephone

Fax

Broker

By

Date

Address

Telephone

Fax

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Page 3 of 3 Pages.

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Reviewed by Broker

or Designee

Date



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OPTION AGREEMENT (OA-11 PAGE 3 OF 3)

STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

) ss

On this 17 day of March, in the year 1999,
before me LARRY J. POYE ^{Notary Publ.} Talaria Ashley, personally appeared

LARRY J POYE

personally known to me (or proved to me on the basis of satisfactory evidence) to be 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.

Signature

