

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0301536
Insp Area: 4
Thos Bros:
Sub-Type: NAPT
Housing (Y/N): N

Site Address: 5350 DUNLAY DR SAC
Parcel No: 201-0440-031 NATOMAS PARK

CONTRACTOR
NEV.PACIFIC WEST BUILDERS
7025 LONGLEY LN #60
RENO NEV 89511

OWNER
SYRAH LLC
7025 LONGLEY LN # 60
RENO NV 89511

ARCHITECT
HUMPHREYS & PARTNERS LP

Nature of Work: CLUBHOUSE 1725 sf W/SITE WORK, TRASH ENCLOSURE

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 816831 Date 7/21/04 Contractor Signature [Signature]

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

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

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

_____, I am exempt under Sec. _____ B & PC for this reason: _____

Date _____ Owner Signature _____

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

I certify that I have read this application and state that all information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 7/21/04 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 STATE FUND Policy Number 713-0011208 Exp Date 03/01/2005

_____, (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 these provisions.

Date 7/21/04 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.

SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

SEWER IMPACT FEE PERMIT AND CALCULATION AC
6-27-03

APPLICATION NO. _____ BLDG PERMIT NO. 5008 2003-00491

GENERAL INFORMATION: 205 units x 75% = 154 units. THIS PERMIT GOOD ONLY WHEN VALIDATED BY THE CASHIER JA 6-27-03

THIS PERMIT TO CONNECT EXPIRES ONE YEAR FROM DATE OF ISSUANCE

DESCRIPTION	BUILDING USE		
	RESIDENTIAL	SF D	MF R
COMMERCIAL USE			
CONSTRUCTION			
INCL. I.E.U.			
TOTAL FEE	<u>1,097,906</u>		

APN: 201-0940-031, 033

DESCRIPTION/SUBDIVISION _____ LOT _____

PROPERTY ADDRESS: 5350 DUNNWAY ST

OWNER: PACIFIC WEST BUILDERS

MAILING ADDRESS: 7025 QUINCY LANE SUITE 600

CITY-STATE-ZIP: SACRAMENTO CA 95811 PHONE: 775-852-8453

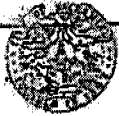
ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT.

APPLICANT SIGNATURE: [Signature]

CONSOLIDATED UTILITY BILLING (S/N ONLY) _____

DATE: _____ INPUT: _____ START: _____

INSPECTOR'S COPY



CITY OF SACRAMENTO
DEVELOPMENT SERVICES DIVISION
1231 I STREET, ROOM 200, SACRAMENTO, CA 95814

Prior to issuance of a permit, the applicant shall complete Part I of this form. Part II and Part III shall be completed by the project Architect/Engineer and the Development Services Department as a part of the plan review process. Before permit issuance all parties must sign this agreement. Please note that failure to comply with special inspection requirements could be expensive in terms of retrofit design and construction as well as delays in the project.

PART I - SPECIAL INSPECTION AND TESTING AGREEMENT

PROJECT NAME: SYRAH
PROJECT ADDRESS: 5350 Dunbar Rd
PLAN REVIEW NUMBER: 0301536
PERMIT NUMBER:
OWNER'S NAME: SYRAH LP
OWNER'S ADDRESS: 7025 Longley Ln #60
OWNER'S REPRESENTATIVE: JOHN BURKETT PHONE NUMBER: 775-852-8453
TESTING/INSPECTION FIRM(S): STANTEC CONSULTING INC. ITEMS

1. CONTACT PERSON: Brad Mendenhall 775.850.0777
2. CONTACT PERSON: John Bittermann 916.569.2500

PART II - SPECIAL INSPECTION AND TESTING AGREEMENT - INSPECTION REQUIRED

In accordance with Chapter 17 Section 1701 of the UBC, as adopted by this jurisdiction, SPECIAL INSPECTION is required as noted below:

PRECONSTRUCTION MEETING () REQUIRED () WAIVED

CODE SECTION	TYPE OF WORK	CONTINUOUS	PERIODIC
1701.5.1	CONCRETE	X	
1701.5.2	BOLTS INSTALLED IN CONCRETE		X
1701.5.3	SPECIAL MOMENT - RESISTING CONCRETE FRAME		X
* 1701.5.4	REINFORCING STEEL AND PRESTRESSING STEEL TENDONS	X	X
1701.5	STRUCTURE WELDING		
1701.5.1	GENERAL		
	FIELD STRUCTURAL WELDING	X	X
	SHOP STRUCTURAL WELDING (REQUIRING SPECIAL INSPECTION)	X	X
1701.5.2	SPECIAL MOMENT - RESISTING STEEL FRAMES	X	
1701.5.3	WELDING OF REINFORCING STEEL		
1701.5.6	HIGH STRENGTH BOLTING		X
1701.5.7	STRUCTURAL MASONRY	X	
1701.5.8	REINFORCED GYPSUM CONCRETE		
1701.5.9	INSULATING CONCRETE FILL		
1701.5.10	SPRAY APPLIED FIREPROOFING		
1701.5.11	PILING, DRILLED PIERS AND CAISSONS		
1701.5.12	SHOTCRETE		
1701.5.13	SPECIAL GRADING, EXCAVATION & FILLING		
1701.5.14	SMOKE CONTROL SYSTEM		
1701.5.15	SPECIAL CASES		
1702	STRUCTURAL OBSERVATION PER SECTION 307 REQUIRED: (X) YES () NO		
SCC 9.26.1004	FLOOD PROOFING INSPECTION & CERTIFICATION		
OTHER:			
SPECIAL INSTRUCTIONS:			

IN ADDITION, NON-DESTRUCTIVE TESTING REQUIRED ON C.F. WELDING.

PERIODIC ON WELDS NOT EXCEEDING 5/16", CONTINUOUS OTHERWISE

* 1701.5.4 - PERIODIC DURING PLACEMENT OF PT TENDONS, CONTINUOUS DURING PT OPERATIONS.

EXP. BOLTS - PERIODIC, EPOXY INSTALLATION - CONTINUOUS.

(2 TRIPS) (1) @ PT TENDON & PT OPERATIONS & (1) @ BEFORE FRAMING COVERAGE.



CITY OF SACRAMENTO
DEVELOPMENT SERVICES DIVISION
1231 I STREET, ROOM 200, SACRAMENTO, CA 95814

SPECIAL INSPECTION AND TESTING AGREEMENT

When special inspection is required by Section 1701, the architect or engineer of record shall prepare an inspection program which shall be submitted to the Building Official for approval prior to issuance of the building permit. The special inspector shall be employed by the owner (other than owner-builder/developer), the engineer or architect of record, or an agent of the owner, BUT NOT the contractor, or any other person responsible for the work (such as an owner-builder/developer).

The special inspection firm(s) named in Part I have been authorized to perform the special inspection and testing services designated in this agreement, and in accordance with the Uniform Building Code (UBC) requirements, and to report all activities to the Building Official, and other parties as listed. It is understood that special inspections are required in addition to the normal inspections performed by the Building Inspector.

The undersigned hereby affirms, under penalty of law, that the special inspection program is in accordance with the requirements of the UBC and the City of Sacramento.

The undersigned has used all reasonable diligence in completing this form and to the best of his/her knowledge the information contained herein is true and complete. The undersigned hereby certifies under the penalty of perjury under the laws of the State of California that the foregoing is true and correct.

	SIGNATURES	PHONE NUMBER
OWNER	<i>[Signature]</i>	775 852-8453
ARCHITECT	<i>[Signature]</i>	
ENGINEER	<i>[Signature]</i>	503 244-0579
CONTRACTOR	<i>[Signature]</i>	775 852-8453
DEVELOPER	SAME AS ABOVE	" "
SPECIAL INSPECTOR	<i>[Signature]</i>	775 850-0777

WARNING: Any person, who certifies under penalty of perjury in any case where certification is permitted by law and willfully states as true any material matter which he or she knows to be false, may be found guilty of perjury and subject to penalties which may include fines or imprisonment under the California Penal Code.

PART III - GEOTECHNICAL INSPECTION REQUIREMENTS

GEOTECHNICAL FIRM: Stantec Consulting Inc.
 GEOTECHNICAL FIRM ADDRESS: 6980 Sierra Ctr Prkwy, Reno, NV89511 PHONE NUMBER: 775.850.0777
 GEOTECHNICAL ENGINEER: Randal A. Reynolds
 REPORT NUMBER: 80200629 REVISION DATES: 03-04-03; 03-07-03
 REPORT DATE: 11-15-02 RECEIPT NUMBER: REVISION DATES: 05-17-03

TYPE OF WORK	REQUIRED
SITE PREPARATION/FILL COMPACTION	Testing and Observation Yes
FOUNDATION OBSERVATION	Testing and Observation Yes
DRILLED PIERS AND CAISSONS	N/A

IF THE EARTHWORK INSPECTION IS NOT BEING DONE BY THE ABOVE GEOTECHNICAL ENGINEERING FIRM THEN A REVISED REPORT MUST BE SUBMITTED TO AND APPROVED BY THE CITY'S DEVELOPMENT SERVICES DIVISION.

ACCEPTED FOR THE BUILDING DEPARTMENT

PLAN CHECK ENGINEER (P. 1704.4 P. 1705)

PLAN CHECK ENGINEER SIGNATURE

DATE: 9-29-03

INSTRUCTIONS TO THE SPECIAL INSPECTOR

- 1 • PROVIDE DAILY FIELD REPORTS TO THE BUILDING INSPECTOR ON SITE AS CONSTRUCTION PROGRESSES.
- 2 • A COPY OF ALL SPECIAL INSPECTIONS LABORATORY REPORTS SHALL BE SENT TO THE PLAN CHECK ENGINEER IDENTIFIED ABOVE AND THE ARCHITECT OR ENGINEER OF RECORD.
- 3 • UPON COMPLETION OF SPECIAL INSPECTIONS AND TESTING WORK, PROVIDE THE CITY'S PLAN CHECK ENGINEER WITH A FINAL SPECIAL INSPECTIONS TEST REPORT, WET STAMPED AND SIGNED BY THE RESPONSIBLE



CITY OF SACRAMENTO
DEVELOPMENT SERVICES DIVISION
 1231 I STREET, ROOM 200, SACRAMENTO, CA 95814

SPECIAL INSPECTION AND TESTING AGREEMENT

When special inspection is required by Section 1701, the architect or engineer of record shall prepare an inspection program which shall be submitted to the Building Official for approval prior to issuance of the building permit. The special inspector shall be employed by the owner (other than owner-builder/developer), the engineer or architect of record, or an agent of the owner, BUT NOT the contractor, or any other person responsible for the work (such as an owner-builder/developer).

The special inspection firm(s) named in Part I have been authorized to perform the special inspection and testing services designated in this agreement, and in accordance with the Uniform Building Code (UBC) requirements, and to report all activities to the Building Official, and other parties as listed. It is understood that special inspections are required in addition to the normal inspections performed by the Building Inspector.

The undersigned hereby affirm, under penalty of law, that the special inspection program is in accordance with the requirements of the UBC and the City of Sacramento.

The undersigned has used all reasonable diligence in completing this form and to the best of his/her knowledge the information contained herein is true and complete. The undersigned hereby certifies under the penalty of perjury under the laws of the State of California that the foregoing is true and correct.

SIGNATURES		PHONE NUMBER
OWNER		
ARCHITECT		
ENGINEER		
CONTRACTOR		
DEVELOPER		
SPECIAL INSPECTOR	<i>Bradley R. Mendenhall</i>	(775) 851-2292

WARNING: Any person, who certifies under penalty of perjury in any case where certification is permitted by law and willfully states as true any material matter which he or she knows to be false, may be found guilty of perjury and subject to penalties which may include fines or imprisonment under the California Penal Code.

PART III • GEOTECHNICAL INSPECTION REQUIREMENTS

GEOTECHNICAL FIRM	Stantec Consulting Inc.	
GEOTECHNICAL FIRM ADDRESS	6980 Sierra Ctr Prkwy, Reno, NV89511	
GEOTECHNICAL ENGINEER	Randal A. Reynolds	Structural Fill 03-07-03
REPORT NUMBER	80200629	Sound Wall 03-21-03
REPORT DATE	November 15, 2002	REVISION DATES Lime Stabilizer 05-27-03

TYPE OF WORK	REQUIRED
SITE PREPARATION/FILL COMPACTION	Clay 85-92%, Fine Grain 90%
FOUNDATION OBSERVATION	Prior to Concrete
DRILLED PIERS AND CAISSONS	N/A

IF THE EARTHWORK INSPECTION IS NOT BEING DONE BY THE ABOVE GEOTECHNICAL ENGINEERING FIRM THEN A REVISED REPORT MUST BE SUBMITTED TO AND APPROVED BY THE CITY'S DEVELOPMENT SERVICES DIVISION.

ACCEPTED FOR THE BUILDING DEPARTMENT

PLAN CHECK ENGINEER (Please Print)

PLAN CHECK ENGINEER SIGNATURE

DATE

INSTRUCTIONS TO THE SPECIAL INSPECTOR

- 1 • PROVIDE DAILY FIELD REPORTS TO THE BUILDING INSPECTOR ON SITE AS CONSTRUCTION PROGRESSES.
- 2 • A COPY OF ALL SPECIAL INSPECTIONS LABORATORY REPORTS SHALL BE SENT TO THE PLAN CHECK ENGINEER IDENTIFIED ABOVE AND THE ARCHITECT OR ENGINEER OF RECORD.
- 3 • UPON COMPLETION OF SPECIAL INSPECTIONS AND TESTING WORK, PROVIDE THE CITY'S PLAN CHECK ENGINEER WITH A FINAL SPECIAL INSPECTIONS TEST REPORT, WET STAMPED AND SIGNED BY THE RESPONSIBLE PROFESSIONAL ENGINEER

City Copy

Certification of Compliance

School District Development Fees

Part I - To be completed by the APPLICANT

Owner's Name/Address Syrna LP
 Project Address 5350 Dunbar
 Parcel Number 201-0440-031 & 201-0440-033 Lot No. _____
 Subdivision Name Syrna No. of Units 295
 Applicant's Signature [Signature] Title Partner
 Phone No. 775-745-3949 Date 6/23/02

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.

Part II - To be completed by the BUILDING DEPARTMENT

Plan Identification Number 0301536
 Building Type (check one) Residential Apartment/Condominium Commercial/Industrial
 Square Feet of Chargeable Building Area 354,305 sq
 Signature/Title [Signature] Supervisor Date 6/23/02

Part III - To be completed by the SCHOOL DISTRICT

School District North Henderson Certificate No. 04-110
 Exempt Comments _____
 Residential/Apartment/etc. 354,305 Square ft. x \$ 3.55 = \$ 1,247,782.75
 Commercial/Industrial _____ Square ft. x \$ _____ = \$ _____
 Total fees collected = \$ _____

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 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.

Signature [Signature] Date 10/23/02

White & Canary - School District • Pink - Building Department • Goldenrod - Applicant

City 6017

Certification of Compliance
School District Development Fees

Part I—To be completed by the APPLICANT

Owner's Name/Address Syrah L.P.
Project Address 5350 Dunbar ✓
Parcel Number 201 0440 051 201 0440 033 Lot No. _____
Subdivision Name Syrah No. of Units _____
Applicant's Signature [Signature] ✓ Title Partner
Phone No. 775-850-8953 Date 6/23/03

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.

Part II—To be completed by the BUILDING DEPARTMENT

Plan Identification Number 0301536
Building Type (check one) Residential Apartment/Condominium Commercial/Industrial
Square Feet of Chargeable Building Area 1725
Signature/Title [Signature] Sup. B. Group Date 6/23/03

Part III—To be completed by the SCHOOL DISTRICT

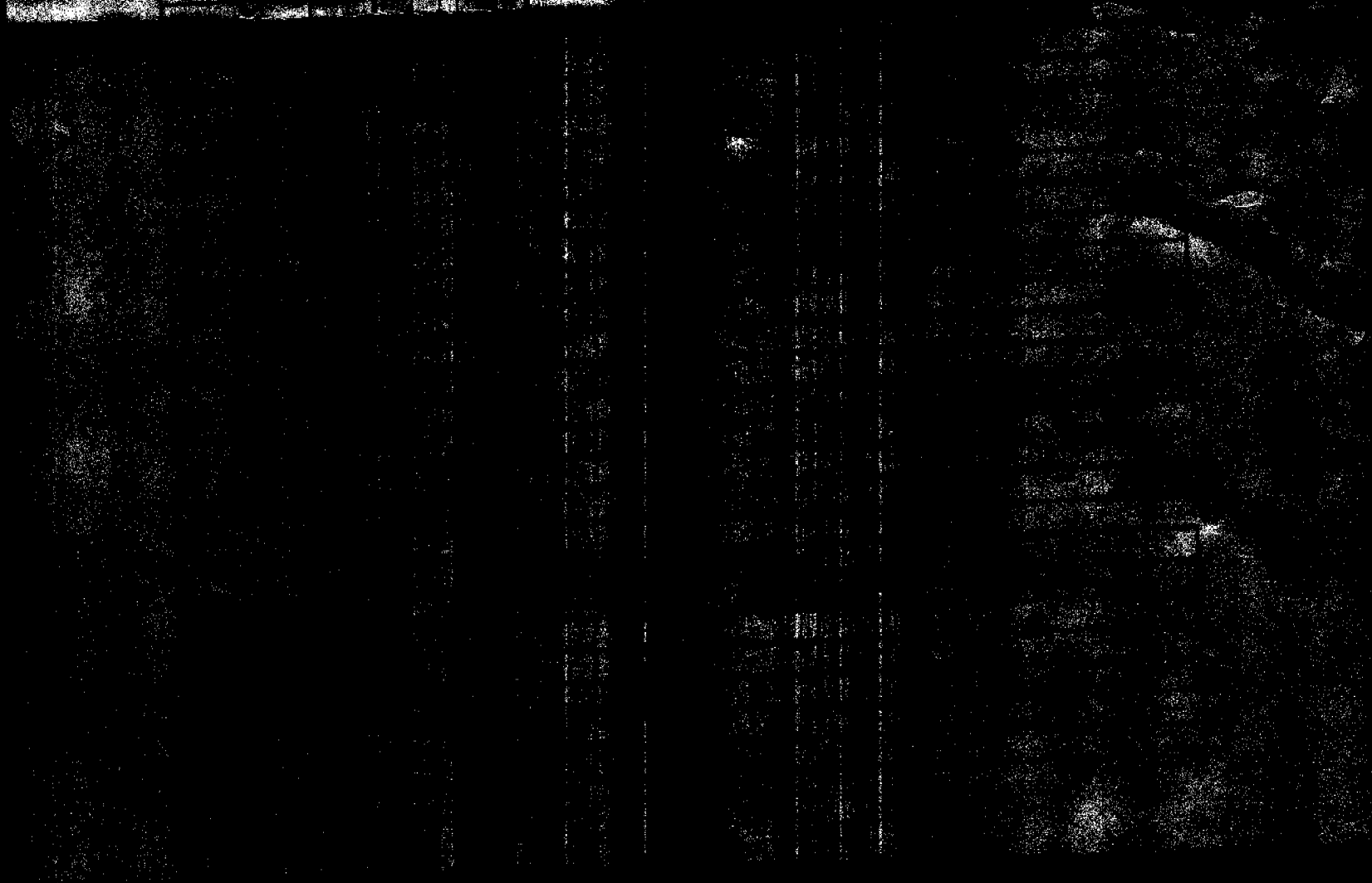
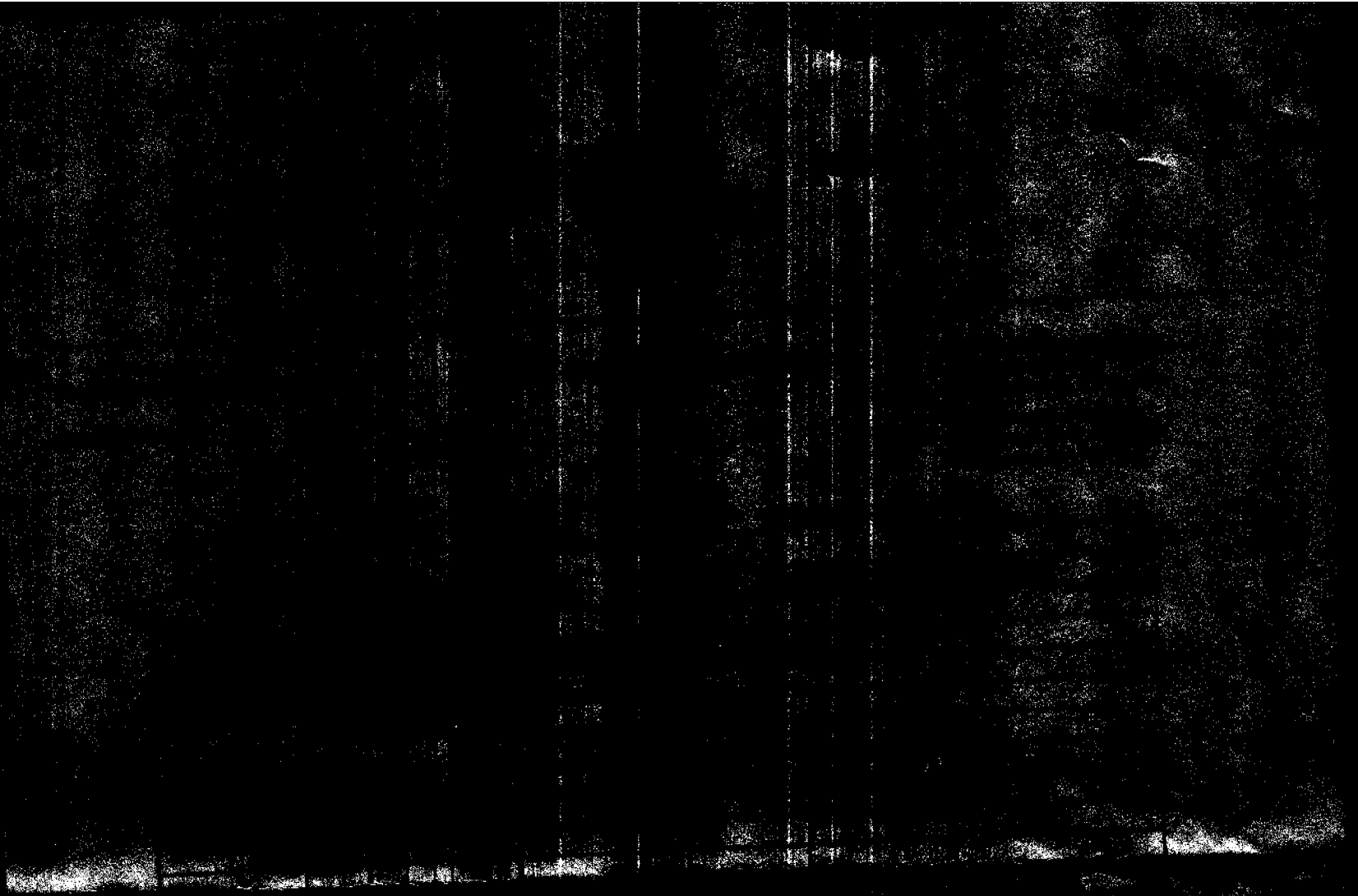
School District NUSD Certificate No. 01-4101
 Exempt Comments _____
Residential/Apartment/etc. _____ Square ft. x \$ _____ = \$ _____
Commercial/Industrial 1725 Square ft. x \$ 34 = \$ 576.50
Total fees collected = \$ _____

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 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.

Signature [Signature] Date 6/23/03

White & Canary—School District • Pink—Building Department • Goldenrod—Applicant



CITY OF SACRAMENTO

CERTIFICATE OF OCCUPANCY

For Information Contact (916) 808-5716

Building Address: 5350 DUNLAY DR Permit No.: 0301536
Building Use: CLUBHOUSE Occupancy: A3/R1
Building Owner: SYRAH LLC Construction Type: V-1HR
Owner Address: RENO, NV Sprinkled? Yes No
Portion of Building Occupied: ENTIRE Area: 1725 Sq. Ft.
9/14/05 Carolyn Cooper RON BEEHLER
Date By: (Print) Sign CHIEF BUILDING OFFICIAL

[Finaled By: MW,CDY,CHM,CP,GRS]

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 15 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 Chief Building Official. No changes shall be made in the character of occupancy or use without approval of the Chief Building Official.

POST IN A CONSPICUOUS PLACE

Stantec Consulting Inc.
2590 Venture Oaks Way
Sacramento CA 95833
Tel: (916) 569-2500 Fax: (916) 921-9274
stantec.com



Stantec

0301536

June 2, 2005
Stantec Consulting Project No. 80501374

Mr. Bill Pennington
PACIFIC WEST BUILDERS
8700 Technology Way
Reno, Nevada 89521

RE: Final Project Report
Syrah at Natomas
5350 Dunlay Drive
Sacramento, California
Building Permit Numbers – 0301536, 0315846, 0316006 through 0316013,
0316015, 0316016, 0318695 through 0318703, 0318713 through 0318719,
0318721 through 0318728

Dear Mr. Pennington:

This is to certify that Stantec Consulting Inc. performed special inspection on the following portions of the work at the above address, which required special inspection for which Stantec Consulting Inc. was employed to inspect:

Epoxy Bolting
-Earthwork including:
Excavation
Fill Compaction
Special Grading
-Reinforced Concrete
-Bolts Installed In Concrete
-Post-tensioned Concrete
-Foundation Observation
-Masonry Wall

Based upon observations and written reports of this work, it is our judgment that the inspected work was performed, to the best of our knowledge, in accordance with the approved (stamped) plans, specifications and the applicable workmanship provision of the Uniform Building Code.

Sincerely,

STANTEC CONSULTING INC.



John Bittermann, PE
Project Manager
QA/QC Services
CE Number C58401
Expiration Date 12-31-06

JVL:JB:jwl

c: Ron Yasui, Building Official, City of Sacramento

