

CITY OF SACRAMENTO

Permit No: 9714159

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Site Address: 2830 GATEWAY OAKS DR SAC

Sub-Type: NCOM

Parcel No: 2250230084

Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

BTV CROWN EQUITIES INC
400 CAPITOL MALL STE 2
SACRAMENTO CA

95814-4420

CLC ASSOCIATES INC.
8480 EAST ORCHARD RD
ENGLEWOOD CA

80111

Phone:

Phone:

Phone: 303-770-5600

Nature of Work: NEW MOTEL BUILDING

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 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 3-10-98 Owner Signature [Signature]

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

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 no employees Policy Number _____

(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 3-10-98 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.

ISSUED

SEP 18 1998

CITY OF SACRAMENTO
DEVELOPMENT SERVICES DIVISION

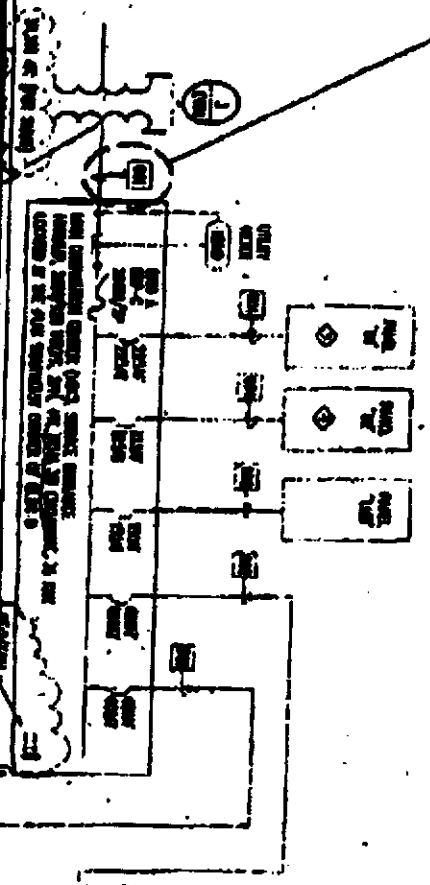
The approval of all Electrical Work
is subject to field inspections
Revision to Feeder #001
9-23-98
PJM

1	4-200 HCN (A) AS ALLOWED FOR SPEC PER (A) APPROVAL
2	4-200 HCN (A) AS ALLOWED FOR SPEC PER (A) APPROVAL
3	4-200 HCN (A) AS ALLOWED FOR SPEC PER (A) APPROVAL
4	4-200 HCN (A) AS ALLOWED FOR SPEC PER (A) APPROVAL
5	4-200 HCN (A) AS ALLOWED FOR SPEC PER (A) APPROVAL
6	4-200 HCN (A) AS ALLOWED FOR SPEC PER (A) APPROVAL
7	4-200 HCN (A) AS ALLOWED FOR SPEC PER (A) APPROVAL
8	4-200 HCN (A) AS ALLOWED FOR SPEC PER (A) APPROVAL
9	4-200 HCN (A) AS ALLOWED FOR SPEC PER (A) APPROVAL
10	4-200 HCN (A) AS ALLOWED FOR SPEC PER (A) APPROVAL



Revision to feeder [001] USB TO URMTH XMP.
 IN PLACE OF THE 4-200 HCN(A) PER THE 5 PANTS USE
 ALL USING 4-200 HCN(A) AS ALLOWED FOR SPEC PER (A) APPROVAL
 SEE: WOOD, E. 5 & REVISOR'S APPROVAL #401.

CAPACITANCE
 APPROXIMATE TO FEEDER (SE) = 335 MVAR
 APPROXIMATE TO FEEDER (SE) = 340 MVAR.



REGISTERED, INC.
 M. Michael Grogan
 License # 10000
 423 Clay Ave., S.W.
 Salem, OR 97307
 (503) 466-7700
 FAX (503) 466-7771

1 ONE-LINE DIAGRAM (PNEUMATIC)
 E401

Homestead Village
 SACRAMENTO NATOMAS - #621
 GATEWAY GOLF DR. AND DUTCHMAN'S
 SACRAMENTO, CALIFORNIA



**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

9714159C

ADDRESS 2830 GATEWAY OAKS DR. P.C. # 5185C
 PARCEL # PORTION OF PARCEL 1 - METRO CENTER PHASE SUITE # _____
 CONTACT 225-023-089 AREA # _____
 LICENSED CONTRACTOR

NAME SALLY KURN NAME _____
 ADDRESS 2102 - BAY STATE CT. ADDRESS _____
GOLD RIVER ZIP 95670 ZIP _____
 PHONE 853-9622 FAX: 1853-5359 PHONE _____

ARCH./ENG. NAME CLC ASSOC., INC. OWNER/TENANT
 ADDRESS 8480 - E. ORCHARD RD. NAME TOM DACK/HOMESTEAD VILLAGE
KINGWOOD CO. ZIP 90111 ADDRESS 22290 - FOOTHILL BLVD
 PHONE 303-770-5600 HAYWARD CA ZIP 94541
 PHONE 570-583-2000

WILL THE PERMITEE HAVE ANY EMPLOYEE'S ON THE JOBSITE? YES NO
 NATURE OF WORK IN DETAIL: CONSTRUCTION OF NEW MOTEL
COMPLEX - BLDG. "C" 20,781

D.B.A. HOMESTEAD VILLAGE VALUATION 1,554,216.00
BELOW THIS LINE FOR BLDG. DEPT. USE ONLY

FLOOD STATUS Agg waiver attached S.C.A.T. SP1, FRI, SCU, CRP
 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	USE ZONE	OCCUP. GROUP	CONST. TYPE	FIRE SPRINK.	FED CODE	VIO. FILE
		<u>20,781</u>	<u>CB(MU)</u>	<u>R</u>	<u>VHSP</u>	<u>SPR</u>	<u>FC06</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>R</u>
<u>BN</u>	<u>BN</u>	<u>BT</u>	<u>BN</u>	<u>GMC</u>	<u>ETC</u>	<u>GRS</u>	<u>am</u>	

COMMENTS: _____

CHECKER'S COMP POLICY # COMPANY

EXP. DATE

COUNTY SANITATION DISTRICT NO. 1
 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT
SEWER IMPACT FEE 12-4-97
 PERMIT AND CALCULATION SHEET

APPLICATION NO:	BLDG PERMIT NO: CITY
GENERAL INFORMATION	THIS PERMIT GOOD ONLY WHEN VALIDATED BY THE CASHIER 240631 12-4-97
	- DEPT 36 SEWERWATER \$74,580.00 - T# TRAN 354567 12/04/97 - RECEIPT 624669 0#1 \$74,580.00
	THIS PERMIT TO CONNECT EXPIRES ONE YEAR FROM DATE OF ISSUANCE

FEE CALCULATION		BUILDING USE	
INSPECTION		RESIDENTIAL SF <input type="checkbox"/>	MF <input type="checkbox"/>
CSD-1	13,209	COMMERCIAL USE	UNITS
SRCSD	61,371		
CONSTRUCTION			
IN-LIEU			
TOTAL FEE	74,580		

APN: **225-0230-0834084**

DESCRIPTION/
SUBDIVISION

LOT:

PROPERTY ADDRESS **2810 2420, 2530 - CATEFOR DR**

OWNER **HILLTOP VILLAGE**

MAILING ADDRESS **71177 WAGNER + CATEFOR AVE**

CITY-STATE-ZIP **FLYNN, TEXAS** PHONE **516-533-2000**

ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT.

APPLICANT SIGNATURE *[Signature]*

CONSOLIDATED UTILITY BILLING USE ONLY

ACCT _____ INPUT _____ START _____

RECEIPT

NATOMAS UNIFIED SCHOOL DISTRICT

1515 Sports Drive, #11 - 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	Hornum		
OWNER'S ADDRESS	2290 - FORT HULL ROAD - SACRAMENTO, CA		
PROJECT ADDRESS	110 Parkway Plaza		
PARCEL NUMBER	225-0000-084		
SUBDIVISION NAME			
NUMBER OF UNITS	3		
PRINT APPLICANT'S NAME	JACK KIRBY	APPLICANT'S SIGNATURE:	<i>[Signature]</i>
TITLE OF APPLICANT	AGENT FOR OWNER		
DATE	11-12-98	TELEPHONE NUMBER	916-3-9420

PART II - TO BE COMPLETED BY BUILDING DEPARTMENT

PLAN IDENTIFICATION NUMBER	3185		
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	64,105		
SIGNATURE	<i>[Signature]</i>		
TITLE	Inspr	DATE	11-12-98

PART III - TO BE COMPLETED BY NATOMAS UNIFIED SCHOOL DISTRICT

DISTRICT CERTIFICATION NUMBER	98-19		
FEE COLLECTED			
RESIDENTIAL	Sq. Ft. X \$	= \$	
APARTMENT/CONDOMINIUM	Sq. Ft. X \$	= \$	
COMMERCIAL/INDUSTRIAL	64,105 Sq. Ft. X \$ 30.23	= \$	1,938.50 14,744.15

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: *Linda K. Griffith*

TITLE: *Planning Director*

DATE: *2/25/98*

Rec'd 19,231.50
Paymt Due 14,744.15
Risk Due 4,487.35



SACRAMENTO MUNICIPAL UTILITY DISTRICT □ 6201 S Street, P.O. Box 15830, Sacramento CA 95852-1830, (916) 452-3211
AN ELECTRIC SYSTEM SERVING THE HEART OF CALIFORNIA

PC 5185

September 30, 1997

TOM DACK
22290 FOOTHILL BOULEVARD
HAYWARD CA 94541

W.A. #55428

SMUD COMMITMENT LETTER

Thank you for submitting your plans for **Homestead Village** for an electric service commitment. Your cooperation enables us to give you the best service possible, as well as provide for your future requirements.

We are returning one copy of your plans indicating the service location and other requirements checked below. Our commitment is subject to changing conditions and, as a result, may not be valid after twelve months.

Please contact the Estimator if additional information is desired.

Estimator: Larry Wilkins

Telephone (916) 732-6445

Service will be: Overhead Underground

Volts: 120/208 Phase: 3 Wire: 4 Type: WYE

(Street light service voltage will be the same as above.)

- Transformer pad required: Yes No SMUD Dwg. _____
- Conduit required: Yes No (see sketch)
- Right-of-way required: Yes No
- Transformer protection required: Yes No see sketch and SMUD Dwg. _____
- Primary pull box required: Yes No Number: SMUD Dwg. _____
- Service box required: Yes No Number: SMUD Dwg. _____
- Switchgear pad required: Yes No Number: SMUD Dwg. _____
- Street light service box required: Yes No (see sketch)
- Other requirements: See enclosed Booklet Prints

*A maximum fault current of 34,700 amps symmetrical is based on the largest transformer that could be needed to serve the Single Combined main sizes of 1,600 amps.

Metering will be outside, if possible. If in a meter room, door must be keyed for SMUD key. Contact the Estimator for details.

*If future load growth necessitates increasing the main switch size, the available fault current should be recalculated.

NOTE: This commitment letter may be required by local inspection authority as part of its plan check requirements.

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

RECITALS

A. The undersigned are the record owners of the real property located at 2830 GATEWAY PARK or as described in Exhibit "A" attached (the "Property").

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 Insurance Rate Map dated November 15, 1989, ("FIRM"), prepared by the Federal Emergency Management Agency ("FEMA").

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

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 dated January, 1989, prepared by the U.S. Army Corps of Engineers.

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

AGREEMENT

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

1. Flood-Related Property Damage. For purposes of this Agreement, the term "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.

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

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

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.

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.

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.

DATED: _____

Sally Kiri
SIGNATURE

AGENT FOR OWNER
Title of Signatory if Signing for an Entity

SALLY KIRI
Name

2100 - BAY STATE CT.
Address

COLD RIVER, CA 95070

SIGNATURE

Title of Signatory if Signing for an Entity

Name

Address

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: HOMESTEAD VILLAGE Phone: _____
 Site Address: 2830 - GATEWAY PASS Suite: _____
(Street) (Zip)
 Business Owner/Representative: SALLY KIRN Phone: 853-9620
 Nature of Business: EXTENDED STAY MOTEL
 Property Owner: HOMESTEAD VILLAGE, INC. Phone: 570-583-2012
 Address: 2290 - FOOTHILL BLVD Suite: _____
(Street) HAYWARD, CA
(City) (State) (Zip)

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

Notify lessee of the responsibility to coordinate with the Fire Department regarding the use and handling of hazardous materials.

3. Does/Will your business generate hazardous waste? Yes ___ No ___

4. Does/Will your business handle, store or transport any solid, liquid, or gaseous chemicals? Yes ___ No ___

CONSULT THE EPA CHEMICAL LIST LOCATED AT THE BUILDING DIVISION COUNTER FOR HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS TO COMPLETE THE FOLLOWING QUESTIONS.

If you answered "YES" to questions #3 and/or #4 above, continue on to questions 5 - 8.

5. Do you handle, store, or transport 55 gallons, 500 pounds, or 200 cubic feet (at Standard Temperature or Pressure) of a product or formulation containing hazardous materials at any one time? Yes ___ No ___

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

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

If you answered "yes" to questions #6 and/or #7, complete the RMPP informational sheet.

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

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

Prior to issuance of a certificate of occupancy, each business owner(s) shall contact the City of Sacramento Fire Department and comply with the Health and Safety Code regarding the use and handling of hazardous materials.

PENALTY: Any business that violates Section 25531-25541 of the Health and Safety Code shall be civilly liable to the administering agency in an amount of not more than two thousand dollars (\$2,000) for each day in which the violation occurs. If the violation results in, or significantly contributes to, an emergency, including a fire, the business shall also be assessed the full cost of the city emergency response, as well as the cost of cleaning up and disposing of the hazardous materials. Additional liability and punishment may be assessed for knowing a violation after reasonable notice of the violation.

Applicant's Name: _____
(Print)

(Signature) (Date)

BID Use Only: Plan Ck# _____	Permit # _____
OK to issue prmt? Y _____	F.D. Appr Req'd? Yes No _____
init date _____	
Hold on Certificate of Occupancy? Yes No _____	
Fire Dept. Use Only:	
OK to issue permit? ini' _____	date _____
OK to issue Certificate of Occupancy? init _____	date _____

6/24/97

Brian Nakishima:

Rescue Area

Heritage Village

is shown on the preliminary
rescue map as being
in a rescue zone

the Water Surface Elevation
for that area after 48 hrs
is 18.3 above sea level.

(the ^{water} depths in that area
are around 5.0' or 6.3' .)

Nancy Dorfer
x 264-8301

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

YOUR PLAN CHECK # IS: **5185**

PROJ. VAL. \$ 4,777,146.07 DATE 6-23-97
 PLAN CHECK FEE \$ 14,193.20 *paid over - balance* 27,459.58
 PARTIAL FEE (BALANCE OF P.C. FEE DUE) \$ 13,266.38 ← 14,193.20

PROJECT ADDRESS: Parcel 225 - 023 - 084
 JOB DESCRIPTION: _____
 BLDG SHELL APT T.I. REM SITE FIRE ADD BOTHERG INSPEC.
 RECEIVED OF Walter and Wallace 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: *[Signature]*
 4422.12

PLAN CHECK ROUTING PROCEDURE

Date Received: 6-23-97 Plan Check #: PL5185 A,B,C
 Project: HOMESTEAD VILLAGE
 Address: 2810-2830 GATEWAY OAKS BLVD
 Legal Description: 775-023-084 Fire Zone: _____
 Contractor: _____ Telephone: _____
 Address: _____ City License: _____
 Architect: CLL ASSOC. INC Telephone: 303-770-5602

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

CIVIL ENGINEERING Date Received: _____
 Approved: _____ Disapproved _____
 Total frontage length of New Street Improvements: EXISTING LF
 Comments: ON-SITE GRADING & DRAINAGE APPROVED - SEWER MAIN RELLOCATION APPROVED
 Right of Way Dedication : Approved N/A Disapprove _____
 Public Improvement Agreement: Approved YES Disapprove _____
 Surety Bond, etc. : Approved YES Disapprove _____
 Staking and Inspection Fee : YES \$ _____

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

Approved: _____ Date Received: _____
 Disapproved _____
 Need new driveway permit SEE COMMENT
 No driveway permit needed _____
 Removal of abandoned driveway _____
 Comments: NEW 26' COMM DRWAY - NO PERMIT REQUIRED SEE STREET IMPROVEMENT PLANS

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

Approved: _____ Date Received: _____
 Disapproved _____
 Comments: WATER DEVELOPMENT FEES REQUIRED - CO SANITATION DISTRICT - SEE SEWER MAIN RELLOCATION - SEE IMPR PLAN.

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

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

6/26/97

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 ← yes

Will be taken in but not reviewed for site conditions

Information only, pre-submittal information

Customer Name: _____ Phone Number: _____

Project address: 2810-2830 Gateway Oaks

APN: 225-0230-083 Current site use: 084 may have new # LLA

Need to verify AN Proposed Site use: 3 - two story motel developments

Describe what is being requested: APPROVAL & COMMENTS

Requested by: ANSI Date: 6/23/97

Zone C-2 Overlay / SPD / PUD / R-review _____

- Planning staff Review required _____
- Planning Hearing required
- Design Review required _____
- No Planning Issues _____
- Counter ok review by site cond. _____

→ RZ to C-2

Prior Applications on site P# 97-014 Z# _____

DR# _____ PB# _____ IR# _____

Comments: and Special Permit for hotel

Planning review by: [Signature] Date: 6-27-97

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



CONSULTANTS INC.

1123 AURARIA PARKWAY #400
DENVER COLORADO 80204
303-623-6200 FAX 623-8435

No. 6489 P. 1-1

Facsimile Transmittal

Attention: John

Project: HU Sacramento

Company: John's Heating and Piping

Date: 7-1-98

Fax No: _____

From: Brittany Bowers

Number of Pages, with transmittal: _____

Original to follow via mail: _____

If all pages were not received or if there are any questions, please contact us.

Items Transmitted/Comments: _____

I previously faxed a statement of my approval to use flex pipe rather than rigid in areas which are difficult to install around structure (exhaust ducts).

The fans are sized adequately for the loss of static pressure.

Brittany Bowers
Mechanical Engineer

Copies To:

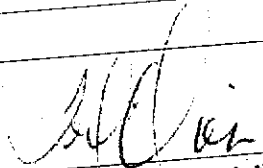
Daily Field Report (DFR)

Project Name Homestead Project No. 23.483326
 Project Location Gateway Oaks Technician T. Oien
 Contractor Wermer's
 Weather cloudy
 Earthwork Equipment Observed N/A
 DFR Given to (or left at) Rich
 Reviewed by _____

Date 6/23/98
 Time Arrived 0800
 Time Departed 11:50
 Travel Time 1.0
 Mileage 45
 DFR No. _____
 Date Reviewed _____

Observations/Remarks: Met with Rich, Wermer's supt. @ Jobsite
Observed epoxied bolt installation @ bldg A. Holes
were clean & free of water. 10" embedment
obtained. Bldg A is now complete.
Exterior bolts epoxied @ bldg C. This completes bldg C.
Exterior bolts epoxied @ bldg B. Bldg B is complete.
All holes cleaned with compressed air. No water
observed in holes.
Simpson epoxy tie adhesive used.

NOTE: Observations, pass/fail evaluations, and/or recommendations (if applicable) provided herein have not been reviewed by an engineer and therefore, should be considered preliminary and subject to change.


 Kleinfelder Representative Signature
Ted Oien
 Kleinfelder Representative Print Name

**Homestead
Village****FAX**

December 17, 1998

TO: Valerie Brown (916)264-7046
FROM: Crystal Couch (714)788-5246
(714)753-9076 - Fax
RE: South Natomas Homestead

of pages including cover: 5

Attached please find a letter to the City of Sacramento requesting change of ownership to Homestead Village from BTV, along with the title company letter and two (2) maps.

Please review. If you have any questions, please call Kris Olsen or Dennis Sundstrom. I am forwarding the hard copy to Ron Pecci.

Please call if you do not receive all of the pages.

Thank you.

Crystal☺
Happy Holidays!!!!



December 17, 1998

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

Attn: Ron Pecci, Chief Building Inspector

Re: Final Certificate of Occupancy
Homestead Village:

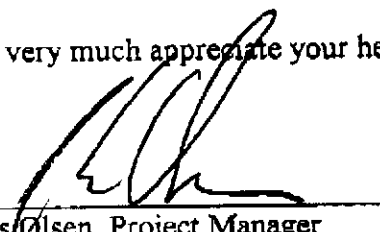
2810 Gateway Oaks Drive
2820 Gateway Oaks Drive
2830 Gateway Oaks Drive

Bldg. Permit # 9714123
Bldg. Permit # 9714128
Bldg. Permit # 9714159

To Whom It May Concern:

This letter is to notify you that the ownership of the parcel to which the subject permits were originally issued has changed to Homestead Village, Incorporated from BTV. Please take the necessary action to change your files to reflect that change so that the Final Certificate of Occupancy will correctly reflect the owner of the facility as Homestead Village, Incorporated.

We very much appreciate your help and cooperation.



Kris Olsen, Project Manager
Homestead Village, Incorporated
Phone: (949) 788-5244
Fax: (949) 753-9076

Attachments
KEO/cc

451
1051
35
01
day

NORTH AMERICAN TITLE GUARANTY

2149 Huxley Way, #100
Sacramento, CA 95825
(916) 927-7885 FAX (916) 929-2376

November 6, 1997

Homestead Village Incorporated
Ronaldia Flores
Via Facsimile 915-877-3301

157378
BTV Crown Equities/Homestead Village

Dear Ms. Flores:

Transmitted herewith is a copy of the County Assessor's Map and a copy of the Exhibit Map for the Lot Line Adjustment. Also transmitted is a copy of the Metropolitan Center Phase 2 Parcel Map. Mike Nimmelman of Murray Smith and Associates provided the following acreages prior to the Lot Line Adjustment:

- APN 225-0230-083 2.885 acres
- APN 225-0230-084 31.682 acres

Upon recordation of the Lot Line Adjustment the BTV remainder parcel consists of 30.556 acres and Homestead Village parcel consists of 4.011 acres. Based on the acreage amounts BTV would be responsible for 88.3964% of the taxes and Homestead would be responsible for 11.6035%. Please review these calculations and advise if you and BTV are in agreement.

Very truly yours,

NORTH AMERICAN TITLE COMPANY
Dele M. Marshall
Dele M. Marshall
Service Officer

cc/BTV Crown Equities-D'Ann Henderson



Homestead

INTERSTATE 5 FREEWAY

N47°04'18"W 645.82' R=1487'

N11°15'37"W 740.48' R=645'

INTERSTATE 80 FREEWAY

PARCEL 2
30.586 AC.

1/4" CORNER
PARCEL 1, 109 P.M. 6

1/4" CORNER
PARCEL 1, 109 P.M. 6

RECLAMATION DISTRICT 1000
MAIN DRAINAGE CANAL

N87°04'18"W 645.82' R=1487'

N08°18'54"W 650.83'
 N08°08'41"W 644.82'
 N40°02'43"W 753.20' R=900'
 (BASIS OF BEARINGS)



SCALE: 1" = 200'

DATE: 7/7/87	SCALE: 1"=200'
PREPARED BY: [illegible]	REVISIONS: [illegible]
EXHIBIT MAP FOR LOT LINE ADJUSTMENT PARCEL 1, RECLAMATION DISTRICT PHASE 2 (109 P.M. 6) AND REMAINDER PARCEL 1, RECLAMATION DISTRICT PHASE 3 (109 P.M. 2) CITY OF SEVENTH AVENUE, FLORIDA	
CYC: CC	BY: CC
APP: CC	DATE: [illegible]

- LEGEND**
- DIMENSION POINT
 - FOUND PK-MON. IN STREET CENTERLINE
 - () RECORD PER 109 P.M. 2

Per Woodcreek Unit No. 1, R.M. BK 116 Pg. 20 (11-30-77)
Erie Park Estates Ranch Unit No. 4, R.M. BK 145, Pg. 28 (1-23-81)

Assessor's Map BK 225-Pg 23
County of Sacramento, Calif.



The Sundström Company

Real Estate Development Consulting
Real Estate Development

TRANSMITTAL SHEET

Fax
 Mail
 Hand Deliver

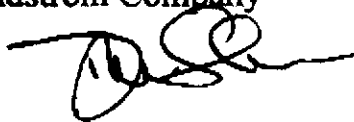
Date: 11/24/98

Time: 10 am

Pages: 6

To: Val Brown
Administrative Technician
City of Sacramento, Development Services Department
Fax #: 916-264-7046
Telephone #: 916-264-8272

From: Dennis Sundstrom, The Sundstrom Company
Fax #: 714-241-1212
Telephone #: 714-241-1020



Re: Homestead Village, Sacramento, 2810-2830 Gateway Oaks Drive
Building Permits # 9714123, 9714128 & 9714159 respectively

Pursuant to our request for Temporary Certificate of Occupancy, I am following up to request your assistance in securing the Temporary C of O's by today, November 24 or at the latest tomorrow, November 25, 1998.

We believe and understand that the only major item to complete is the striping of the parking lot and emergency access way. In that regard, that is of interest for the releases by Gary Spross and Ross Woodman (fire access striping). In that the weather broke today, we are hopeful that (and have scheduled to do so) we can complete all striping and install handicap signage tomorrow morning. At the very least, we will plainly identify the handicap spaces with signage and mark the fire access with signage as "No parking" if the weather does not hold as anticipated presently. Could you please verify that that approach would satisfy those concerned to obtain our temporary certificate should the weather not hold off.

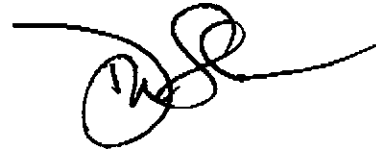
The Sundström Company

Real Estate Development Consulting
Real Estate Development

If the Temporary's are issued today or if foresee an issue that might keep us from securing the Temporary, please page me at (714) 413-5519 as soon as possible today. If there is anything additional we can do, such as authorize and pay for a special inspection on Friday or provide an indemnity, please let us know immediately.

We sincerely appreciate the City's excellent cooperation at all levels on this project and particularly yours and Ron Pecci's cooperation in obtaining these three Temporary Certificates and look forward to completing this project and obtaining our Final Certificate in the shortest time possible after the Temporary is issued.

For your information, we have paid our CIEF fee to SAFCA and talked to John Kreft this morning regarding removing the Flag. He said that it had already been done this morning and was going to take a notice to you promptly. Attached for your information is SAFCA's acknowledgment of the payment of the fee in full.

A handwritten signature in black ink, appearing to be 'Dennis Sundstrom', written over a horizontal line.



Sacramento
Area Flood
Control
Agency

FAX TRANSMITTAL COVER SHEET

Date:

11/23/98

To:

Dennis Sundstrom

Company/Agency:

The Sundstrom Co

Number of Pages
including Cover Sheet:

3

Original to follow by mail:

Yes ___ No X

Fax #:

(714) 241-1212

From:

- | | | |
|---|---|--|
| <input type="checkbox"/> F.I. Hodgkins | <input type="checkbox"/> Tim Washburn | <input type="checkbox"/> Paul Devereux |
| <input checked="" type="checkbox"/> Julie Lienert | <input type="checkbox"/> John Bassett | <input type="checkbox"/> Jane Dankbar |
| <input type="checkbox"/> Lauri Gleaves | <input type="checkbox"/> Trish McKinzie | <input type="checkbox"/> Grant Kreinberg |
| <input type="checkbox"/> Terresa Hillesland | <input type="checkbox"/> Other | |

Message:

I have rec'd your check & requested
the flag be removed. Pls call if
I can assist further.

Julie

916-874-7606

Fax #: 916-874-8289

1007 7th Street, 5th Floor
Sacramento, CA 95814

Office 916-874-7606
FAX 916-874-8289

1007 - 7th Street, 5th Floor
Sacramento CA 95814-3107

SAC FLOOD CONTROL

Fax: 916-874-8289

Nov 23 '98 16:00 P. 02/02

SAFCA

Sacramento
Area Flood
Control
Agency

March 26, 1998

Ms. Sally Kim
SMK Consulting
2100 Bay State Court
Gold River, CA 95670

Dear Ms. Kim:

**RE: SACRAMENTO AREA FLOOD CONTROL AGENCY'S
CAPITAL INVESTMENT EQUALIZATION FEE**

The City of Sacramento's Development Services Division has notified the Sacramento Area Flood Control Agency (SAFCA) that you have applied for a building permit to develop property (APN 225-0230-093) within SAFCA's Capital Investment Equalization Fee (CIEF) Boundary. The attached Figure illustrates the CIEF Boundary and SAFCA's North Area Local Project Capital Assessment District.

On September 19, 1996, the SAFCA Board of Directors adopted the CIEF (SAFCA Resolution 96-164). The CIEF was revised on November 20, 1997 (SAFCA Resolution 97-104) and administrative procedures for implementation of the fee were adopted on January 29, 1998 (SAFCA Resolution 98-006). The fee became effective February 1, 1998 and is consistent with the provisions of the SAFCA Act which authorizes the SAFCA Board to adopt such a fee. It also meets the SAFCA Board's objective of ensuring that properties within SAFCA's jurisdiction are treated equitably. The CIEF and SAFCA's North Area Local Project Capital Assessment District are mechanisms which provide funding for the North Area Local Project.

The fee is determined by measuring the benefits accruing to a particular property over the life of the constructed improvements minus the amount, if any, of assessments paid over the same period. The CIEF associated with your current project is \$7,470.90 (see attached worksheet). Please remit your payment to: SAFCA, Attn: Julie Lienert, 1007 - 7th Street, 5th Floor, Sacramento, CA 95814.

Office 916-874-7608
FAX 916-874-8289

1007 - 7th Street, 5th Floor
Sacramento, CA 95814-1007

11/22/98

Paid in full \$4,004.29
parcel 225-0230-093

4.01 ac.

Julie Lienert



Sacramento
Area Flood
Control
Agency

FAX TRANSMITTAL COVER SHEET

Date: 11/19/98

To: Dennis Sundstrom

Company/Agency: The Sundstrom Co

Number of Pages including Cover Sheet: 2

Original to follow by mail: Yes ___ No X

Fax #: (714) 241-1212

From:

<input type="checkbox"/> F.I. Hodgkins	<input type="checkbox"/> Tim Washburn	<input type="checkbox"/> Paul Devereux
<input checked="" type="checkbox"/> Julie Lienert	<input type="checkbox"/> John Bassett	<input type="checkbox"/> Jane Dankbar
<input type="checkbox"/> Lauri Gleaves	<input type="checkbox"/> Trish McKinzie	<input type="checkbox"/> Grant Kreinberg
<input type="checkbox"/> Terresa Hillesland	<input type="checkbox"/> Other	

Message: Good morning Dennis! Here is the worksheet for the recal of the CIEF. Total Due SAFCA = 4004.29

916-874-7606
1007 7th Street, 5th Floor
Sacramento, CA 95814

Fax #: 916-874-8289

Office: 916-874-7606
FAX: 916-874-8289

1007 - 7th Street, 5th Floor
Sacramento, CA 95814-3407

SAC FLOOD CONTROL

916 874 8289
Fax: 916-874-8289

Nov 23 '98 15:57 P. 02/02



Sacramento
Area Flood
Control
Agency

11/22/98

Paid in full \$4,004.29
parcel 225-0230-092

4.01 ac.

Julie Lienert

March 26, 1998

Ms. Sally Kim
SMK Consulting
2100 Bay State Court
Gold River, CA 95670

Dear Ms. Kim:

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Office 916-874-7606
FAX 916-874-8289

1007 - 7th Street, 5th Floor
Sacramento, CA 95814-3407

*2810-20430
GATEWAY BY OAKS
874-8235*



November 25, 1998

City of Sacramento
1231 I Street, Suite 200
Sacramento, CA 95814

Attn. Mr. Ron Pecci

Re: INDEMNITY FOR TEMPORARY CERTIFICATE OF OCCUPANCY
Homestead Village Hotel Project located at 2810 - 2830 Gateway Oaks Drive,
Sacramento, California

Dear Mr. Pecci:

This letter is to supplement our request and provide an indemnity to the City of Sacramento in order to gain a Temporary Certificate of Occupancy on the subject project. By today, we will have secured most releases on the building and site including all life/safety issues including the complete striping and signage of the parking lot.

Homestead Village, Incorporated fully understands that the City of Sacramento does not normally support a procedure to allow for a Temporary Certificate of Occupancy. However Homestead Village, Incorporated is very desirous of securing this accommodation and will hold the City of Sacramento harmless for, and assume any and all charges, loss and undue delays in the construction process because of this request.

We request that this Temporary Certificate be made valid for a period of 30 days. Your continued assistance in this project is appreciated.

Respectfully submitted,



Homestead Village, Incorporated



November 18, 1998

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

Attn: Ron Pecci, Chief Building Inspector

RE: Final or Temporary Certificate of Occupancy
Homestead Village
2830 Gateway Oaks Drive Bldg. Permit # 9714159

The opening date for our hotel is scheduled for Sunday, November 29, 1998. We have been diligently working to complete all items for this project leading to obtaining our Final Certificate of Occupancy and we are very close on all items. In that the three days before that date are part of the Thanksgiving Holiday, we recognize that the latest date to secure our Certificate of Occupancy is Wednesday, November 25, 1998. We would appreciate your continued help and cooperation in that regard.

Electrical was signed off yesterday, November 17, 1998 and we expect to receive mechanical and plumbing inspection and signoff by Thursday, November 19, 1998. The only remaining item that we are aware of in that regard is placement of catwalks in the attic space. We have completed one and the others are being completed today, November 18, 1998. The Fire Department has completed all their inspections and we have been told that the only remaining item is the striping of the emergency access lane and once completed, we will secure their signoff. Gary Spross has completed a courtesy review of the site work. The only remaining item is the striping of the parking lot; The striping, including the emergency access striping will be completed no later than Tuesday afternoon, November 24, 1998.

We request that the process leading to a Final Certificate now be initiated with an anticipated issue date no later than November 25, 1998. We also request that should a minor item result from the inspections this week and early next week and can't be corrected and reinspected in time, that a Temporary Certificate of Occupancy be issued at the above noted business location to be in effect on Wednesday, November 25, 1998 and expire at 12:00 p.m. on Wednesday, December 25, 1998 for the purpose of:

1. Building operations and the selling and occupancy of rooms in Building "C" which is addressed as 2830 Gateway Oaks Drive and under Building Permit No. 9714159, which area we now believe to be fully safe from a life/safety standpoint.

❖ WE ACKNOWLEDGE THAT ONLY THE FOLLOWING LIST OF ITEMS WILL NOT BE COMPLETED AT THE TIME OF TEMPORARY C OF O.

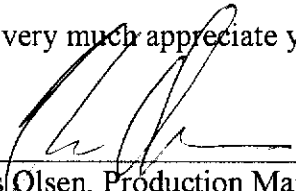
1. MINOR ITEM OR ITEMS ONLY; NOT YET IDENTIFIED.

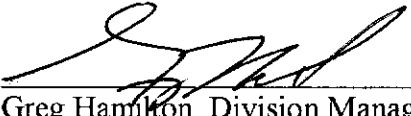
Should a Temporary Certificate of Occupancy be necessary and issued on November 25, 1998, prior to the expiration of the Temporary Certificate of Occupancy we will schedule inspections to insure that all issues as stated in the above list are resolved to the full satisfaction of both the Development Services Division and Fire Department. It is hereby acknowledged that upon the expiration of the Temporary Certificate of Occupancy, if a Permanent Certificate of Occupancy has not been obtained, the continued occupancy of the subject premises shall constitute a violation of applicable Building, Housing and Dangerous Building Codes, subject to criminal sanctions, civil penalties, and/or administrative penalties pursuant to such Codes.

We are very hopeful that it will not be necessary to secure a Temporary Certificate of Occupancy, but we feel it is imperative that we proceed along both paths should a Final Certificate not be possible by November 25, 1998. We will be happy to pay the \$350 for the Certificate as and if required.

The undersigned certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

We very much appreciate your help and cooperation.


Kris Olsen, Production Manager
Homestead Village, Incorporated
Phone: (949) 788-5244
Fax: (949) 753-9076


Greg Hamilton, Division Manager
Wermers Multi-Family Corp.
Phone: (619) 535-1475
Fax: (619) 535-0171