



June 21, 2022

TO: CADA Board of Directors

SUBJECT: **June 24, 2022 Board Meeting**
AGENDA ITEM 2
CYPRESS – AMENDMENT TO DISPOSITION AND DEVELOPMENT
AGREEMENT (14th & N PROJECT, FORMERLY SITE 21)

CONTACT: Renee Funston, Development Manager
Tom Kigar, Special Projects Director
Wendy Saunders, Executive Director

RECOMMENDED ACTION

Staff recommends that the Board adopt a resolution approving an Amendment to the Disposition and Development Agreement for Cypress with West Broadway 2019 Investments LLC.

BACKGROUND

CADA and West Broadway 2019 LLC entered into a DDA on February 2, 2022. The DDA anticipated that D&S would start site work this September through a phased building permit and Temporary Right of Entry Agreement, and then, obtain the full building permit and close escrow by the end of 2022. Because of uncertainty in the condominium market, the DDA gives D&S the option of selling the condos on the top 8th floor or operate the Cypress as an all rental project. If they operate it as an all rental project, they would forego the \$400,000 infrastructure grant from CADA for offsite improvements.

Following in-depth conversations with lenders, D&S is concerned about starting site work ahead of the land sale because of the risk that a contractor might place a lien on the property at time of closing, resulting in issues with the title insurance. Further, D&S's interest rate for the loan is locked in for 75 days, and will substantially increase after July 8th because of Federal Funds target interest rate has increased by 0.75 percent, and is expected to be raised further in the coming weeks. Tri Counties Bank cannot close on the loan without the land being purchased simultaneously through close of escrow. D&S had expected to have the phased permit before the loan rate lock-in period had lapsed, but because of staffing shortages and heavy workloads, the City was behind in completing first cycle plan review. To ensure the financial viability and overall success of the project, staff is recommending working with D&S to help them secure the lower loan rate by closing on the site by July 8th. These proposed changes to the land development process are defined in the DDA Amendment, included as **Attachment 1**. This new timeline also removes the need to execute a Temporary Right of Entry Agreement, which was initially going to be put in place for site work ahead of the land close. As a note, D&S will be using private equity for the land purchase, site work, and first 35% of project costs. D&S will invest this private equity before drawing from loan proceeds.

One of the conditions of closing is that CADA approve the construction loan documents. At the time of this staff report, CADA has not received or reviewed the construction loan documents, however, staff expects to receive them prior to the Board meeting. Staff expects the loan documents to consist of a promissory note, loan agreement and deed of trust, the terms of which should be commercially reasonable. Staff does not know yet whether the construction lender will request a subordination agreement in connection with CADA's deed restrictions and its various rights and remedies under the terms DDA, but if the construction lender does request one, staff will present it to the Board for approval at or before the Board meeting.

ANALYSIS

Amendment to Disposition and Development Agreement (DDA)

The DDA Amendment, included as **Attachment 1**, documents the changes to the property transfer conditions and the Schedule of Performance.

A. DDA Conditions of Precedent to Transfer of Property and Project Commencement (DDA - §2.3.1)

The DDA Amendment revises the conditions that must be met prior to CADA's transfer of the property and project commencement. The notable changes to requirements are:

- Completion of 90% Construction Documents (previously, Final Construction Documents);
- Placed all required fees/charges to secure building permits for full construction, including Impact Fees, in an escrow account; and
- Provided evidence to Authority, and Authority has approved such evidence, that Developer has an amount of equity funds necessary to complete the mobilization, demolition, excavation, shoring, installing rebar, and installing site/underslab utilities and matt slab/basement walls (the "Site Preparation and Foundation Construction"), and can complete such construction without the use of construction loan funds.

B. Post-Closing Project Commencement Conditions (DDA - §2.3.3 and §2.3.4)

The DDA Amendment also adds a new section of conditions which must be met prior to starting construction of site work (DDA - §2.3.3). These include:

- All phased permits necessary to start site preparation and foundation construction;
- Evidence it has paid for all required fees/charges to secure building permits for full construction and either evidence of payment or deferral of payment of Impact Fees and evidence having received all "will-serve" letters from utility providers;
- Written evidence of receipt of all approvals for construction;
- "Building permit set" of final construction documents and specifications;
- Updated certification from the architect that the project has been designed to condominium standards; and
- Not being in material default of any provision of this or any other agreement pertaining to the property or improvements.

Further, the DDA Amendment adds a new section:

Post-Closing Vertical Construction Commencement Conditions (DDA - §2.3.4). After close of escrow, but on or before the dates specified in the Schedule of Performance and prior to starting construction of the ground level floor deck for the tenant premises and/or common areas (the "Vertical Construction"), Developer shall complete the following:

- Timely completion of all conditions set forth in DDA Sections 2.3.1 and 2.3.3;
- Written evidence of receipt of all approvals, entitlements, and permits necessary, including but not limited to, encroachment, storm water, excavation, grading, foundation, and building permits; and
- Developer shall not be in material default of any provision of this Agreement, any other agreements pertaining to the Property or the Improvements, nor shall there be any condition, which after notice and opportunity to cure, would constitute such a default.

C. Remedy for Failure to Timely Commence Site Preparation, Foundation Construction or Vertical Construction of Improvements (DDA - §9.4.2)

The DDA Amendment also adds a new section for land repurchase if D&S does not commence the portion of work identified in the Schedule of Performance, namely obtain the full Building Permit or start of vertical construction. The Option to Purchase Agreement, included as **Attachment 2**, will be executed concurrently with the DDA Amendment.

D. Schedule of Performance (DDA Exhibit B)

Table 1 outlines the key changes in the development milestones. Note, both the original Schedule of Performance and amended version anticipate that the start of site work begins this fall, with full construction underway by early 2023, and construction completion by the end of 2024.

Table 1 – Comparison of Key Completion Dates in the Schedule of Performance

Item	Task	DDA	Amendment to DDA
5	Developer Meets Conditions Precedent to Transfer of Property	September 2, 2022	July 8, 2022
6	Escrow Closes – Transfer of Property	December 30, 2022	July 8, 2022
7	Developer Meets Post-Closing Site Preparation and Foundation Construction Commencement Conditions	N/A	September 2, 2022
8	Developer Commences Site Preparation and Foundation Construction	N/A	October 2, 2022
9	Developer Meets Conditions Precedent to Post-Closing Project Vertical Construction	N/A	December 16, 2022
10	Developer Commences Vertical Construction	N/A	January 30, 2023
11	Developer Records Final Condo Plan and Map, Records CC&Rs, and Receives Final BRE Public Report.	Prior to receiving a Certificate of Substantial Completion	July 1, 2024

E. Sewer Credits

The DDA Amendment also includes the agreement for purchase of sewer credits, under which D&S will purchase discounted Regional Sanitation District sewer credits from 6200 Franklin, LLC prior to

the land close. These credits will be transferred to the property, rather than the purchaser of the credits. If for any reason the land sale did not go through, the sewer credits will stay with the land and therefore CADA would retain the benefit of the credits. If the property sale does not occur, D&S will lose the credits and will not be entitled to reimbursement for cost.

F. Developer Equity

The DDA Amendment also includes a new requirement for D&S to use their equity for the first 35% of construction costs, before drawing on construction loan funds.

City Plan Review

As an update on the City plan review, the offsite plans were approved in March. Shortly thereafter, D&S submitted an application for Alternate Materials, Design and Methods of Construction Request (AMMR). In April, D&S submitted the 90% Construction Documents for building permit. The City has completed the first cycle of plan check review, and D&S is preparing the 2nd cycle plans set. They expect to submit cycle two by the end of June. D&S anticipates being able to pull the phased permit to start site work after cycle two review by the September 2nd DDA Amendment deadline. D&S is focused on obtaining the phased permit to start foundation and site work this fall before the rainy season.

Before issuing the phased permit, the City will have completed a couple of rounds of review of the construction documents, and will need to have made a determination that only minor changes to the plans need to be made before issuing a full building permit. As part of issuing the phased permit, the City will also ensure that all requirements are met including payment of the building permit, school impact, and sewer fees, and issuance of will serve letters, etc.

Select pages of the 90% CDs are included as **Attachment 3**. There have not been any significant changes to these sets of plans as D&S is focusing on finalizing the bid set for the construction subs.

For future iteration of the plans, D&S is planning to revise top 8th floor to split the two south-end units (Units U on Attachment 2, sheets A208, A209, and A441) into four total units (Units T and U on **Attachment 4**). These units were originally over 2,100 SF each, and would result in sets of approximately 1,000 SF and 1,350 SF. D&S wants to create smaller units because they would sell more easily because of the lower sales prices. This would increase the total residential count to 98 units.

FINANCIAL IMPACT

As reported at the March and August 2021 and January 2022 meetings, the annual tax increment generated by the project would be +/- \$550,000.

ENVIRONMENTAL REVIEW

Staff previously determined, and the CADA Board has found, that development of a project consistent with the Site 21 RFP issued on December 5, 2016 is categorically exempt from the California Environmental Quality Act (PRC §21083.3, 2 CCR §15183) and filed a Notice of Exemption based on the project being consistent with the City of Sacramento 2035 General Plan. CADA reserves the right to require additional environmental review to the extent CADA determines that the selected project is not consistent with the City of Sacramento General Plan. If required, CADA will contract with an environmental consultant to prepare any required CEQA documents and the foregoing process will be at the Developer's expense. No additional environmental review is required for the proposed action.

Attachments:

1. Amendment to Disposition and Development Agreement
2. DDA Amendment Exhibit L – Option and Purchase Agreement
3. Select pages from the 90% Construction Documents
4. Proposed Revision to 8th Floor Plans

AMENDMENT TO DISPOSITION AND DEVELOPMENT AGREEMENT

Site 21

This Amendment to Disposition and Development Agreement ("Amendment") is executed as of _____, 2022, by and between the **Capitol Area Development Authority**, a California joint powers agency ("Authority") and **West Broadway 2019 Investments LLC**, a Delaware limited liability company ("Developer").

RECITALS

A. On February 2, 2022, Authority and Developer entered into that certain Disposition and Development Agreement (the "DDA") for the development of the Project.

B. Pursuant to the DDA, Developer is required to perform certain obligations according to the Schedule of Performance, and to comply with certain conditions prior to transfer of the Property.

C. Developer desires to close on the funding for the Project by July 8, 2022, prior to receiving any permits for the Project, and Authority agrees to allow an early closing upon certain requirements and conditions as set forth herein.

D. Developer and Authority now desire to amend the DDA to provide changes to the property transfer conditions and changes to the Schedule of Performance.

NOW, THEREFORE, in consideration of the mutual agreements herein set forth, and other valuable consideration, the receipt of which is hereby acknowledged, the parties hereby agree to amend the DDA as follows:

AGREEMENT

1. Capitalized Terms. Unless expressly described herein to the contrary, all capitalized terms shall have the meaning ascribed to such term in the DDA.

2. Conditions Precedent and Deadline for Transfer of Property and Project Commencement. Section 2.3.1 of the DDA, along with all of its subsections, are hereby deleted in their entirety and replaced with the following:

2.3.1 Conditions Precedent and Deadline for Transfer of Property. On or before the dates specified in the Schedule of Performance, and as a condition precedent to Authority's obligation to transfer the Property pursuant to Section 3, Developer shall have satisfied each of the following conditions:

2.3.1.1

2.3.1.3 Developer's delivery to Authority, and Authority's approval of, the contract with the Project Architect, Civil Engineer and the General Contractor in accordance with Section 2.5.1 of this Agreement;

2.3.1.4 Developer's completion and delivery to Authority of a set of 90% complete Construction Documents including specifications for the Project;

2.3.1.5 Developer is current in its \$5,000 monthly Good Faith Deposits payments as set forth in Section 1.9 of this Agreement;

2.3.1.6 Recordation of the Memorandum of Disposition and Development Agreement;

2.3.1.7 Developer's delivery to Authority and Authority's approval of all financing and financing documents for the Project, including a construction loan with equity funds acceptable to Authority and the construction lender sufficient to complete the project in accordance with Section 2.4.1 of this Agreement, including executed construction loan documents, and the deed of trust to be recorded against the Property to secure such construction financing ("Construction Loan Deed of Trust");

2.3.1.8 Developer's delivery to Authority of Developer's Performance Guaranty, in accordance with Section 6.3 of this Agreement, and Performance and Payment Bonds naming Authority as a Dual Obligee, in accordance with Section 6.2 of this Agreement;

2.3.1.9 Deliver to Authority, and obtain Authority's approval of, evidence of insurance in accordance with Section 7.2. of this Agreement;

2.3.1.10 Developer's delivery to Authority of a certification from the Project Architect that the Mixed-Use Project has been designed to condominium standards in accordance with Section 2.11.3 of this Agreement;

2.3.1.11 Recordation of the Construction Deed of Trust;

2.3.1.12 Developer shall not be in material default of any provision of this Agreement, any other agreements pertaining to the Property or the Improvements, nor shall there be any condition, which after notice and opportunity to cure, would constitute such a default;

2.3.1.13 Developer has placed in an escrow account with Escrow Holder, all required fees/charges to secure building permits for full construction, including Impact Fees; and

2.3.1.14 Developer has provided evidence to Authority, and Authority has approved such evidence, that Developer has an amount of equity funds necessary to complete the mobilization, demolition, excavation, shoring, installing rebar, and installing site/underslab utilities and matt slab/basement walls (the "Site Preparation and Foundation Construction"), and can complete such construction without the use of construction loan funds.

3. Post-Closing Project Commencement Conditions. A new Section 2.3.3 and 2.3.4 of the DDA is added as follows:

2.3.3 Post-Closing Site Preparation and Foundation Construction Commencement Conditions. After Close of Escrow, but on or before the dates specified in the Schedule of Performance and prior to starting site work

construction on the Property, Developer shall have completed each of the following:

2.3.3.1 Deliver to Authority a copies of all phased permits necessary to start the Site Preparation and Foundation Construction;

2.3.3.2 Developer's delivery to Authority of evidence it has paid for all required fees/charges to secure building permits for full construction and either evidence of payment or deferral of payment of Impact Fees and evidence having received all "will-serve" letters from utility providers;

2.3.3.3 Deliver to Authority copies or written evidence satisfactory to Authority of the receipt of all approvals for construction of the Project;

2.3.3.4 Developer's completion and delivery to Authority of a "building permit set" of the Final Construction Documents including specifications for the entire Project;

2.3.3.5 Developer's delivery to Authority of an updated certification from the Project Architect that the Mixed-Use Project has been designed to condominium standards; and

2.3.3.6 Developer shall not be in material default of any provision of this Agreement, any other agreements pertaining to the Property or the Improvements, nor shall there be any condition, which after notice and opportunity to cure, would constitute such a default.

2.3.4 Post-Closing Vertical Construction Commencement Conditions. After Close of Escrow, but on or before the dates specified in the Schedule of Performance and prior to starting construction of the ground level floor deck for the tenant premises and/or common areas (the "Vertical Construction"), Developer shall have completed each of the following:

2.3.4.1 Developer has timely completed all conditions set forth in Sections 2.3.1 and 2.3.3;

2.3.4.2 Deliver to Authority copies, or written evidence satisfactory to Authority, of the receipt of all approvals, entitlements, and permits necessary, including but not limited to, encroachment, storm water, excavation, grading, foundation, and building permits, for the development of the Project in accordance with this Agreement; and

2.3.4.3 Developer shall not be in material default of any provision of this Agreement, any other agreements pertaining to the Property or the Improvements, nor shall there be any condition, which after notice and opportunity to cure, would constitute such a default.

4. Construction. The first sentence of Section 2.10 of the DDA is hereby deleted and replaced with the following sentence:

Upon the satisfaction of the Conditions Precedent and Deadline for Transfer of Property and Post-Closing Site Preparation and Foundation Construction Commencement Conditions set forth in Section 2.3.1 and 2.3.3, Developer shall commence Site Preparation and Foundation Construction, by the dates set forth in the Schedule of Performance. Upon the satisfaction of the Post-Closing Project Vertical Construction Commencement Conditions set forth in Section 2.3.4, Developer shall commence Vertical Construction by the dates set forth in the Schedule of Performance (Site Preparation, Foundation Construction and Vertical Construction are collectively, the "Work").

5. Rental and Condominium Sales. The last two sentences of Section 2.11.1 are hereby deleted.

6. Condominium Requirements. Section 2.11.3 is hereby deleted and replaced with the following:

Condominium Requirements. Developer shall provide copies to Authority of all condominium documents submitted to any public or regulatory agency. Prior to the dates set forth in the Schedule of Performance, Developer shall (a) obtain and record its final Condominium Plan and Map with a minimum of six units on the top 8th floor mapped as separate units, record the Declaration of Covenants, Conditions and Restrictions, and have the corporate association approved, and (b) have received the Final Public Report from the California Department of Real Estate.

7. Condition of Certificate of Substantial Completion. The last sentence of Section 2.14.1 is hereby deleted.

8. Remedy for Failure to Timely Commence Site Preparation, Foundation Construction or Vertical Construction of Improvements. A new Section 9.4.2 of the DDA is hereby added:

9.4.2 Remedy for Failure to Timely Commence the Work. The Property described herein is conveyed and made upon the condition that Developer begin the Work in accordance with Section 2.10 herein by the dates set forth in the Schedule of Performance for each portion of the Work. If Developer fails to commence a portion of the Work by the applicable date for commencement of such portion of the Work, Authority shall have the right to purchase the Property back from Developer for the same Purchase Price paid by Developer for the Property by giving Developer written notice of intent to purchase within six (6) months after failure to meet the applicable date; provided, however, any written notice of intent to purchase delivered by Authority to Developer shall be null and void and of no force or effect in the event Developer has commenced, on or before the date on which Developer receives Authority's written notice of intent to purchase, the applicable portion of the Work for which such written notice was given by Authority. Concurrently with Authority and Developer's execution and delivery of this Amendment, Authority and Developer shall enter into an Option to Purchase Agreement with Joint Escrow Instructions, in the form attached hereto and incorporated herein as **Exhibit L** ("Purchase Agreement") and deposit the Purchase Agreement into Escrow according to the instructions contained in the Purchase Agreement. In addition, in the event Developer has timely satisfied all of the dates set forth in the Schedule of Performance (or Developer has satisfied the applicable date or dates prior to Authority's delivery of its written notice of

intent to purchase), then, within ten (10) days following Developer's written request therefor, Authority shall execute and deliver (and notarize, as applicable) any and all documents reasonably required by a title company or Developer agreeing and acknowledging that Developer has satisfied the dates set forth in the Schedule of Performance, including without limitation, an agreement evidencing the termination of the Purchase Agreement and Authority's option to purchase contained therein.

9. Schedule of Performance. The Schedule of Performance attached as Exhibit B to the DDA shall be replaced in its entirety with the Exhibit B, attached hereto and incorporated herein.

10. Sewer Credits. Developer has advised Authority that prior to transfer of the Property it would like to purchase discounted sewer credits for the Project from 6200 Franklin, LLC ("Franklin"). Franklin has entered into an agreement with the Regional Sanitation District ("Regional San") which provides Franklin with the ability to sell or otherwise transfer sewer credits (the "Sewer Credits") to the owner of any property in the Regional San service area, subject to the terms and conditions therein. Franklin and Developer have entered into an Agreement for the Purchase and Sale of Sewer Credits dated April 15, 2022 (the "Sewer Credit Agreement"). The purchase is expected to close upon Close of Escrow of the Property. The Parties acknowledge that the Sewer Credits will attach to the Property rather than the purchaser of the credits at the time of closing on the Sewer Credits for the benefit of the Property that Developer has purchased. However, if the closing on the Sewer Credits occurs sooner and Developer thereafter does not close on the Property, the parties acknowledge and agree that Authority will retain the benefit of the sewer credits attached to the Property. Developer acknowledges and accepts sole liability and risk in connection with the purchase of the Sewer Credits and agrees that if the Property sale does not occur, Developer will lose the Sewer Credits, and Developer shall not be entitled to reimbursement for the purchase of the Sewer Credits. Developer hereby waives any claims against Authority for reimbursement of the Sewer Credits, and Developer agrees to indemnify, defend, and hold harmless Authority for any claims arising from or in connection with Developer's purchase of the Sewer Credits.

11. Developer Equity. Developer has advised Authority that it has committed 35% equity to the construction costs for the Project. In further consideration of Authority allowing Developer to close on the Property prior to obtaining its building permits, Developer agrees not to draw on construction loan funds until it has used all of its equity toward the construction costs for the Project.

12. Miscellaneous.

12.1 No Other Amendments. Developer and Authority agree that there are no other amendments to the DDA other than those amendments contained in this Amendment and that all other terms and conditions of the DDA are in full force and effect.

12.2 Conflict. In the event of a conflict between the terms of the DDA and this Amendment, the parties intend that the terms contained in this Amendment shall control and prevail.

12.3 Counterparts. This Amendment may be executed in several counterparts and may be delivered by facsimile or other means of electronic transmission, each of which shall be deemed an original.

(Signatures on Next Page)

IN WITNESS WHEREOF, Authority and Developer have executed this Amendment on the day and year first above written.

AUTHORITY:

Capitol Area Development Authority,
a California joint powers agency

By: _____
Wendy S. Saunders, Executive Director

APPROVED AS TO FORM:

By: _____
Authority's Legal Counsel

DEVELOPER:

West Broadway 2019 Investments LLC,
a Delaware limited liability company

By: **D&S Development, Inc.,**
a California corporation
Its: Managing Member

By: _____
Name: _____
Title: _____

By: **Abbaszadeh 1715 I Street Investment LLC,**
a Delaware limited liability company
Its: Member

By: _____
Name: _____
Title: _____

By: **Eco Green LLC,**
a California limited liability company
Its: Member

By: _____
Name: _____
Title: _____

DDA - Exhibit B

(Schedule of Performance)

ITEM	TASK	COMPLETION DATE
1.	Effective Date is the date of full execution of the DDA (DDA 1.1.9)	February 2, 2022
2.	Developer shall submit Final Construction Documents to City and to Authority for approval (DDA 2.1.2.3.1)	June 15, 2022
3.	Developer shall submit an updated Preliminary Budget and Proforma to Authority for approval (DDA 2.1.2.3.1)	June 15, 2022
4.	Authority shall either approve or disapprove Final Construction Documents and Final Budget and Proforma (DDA 2.1.2.3.2). Developer is also to provide Authority with evidence of construction financing (DDA 2.4.1) and fully executed contract with the General Contractor	June 29, 2022
5.	Developer shall meet Conditions Precedent to Transfer of Property (DDA 2.3.1)	July 8, 2022
6.	Escrow shall close and Authority shall transfer Property (DDA 3.2.1)	July 8, 2022
7.	Developer shall meet Post-Closing Site Preparation and Foundation Construction Commencement Conditions (DDA 2.3.3)	September 2, 2022
8.	Developer shall commence Site Preparation and Foundation Construction	October 2, 2022
9.	Developer shall meet Conditions Precedent to Post-Closing Project Vertical Construction (DDA 2.3.4)	December 16, 2022
10.	Developer shall commence Vertical Construction	January 30, 2023
11.	Developer shall (a) obtain and record its final Condominium Plan and Map, record the Declaration of Covenants, Conditions and Restrictions, and have the corporate association approved, (b) have received the Final Public Report from the California Department of Real Estate and (c) prepare updated Marketing Plan for Authority approval (DDA 2.11.1 and 2.11.3)	July 1, 2024
12.	Developer shall hire a real estate agent and begin focused efforts to attract the target buyer segment for luxury condominium sales (DDA 2.11.2)	September 1, 2024
13.	Developer shall substantially complete the construction of the Improvements on the Property and shall request Authority execute the Certificate of Substantial Completion (DDA 2.14)	December 31, 2024

ITEM	TASK	COMPLETION DATE
14.	Developer to deliver the Statement of the Development Costs to Authority (DDA 2.15)	Prior to issuance of Certificate of Substantial Completion
15.	Authority shall inspect the Improvements and either (i) execute the Certificate of Substantial Completion, or (ii) give Developer a written statement of the reasons for disapproval and a specific description of the action Developer must take to obtain Authority's execution of the Certificate of Substantial Completion. If Authority fails to give Developer a written statement of disapproval within said thirty-(30) day period, Developer's request shall be deemed approved and Authority shall immediately execute and deliver the Certificate of Substantial Completion to Developer	Prior to issuance of Certificate of Substantial Completion
16.	Authority issues Certificate of Substantial Completion to Developer	Within thirty (30) days following Authority's receipt of Developer's request for Authority's execution of the Certificate of Substantial Completion

DDA - Exhibit L

(See attached Purchase and Sale Agreement)

**OPTION AND PURCHASE AGREEMENT
WITH JOINT ESCROW INSTRUCTIONS**

This Option and Purchase Agreement with Joint Escrow Instructions ("Agreement") is made _____, 20__ ("Effective Date"), by and between **West Broadway 2019 Investments LLC**, a Delaware limited liability company ("Seller" or "Developer") and **Capitol Area Development Authority**, a California joint powers agency ("Purchaser" or "Authority"). Seller and Purchaser are hereafter referred to individually as a "Party" or collectively as the "Parties."

RECITALS

A. Seller is the owner of certain real property located at 1320 N Street, on the southeast corner of 14th and N Streets in the City of Sacramento, County of Sacramento, State of California, which has a listed address as 1320 and 1330 N Street, which is legally described on **Exhibit A**, attached hereto and made a part hereof (the "Property").

B. Seller acquired the Property from Authority for development of a mixed-use Project pursuant to that certain Disposition and Development Agreement, as amended by that certain Amendment to Disposition and Development Agreement dated February 2, 2022, as amended by that certain Amendment to Dispositions and Development Agreement dated June __, 2022 (collectively, the "DDA") at a purchase price of \$2,400,000. Unless expressly described herein to the contrary, all capitalized terms shall have the meaning ascribed to such term in the DDA.

C. Pursuant to the terms of the DDA, the Property was conveyed to Developer upon the condition that Developer meet the following construction deadlines in accordance with Section 2.10 and the Schedule of Performance: (1) to begin Site Preparation and Foundation Construction by September 2, 2022, and (2) to begin Vertical Construction by January 30, 2023 (each a "Construction Deadline", and collectively, the "Construction Deadlines"). Section 9.4.2 of the DDA provides that if any of the Construction Deadlines are not timely met, Authority has a right to purchase the Property back from Developer for the same \$2,400,000 purchase price the Developer paid for the Property.

D. Developer desires to provide Authority with the exclusive right to purchase the Property if Developer fails to timely meet one or more deadlines, and Authority desires to accept the exclusive right to purchase, under the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein contained, and for other good and valuable consideration moving between the Parties, Seller and Purchaser agree as follows:

AGREEMENT

1. Option to Purchase. Seller grants Purchaser an exclusive option to purchase the Property ("Option"), and agrees to sell and convey the Property to Purchaser, on the terms and conditions of this Agreement.

2. Purchase Price. The purchase price to be paid by Purchaser to Seller for the Property is Two Million Four Hundred Thousand Dollars (\$2,400,000.00) (the "Purchase Price"), to be paid in immediately available funds at Close of Escrow.

3. Term. This Agreement shall be effective as of the Effective Date and shall expire July 31, 2023 (the "Term"); provided (i) that if the deadline for commencement of the Work is extended, the Term shall be extended by the same number of days and (ii) this Agreement and the Term hereof shall terminate upon all of the Construction Deadlines being timely met.

4. Exercise Of Option.

4.1 Condition to Exercise of Option. Authority's exercise of the option is conditioned upon the following:

4.1.1 Developer's failure to meet a Construction Deadline: and

4.1.2 Authority delivering to Developer an Exercise Notice within six (6) months after Developer's failure to meet a Construction Deadline; provided in the event Developer shall have met such previously unmet Construction Deadline on or before the date on which Authority delivers to Developer an Exercise Notice, Authority shall have no further right or ability to exercise the Option due to Developer's failure to meet such particular previously unmet Construction Deadline.

4.2 Notice. The option to purchase may be exercised by Purchaser delivering to Seller written notice of the exercise ("Exercise Notice") within the required timeline. The date of the Exercise Notice shall hereafter be referred to as the "Exercise Date."

5. Escrow. Escrow has been opened with First American Title Company ("Escrow Holder"). Upon execution of this Agreement by the Parties, Developer shall deliver a copy of this fully executed Agreement to Escrow Holder, along with the originally executed and notarized grant deed ("Grant Deed") in the form attached hereto as **Exhibit B**. This Agreement shall, to the extent possible, act as Escrow instructions. Upon exercise of the option, Purchaser shall deliver a copy of the Exercise Notice to the Escrow Holder. The Parties agree to execute all further Escrow instructions required by Escrow Holder, which further instructions shall be consistent with this Agreement.

6. Closing. "Close of Escrow" is the date the Purchase Price is paid to Seller and the Grant Deed conveying the Property from Seller to Purchaser is recorded in the Office of the Sacramento County Recorder, which shall occur within sixty (60) days of the date of the Exercise Notice.

7. Right of Entry, Documents and Title.

7.1 Right of Entry. Upon exercise of the Option and until Close of Escrow, Purchaser and its employees, agents, contractors, subcontractors and consultants shall have the right to enter upon the Property, at reasonable times during ordinary business hours upon notice to Seller at least one (1) business day prior to entry, to perform such inspections, investigations, tests and studies as it desires; provided, none of such entries shall unreasonably interfere with the use, maintenance or operation of the Property. Following any such tests or inspections, Purchaser agrees to promptly return any portions of the Property damaged or altered by Purchaser during such tests or inspections to substantially the same condition which existed prior to such test or inspection. Purchaser shall indemnify, defend and hold harmless Seller from and against any claims, judgments, liabilities, losses, damages and costs and expenses (including reasonable attorneys' fees) arising from or related to the Purchaser's entry onto or activities upon the Property; provided that, however, Purchaser shall not be responsible for indemnifying Seller with respect to (a) any pre-existing conditions which Purchaser merely discovers through Purchaser's investigation of the

Property (including, but not limited to, any environmental contamination or matters), and (b) any claims, damages or liability resulting from the negligence or willful misconduct of Seller or Seller's agents, contractors, subcontractors, employees or consultants

7.2 Disclosure Documents and Materials. Within ten (10) business days of exercise of the Option, Seller shall complete a list of all relevant property documents and materials on **Exhibit D**, attached hereto and incorporated herein ("Disclosure Documents and Materials"), and provide Purchaser with copies of all of such documents or make such documents available to Purchaser for inspection and copying.

7.3 Title. Upon exercise of the Option, Purchaser shall request a preliminary title report from Escrow Holder covering the Property (the "Preliminary Report"). Purchaser shall approve or disapprove any exceptions to title shown on the Preliminary Report in writing within ten (10) days after the Effective Date, and five (5) days after any supplemental report issued prior to the Close of Escrow. Seller shall notify Purchaser of whether Seller is willing to remove the items disapproved by Purchaser within ten (10) days after receipt of Purchaser's title objections. If Seller does not agree to remove any one or more of such disapproved exceptions prior to the expiration of said 10-day period, or if any additional items appear which would show as exceptions to title insurance in the title policy, and Seller fails to agree to remove the same within five (5) days after Purchaser's notification to Seller of the same, Purchaser shall have the choice of: (i) terminating this Agreement and the Escrow, in which event neither Seller nor Purchaser shall have any further rights or obligations under this Agreement; or (ii) waiving such objection and completing the purchase called for in this Agreement. Purchaser may purchase title insurance at Purchaser's cost.

8. Conditions of Closing After Exercise Notice.

8.1 Purchaser's Conditions of Closing. The obligations of Purchaser under this Agreement to purchase the Property and accept title from Seller are subject to satisfaction of all of the conditions set forth in this Section 8.1. Purchaser may waive any or all of such conditions in whole or in part, but any such waiver shall be effective only if made in writing. No such waiver shall constitute a waiver by Purchaser of any of its rights or remedies if Seller defaults in the performance of any covenant or agreement to be performed by Seller under this Agreement or if Seller breaches any representation or warranty made by Seller in this Agreement. If any condition set forth in this Section 8.1 is not fully satisfied or waived in writing by Purchaser, then Purchaser shall be released from all obligations to Seller under this Agreement.

8.1.1 Title. At Close of Escrow, Purchaser is conveyed good and marketable title to the Property, as evidenced by the Title Company's willingness to issue the Title Policy (defined below), subject only to the exceptions permitted by Purchaser;

8.1.2 Other Deliveries into Escrow. Seller shall have delivered into Escrow all other documents or instruments required by this Agreement;

8.1.3 Seller's Representations. Seller's representations and warranties shall be correct as of the date of this Agreement and as of the Close of Escrow;

8.1.4 Seller's Performance. Seller shall have performed all obligations under this Agreement and the related documents executed or to be executed by Seller; and

8.1.5 Title Policy. If desired by Purchaser, Purchaser shall have received evidence that Escrow Holder's title insurer ("Title Company") is ready, willing, and able to issue, upon

payment of Title Company's regularly scheduled premium, a CLTA or ALTA owner's policy of title insurance ("Title Policy"), in the face amount of the Purchase Price with the endorsements Purchaser may require, showing title to the Property vested in Purchaser.

8.2 Seller's Conditions of Closing. The obligations of Seller under this Agreement to close the sale and convey the Property to Purchaser are subject to satisfaction of all of the conditions set forth in this Section 8.2. Seller may waive any or all of such conditions in whole or in part, but any such waiver shall be effective only if made in writing. No such waiver shall constitute a waiver by Seller of any of its rights or remedies if Purchaser defaults in the performance of any covenant or agreement to be performed by Purchaser under this Agreement or if Purchaser breaches any representation or warranty made by Purchaser in this Agreement. If any condition set forth in this Section 8.2 is not fully satisfied or waived in writing by Seller, then Seller shall be released from all obligations to Purchaser under this Agreement.

8.2.1 Deliveries into Escrow. Purchaser shall have delivered into Escrow all documents or instruments required by this Agreement;

8.2.2 Purchaser's Representations. Purchaser's representations and warranties shall be correct as of the date of this Agreement and as of the Close of Escrow;

8.2.3 Purchaser's Performance. Purchaser shall have performed all obligations under this Agreement and the related documents executed or to be executed by Purchaser; and

8.2.4 Purchase Price. Purchaser shall have deposited in Escrow the Purchase Price, together with all escrow and title costs and fees apportioned to Purchaser in Section 9.3.

9. Close of Escrow.

9.1 Seller's Deposits. On or before the Close of Escrow, Seller shall deposit the following with Escrow Holder:

9.1.1 Grant Deed for Property. An original executed and acknowledged Grant Deed conveying the Property to Purchaser; and

9.1.2 Additional Documents. Any other documents or funds required by Escrow Holder from Seller for the Close of Escrow in accordance with this Agreement.

9.2 Purchaser's Deposits. On or before the Close of Escrow, Purchaser shall deposit the following with Escrow Holder:

9.2.1 Purchase Price and Closing Costs. Funds in the amount necessary to pay the Purchase Price and Purchaser's share of closing costs as set forth in Section 9.3; and

9.2.2 Additional Documents. Any other documents or funds required of Purchaser to close Escrow in accordance with this Agreement.

9.3 Costs and Fees. Charges and expenses incurred in this transaction are to be borne by the Parties as follows:

9.3.1 The parties shall split the Escrow Holder's fees.

9.3.2 Seller shall pay the cost of a CLTA, and Purchaser shall pay the additional cost of any ALTA Title Policy, any policy endorsements, and any ALTA survey.

9.3.3 Purchaser shall pay all city and county transfer taxes applicable to the transfer of title at Close of Escrow.

9.3.4 Any miscellaneous costs shall be borne by the Parties according to custom in Sacramento County.

9.3.5 All other taxes, assessments, utility charges, and any other charges and credits with respect to the Property shall be prorated between the Parties based on the actual date of Closing.

9.3.6 In the event of any termination of this Agreement or the failure of Escrow to close due to a default of a Party, as provided herein, the defaulting Party shall pay any cancellation costs imposed by the Escrow Holder.

9.4 At Close of Escrow, Escrow Holder shall:

9.4.1 Record the Grant Deed;

9.4.2 Issue the Title Policy, if one; and

9.4.3 Disburse funds.

10. Representations and Warranties of Seller. Seller hereby represents and warrants to Purchaser that:

10.1 Authority of Seller. Seller has the authority to convey the Property. This Agreement and all documents executed by Seller which are to be delivered to Purchaser at the Close of Escrow are, or at the time of Close of Escrow, will be duly authorized, executed and delivered by Seller. Seller has the legal right, power and authority to enter into this Agreement and to consummate this transaction.

10.2 Enforceability. This Agreement and all documents required to be executed by Seller are and shall be valid, legally binding obligations of and enforceable against Seller in accordance with their terms.

11. Representations and Warranties of Purchaser. Purchaser hereby represents and warrants to Seller that:

11.1 Purchaser's Authority. Purchaser has the authority to purchase and accept the Property. This Agreement and all documents executed by Purchaser which are to be delivered to Seller at the Close of Escrow are, or at the time of Close of Escrow, will be duly authorized, executed and delivered by Purchaser. Purchaser has the legal right, power and authority to enter into this Agreement and to consummate this transaction.

11.2 Enforceability. This Agreement and all documents required to be executed by Purchaser are and shall be valid, legally binding obligations of and enforceable against Purchaser in accordance with their terms.

11.3 Warranties and Representations Pertaining to Real Estate and Legal Matters. To the best of Seller's knowledge as to the matters set forth below, as of Close of Escrow:

11.3.1 The Disclosure Documents and Materials delivered to Purchaser are true and complete copies of the originals.

11.3.2 Except as disclosed in the Disclosure Documents and Materials (including the Preliminary Report), there are no other contracts, leases, agreements or other documentation or correspondence of a material nature relating to the use, operation, maintenance or condition of the Property.

11.3.3 Except as disclosed in the Disclosure Documents and Materials, there is no suit, action, arbitration, legal, administrative, or other proceeding or inquiry pending against the Property or pending against Seller which could affect Seller's title to the Property, affect the value of the Property, or subject an owner of the Property to liability.

11.3.4 Except as disclosed in the Disclosure Documents and Materials or as reflected in the Preliminary Report, the Property is not, as of the date of the Close of Escrow, Purchaser has received no written notice that the Property is in violation of any federal, state or local law, ordinance or regulation relating to Hazardous Materials (as defined herein), industrial hygiene or the environmental conditions on, under or about the Property including, but not limited to, soil and ground water condition. For the purpose of this section, "Hazardous Materials" shall include, without limitation, substances defined as "hazardous substances", "hazardous materials", "hazardous wastes", "toxic substances", "extremely hazardous waste" or "restricted hazardous waste" or stated to be known to cause cancer or reproductive toxicity, under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq.; the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq.; the Federal Water Pollution Control Act, 33 U.S.C. Section 1317 et seq.; Sections 25115, 25117, 25122.7, 25140, 25249.5, 25249.8, 25281, 25316 or 25501 of the California Health & Safety Code; and any substances regulated pursuant to any Environmental Law(s). The term "Environmental Law(s)" means each and every applicable federal, state and local law, statute, ordinance, regulation, rule, judicial or administrative order or decree, permit, license, approval, authorization or similar requirement of each and every federal, state and local governmental agency or other governmental authority pertaining to the protection of human health and safety or the environment.

11.3.5 Seller has not entered into any other contracts for the sale of the Property, nor does there exist any rights of first refusal, reversions, or options to purchase the Property or any portion of the Property, except as may be disclosed in the Disclosure Documents and Materials.

11.3.6 Except as disclosed in the Disclosure Documents and Materials and the Preliminary Report, there are no unrecorded leases, licenses or other agreements which would grant any person or entity the right to use or occupy any portion of the Property, including any improvements thereon, and no improvements on the Property that encroach upon the Property of a third party.

11.3.7 Except as disclosed in the Disclosure Documents and Materials there are no uncured written notices from any governmental agency notifying Seller of any violations of law, ordinance, rule, or regulation, including Environmental Laws, occurring on the Property.

12. Remedies Upon Default.

12.1 Default by Seller. In the event Seller defaults in the performance of any of Seller's obligations under this Agreement, Purchaser shall, in addition to any and all other remedies provided in this Agreement or by law or equity, have the right of specific performance against Seller. Seller shall not be in default under this Agreement, unless Purchaser first provides to Seller written notice of default, and Seller thereafter, fails within five (5) days after receipt of such notice of default to either cure such default or diligently commence such actions reasonably necessary to cure such default within such five (5)-day period, and thereafter, cures such default not later than thirty (30) days after receipt of such notice of default.

12.2 Default by Purchaser. In the event Purchaser defaults in the performance of any of Purchaser's obligations under this Agreement, Seller shall, in addition to any and all other remedies provided in this Agreement or by law or equity, have the right of specific performance against Purchaser. Purchaser shall not be in default under this Agreement, unless Seller first provides to Purchaser written notice of default, and Purchaser thereafter, fails within five (5) days after receipt of such notice of default to either cure such default or diligently commence such actions reasonably necessary to cure such default within such five (5)-day period, and thereafter, cures such default not later than thirty (30) days after receipt of such notice of default.

13. Brokers' Fees. The Parties each hereby warrant to the other that no person or entity can properly claim a right to a commission, finder's fee or other compensation based upon contacts or understandings between such claimant and Purchaser or Seller with respect to the transaction contemplated by this Agreement. If any broker or finder makes any claim for a commission or finder's fee, the Party through which the broker or finder makes such claim shall indemnify, defend and hold the other Party harmless from all liabilities, judgments, expenses, losses, damages or claims (including the indemnified Party's reasonable costs and attorneys' fees) arising out of such broker's or finder's claims.

14. Attorneys' Fees. Should any litigation be commenced between the Parties hereto concerning the Property, this Agreement, or the rights and duties of either in relation thereto, the prevailing Party in such litigation shall be entitled, in addition to such other relief as may be granted, to its costs, including attorneys' fees, and costs for such litigation and for executing upon or appealing any judgment.

15. Governing Law. This Agreement shall be construed in accordance with and governed by the laws of the State of California. In the event of litigation arising under this Agreement, venue shall reside exclusively in the Superior Court of the County of Sacramento.

16. Notices. All notices, demands, consents, requests or other communications required to or permitted to be given pursuant to this Agreement shall be in writing, shall be given only in accordance with the provisions of this section, shall be addressed to the Parties in the manner set forth below, and shall be conclusively deemed to have been properly delivered and received by the receiving Party (a) upon receipt when hand delivered, (b) upon the day of delivery if the notice has been deposited in an authorized receptacle of the United States Postal Service as first-class, registered or certified mail, postage prepaid, with a return receipt requested (provided that, the sender has in its possession the return receipt to prove actual delivery), or (c) upon actual delivery if deposited with any commercially-recognized overnight carrier that routinely issues receipts (provided that, the sending party receives a confirmation of actual delivery from the courier). The addresses of the Parties to receive notices are as follows:

If to Authority: Capitol Area Development Authority
1522 14th Street
Sacramento, CA 95814
Facsimile: (916) 441-1804
Attention: Executive Director

With Copy to: Kronick Moskovitz Tiedemann & Girard
1331 Garden Hwy, 2nd Floor
Sacramento, CA 95833
Facsimile: (916) 321-4555
Attention: Jeffrey A. Mitchell

If to Developer: _____

With Copy to: _____

If any notice is refused, the notice shall be deemed to have been delivered upon such refusal. Any notice delivered after 5:00 p.m. (recipient's time) or on a non-business day shall be deemed delivered on the next business day. A Party may change or supplement the addresses given above, or designate additional addressees, for purposes of this section by delivering to the other Party written notice in the manner set forth above.

17. Entire Agreement. This Agreement and the documents referenced herein contain the entire agreement between the Parties and this Agreement shall not be modified in any manner except by an instrument in writing executed by the Parties or their respective successors-in-interest.

18. Assignment. Neither Party may assign this Agreement or any rights created hereunder without the prior written consent of the other Party, in its sole discretion.

19. Severability. If any provision of this Agreement is held invalid or unenforceable by any court of final jurisdiction, it is the intent of the Parties that all the other provisions of this Agreement be construed to remain fully valid, enforceable and binding on the Parties.

20. Waivers. A waiver or breach of covenant or provision in this Agreement shall not be deemed a waiver of any other covenant or provision in this Agreement, and no waiver shall be valid unless in writing and executed by the waiving Party. An extension of time for performance of any obligation or act shall not be deemed an extension of the time for performance of any other obligation or act.

21. Construction. The section headings and captions of this Agreement are, and the arrangement of this instrument is, for the sole convenience of the Parties to this Agreement. The

section headings, captions, and arrangement of this instrument do not in any way affect, limit, amplify, or modify the terms and provisions of this Agreement. The singular form shall include plural, and vice versa. All exhibits referred to in this Agreement are attached to it and incorporated in it by this reference.

22. Merger. All of the terms, provisions, representations, warranties, and covenants of the Parties under this Agreement shall survive the Close of Escrow and shall not be merged in the Grant Deed or other documents.

23. Time of the Essence. Time is of the essence in this Agreement.

24. Successors. This Agreement shall inure to the benefit of and shall be binding upon the Parties to this Agreement and their respective successors.

25. Third-Party Rights. Nothing in this Agreement, express or implied, is intended to confer upon any person, other than the Parties and their respective successors and permitted assigns, any rights or remedies.

26. Further Assurances. Seller and Purchaser agree to execute such additional documents and take such additional actions which are consistent with, and as may be reasonable and necessary to carry out the provisions of this Agreement.

27. Joint Drafting. Purchaser and Seller acknowledge that this Agreement was negotiated at arm's length, that independent counsel has represented each Party and that this Agreement has been drafted by both Parties and no one Party shall be construed as the draftsman.

28. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same Agreement.

29. Indemnification. Seller agrees, at its sole cost and expense, to indemnify, protect, defend and hold harmless Purchaser and its board members, employees, agents, and representatives (collectively "Indemnitees"), from and against any and all claims (including, without limitation, personal injury and consequential damages claims), demands, damages, losses, liabilities, obligations, penalties, fines, actions, cause of action, judgments, suits, proceedings, costs and expenses (including, without limitation, attorneys' fees, court costs, administrative procedural costs and experts' fees) of any kind or nature whatsoever which may at any time be imposed upon, incurred or suffered by, or asserted or awarded against, Indemnitees relating to or arising from (such claims are collectively referred to as "Liabilities"): (i) except as disclosed in the Disclosure Documents and Materials, the presence, use, handling, generation, storage, release or disposal of Hazardous Materials by Seller or Seller's agents, employees, contractors, lessees and licensees on, under or about the Property; (ii) except as disclosed in the Disclosure Documents and Materials, the cost of any remediation, repair, cleanup or detoxification required by Environmental Laws and the preparation of plans required by Environmental Laws as a result of the presence, use, generation, storage, release, threatened release or disposal of Hazardous Materials by Seller or Seller's agents, employees, contractors, lessees and licensees on the Property prior to transfer of title thereto to Purchaser, whether or not such remedial action is required or necessary prior to or following transfer of title to Property to Purchaser; (iii) except as disclosed in the Disclosure Documents and Materials, the use on or before the Close of Escrow of the Property by any third party, including, without limitation, any agent, employee, licensee, lessee, invitee or contractor of Seller, and (iv) except as disclosed in the Disclosure Documents and Materials, the violation of any

federal, state or local law, ordinance or regulation which would have a material adverse effect upon the Property, occurring or allegedly occurring with respect to the Property prior to the transfer of title to the Property to Purchaser. Notwithstanding any other provision of this Agreement, Seller's obligations in this Section 29 to indemnify, protect, defend and hold harmless the Indemnitees shall not apply to Liabilities relating to or arising from the presence of Hazardous Materials caused to be on, under or about the Property by Indemnitees or any Liabilities relating to or arising from any act or omission to act of any Indemnitee.

In addition to the above, the defense, indemnity and hold harmless obligations of Seller under this Section 29 shall include Liabilities arising from or attributable to (i) a material matter actually known to Seller and (1) not disclosed to Purchaser or its agents, employees or contractors and (2) not discovered by Purchaser prior to the Close of Escrow, (ii) any material breach by Seller of its express representations or warranties under this Agreement, and (iii) Liabilities arising from or attributable to negligent, willful, or intentional acts, errors, or omissions of Seller or Seller's agents, employees, licensees, lessees, invitees and contractors.

This indemnity by Seller herein contained shall survive the transfer of title to Purchaser in perpetuity.

30. Memorandum of Option. Upon the Parties' execution and delivery of this Agreement, Developer shall execute and acknowledge in recordable form, a Memorandum of Option in the form attached hereto as **Exhibit C**, and agrees that such Memorandum of Option shall be recorded in the official records of the Recorder of Sacramento County. Upon cancellation or termination of this Agreement, Authority will, within ten (10) days following Developer's written request, execute a quitclaim deed in recordable form evidencing the release of all its right, title and interest in the Property.

(Signatures on Next Page)

The Parties hereto have executed this Agreement as of the Effective Date.

SELLER:

PURCHASER:

West Broadway 2019 Investments LLC,
a Delaware limited liability company

Capitol Area Development Authority,
a California joint powers agency

By: **D&S Development, Inc.,**
a California corporation
Its: Managing Member

By: _____
Wendy S. Saunders, Executive
Director

By: _____
Name: _____
Title: _____

APPROVED AS TO FORM:

By: **Abbaszadeh 1715 I Street**
Investment LLC,
a Delaware limited liability company
Its: Member

By: _____
Authority's Legal Counsel

By: _____
Name: _____
Title: _____

By: **Eco Green LLC,**
a California limited liability company
Its: Member

By: _____
Name: _____
Title: _____

Exhibit A to Purchase Agreement

(Legal Description of Property)

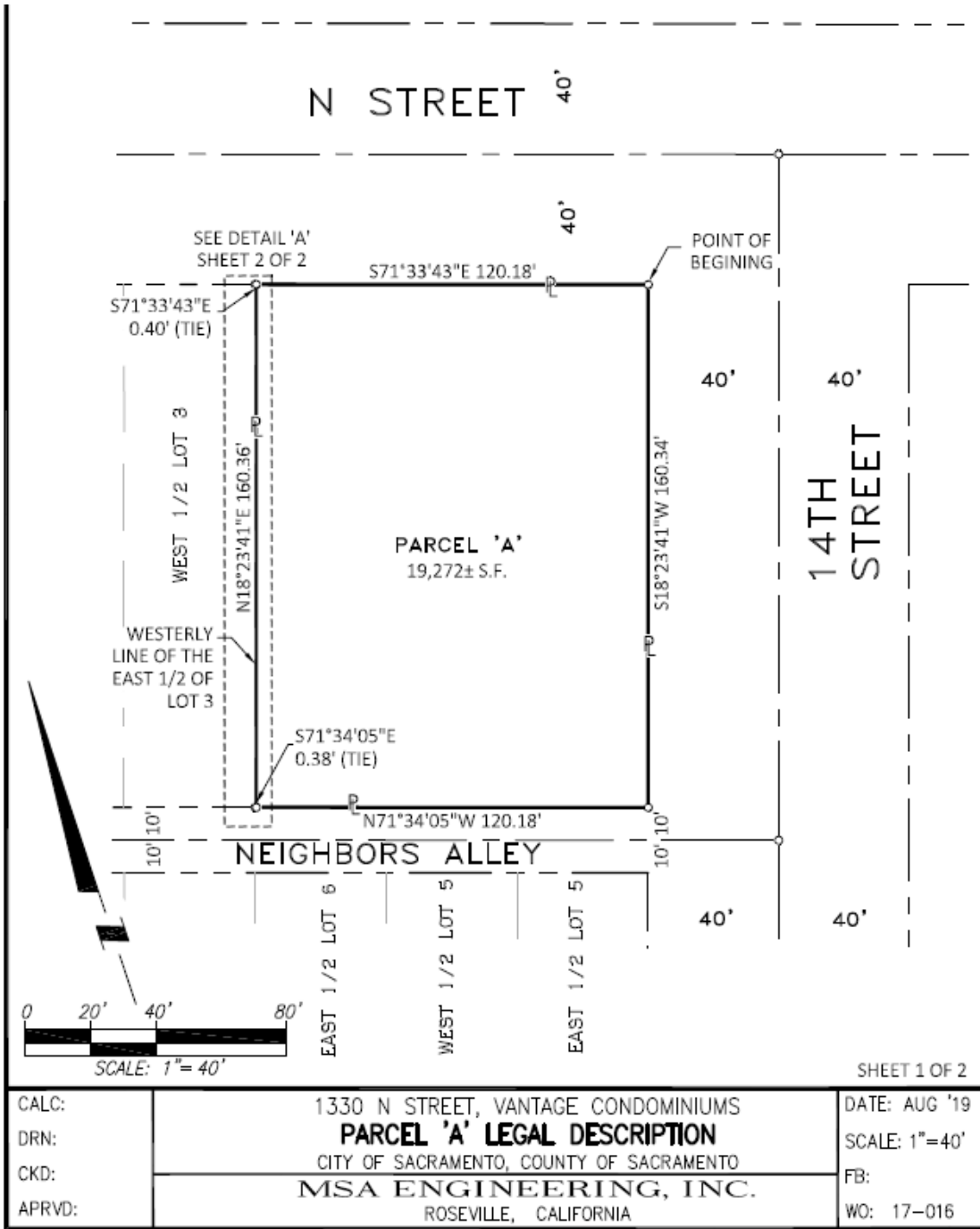
Real property in the City of Sacramento , County of Sacramento, State of California, described as follows:

BEING A PORTION OF THE EAST 1/2 OF LOT 3 AS DESCRIBED IN THAT GRANT DEED RECORDED IN BOOK 5343, PAGE 188, OFFICIAL RECORDS OF SACRAMENTO COUNTY, ALL OF THE WEST 1/2 OF LOT 4 AS DESCRIBED IN THAT GRANT DEED RECORDED IN BOOK 5349, PAGE 174, OFFICIAL RECORDS OF SACRAMENTO COUNTY, THE EAST 1/2 OF THE NORTH 1/2 OF LOT 4 AS DESCRIBED IN THAT GRANT DEED RECORDED IN BOOK 5016, PAGE 477, OFFICIAL RECORDS OF SACRAMENTO COUNTY, THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF LOT 4 AS DESCRIBED IN THAT GRANT DEED RECORDED IN BOOK 4979, PAGE 492, OFFICIAL RECORDS OF SACRAMENTO COUNTY AND THE SOUTH 1/4 OF THE EAST 1/2 OF LOT 4 AS DESCRIBED IN THAT GRANT DEED RECORDED IN BOOK 4920, PAGE 571, OFFICIAL RECORDS OF SACRAMENTO COUNTY, ALL BEING IN THE BLOCK BOUNDED BY "N" AND "O", 13TH AND 14TH STREETS OF THE CITY OF SACRAMENTO, AS SHOWN ON THE MAP OR PLAN OF THE CITY OF SACRAMENTO, SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OF LOT 4; THENCE FROM SAID POINT OF BEGINNING ALONG THE EASTERLY LINE OF SAID LOT 4 SOUTH 18°23'41" WEST 160.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE SOUTHERLY LINES OF SAID LOT 4 AND SAID EAST 1/2 OF LOT 3 NORTH 71°34'05" WEST 120.18 FEET TO A POINT ON SAID SOUTHERLY LINE OF SAID EAST 1/2 OF LOT 3, SAID POINT BEARS SOUTH 71°34'05" EAST 0.38 FEET FROM THE SOUTHWEST CORNER OF SAID EAST 1/2 OF LOT 3; THENCE LEAVING SAID SOUTHERLY LINE PARALLEL AND 120.18 FEET PERPENDICULAR WESTERLY FROM THE EASTERLY LINE OF LOT 4, NORTH 18°23'41" EAST 160.36 FEET TO A POINT ON THE NORTHERLY LINE OF SAID EAST 1/2 OF LOT 3, SAID POINT BEARS SOUTH 71°33'43" EAST 0.40 FROM THE NORTHWEST CORNER OF SAID EAST 1/2 OF LOT 3; THENCE ALONG THE NORTHERLY LINES OF SAID EAST 1/2 OF LOT 3 AND SAID LOT 4 SOUTH 71°33'43" EAST 120.18 FEET TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR CONDOMINIUM PURPOSES RECORDED AS DECEMBER 11, 2019, INSTRUMENT NO. 201912110821 OF OFFICIAL RECORDS.

APN: 006-0223-003-0000 through 006-0223-007-0000;
006-0223-021-0000 (New APN, not yet assessed)



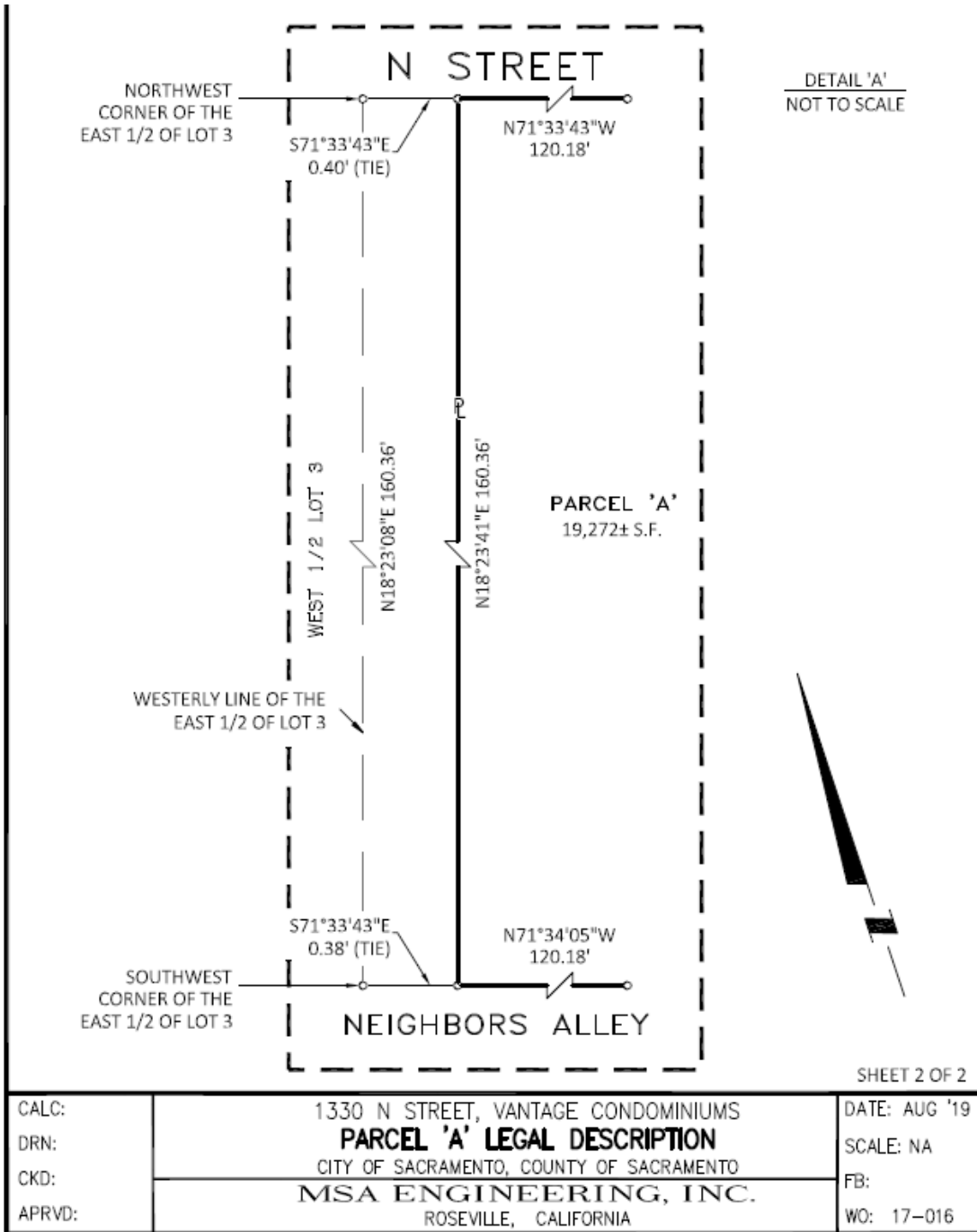


Exhibit B to Purchase Agreement

(See attached Grant Deed)

Recording Requested by and
When Recorded Mail to
and Mail Tax Statements to:

Capitol Area Development Authority
1522 14th Street
Sacramento, California 95814
Attention: Executive Director

GRANT DEED

THIS TRANSACTION IS EXEMPT FROM CALIFORNIA DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE CALIFORNIA REVENUE AND TAXATION CODE. THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION 27383 OF THE CALIFORNIA GOVERNMENT CODE

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

West Broadway 2019 Investments LLC, a Delaware limited liability company,

hereby GRANT(s) to

Capitol Area Development Authority, a California joint powers agency,

the following described real property in the City of Sacramento, County of Sacramento, State of California, subject to the power of termination vested in the grantor, as further described herein.

[See **Exhibit A** Attached]

Dated: _____, 20__

Grantor:

Exhibit A to Grant Deed

(Legal Description of Property)

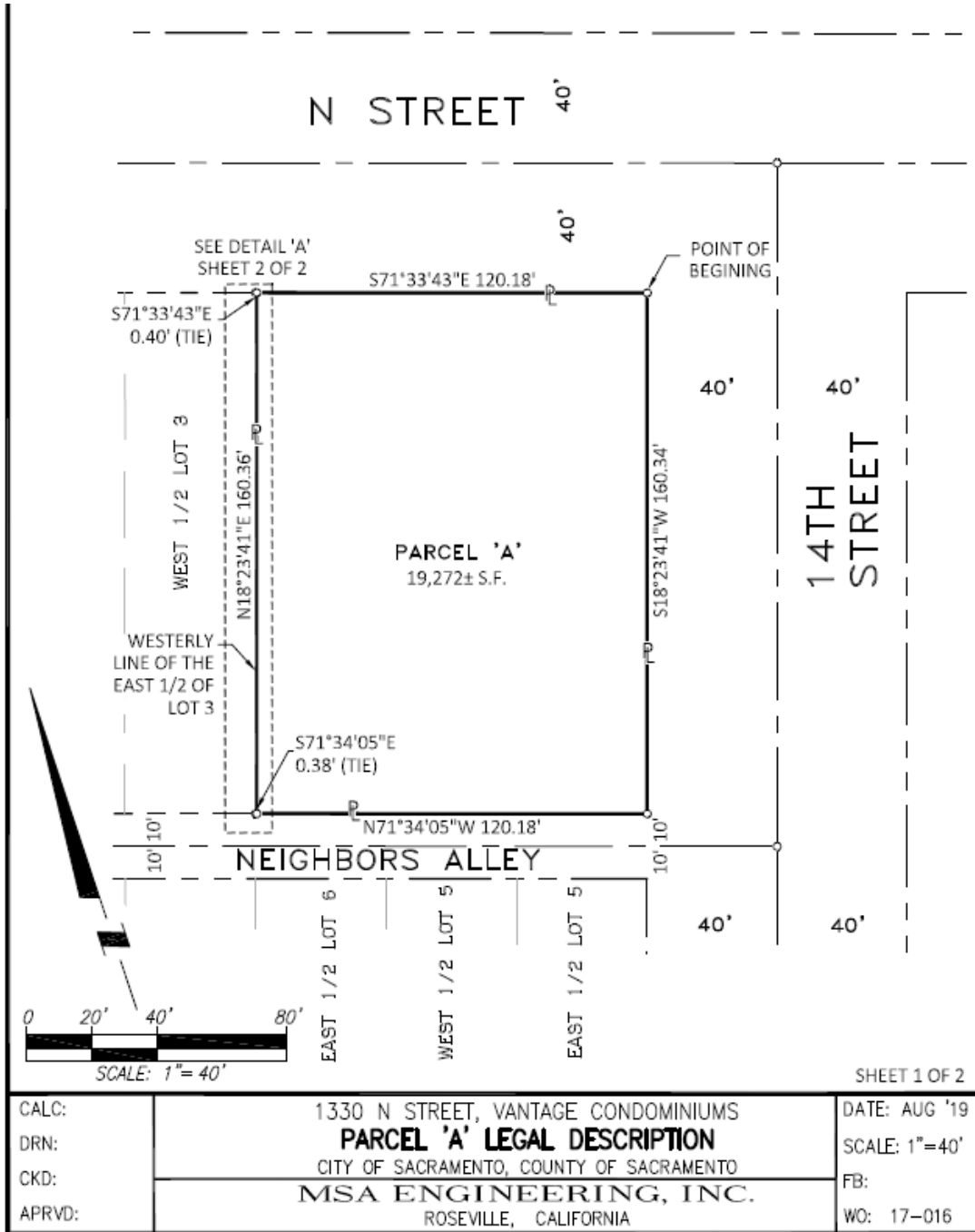
Real property in the City of Sacramento , County of Sacramento, State of California, described as follows:

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BEGINNING AT THE NORTHEAST CORNER OF SAID OF LOT 4; THENCE FROM SAID POINT OF BEGINNING ALONG THE EASTERLY LINE OF SAID LOT 4 SOUTH 18°23'41" WEST 160.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE SOUTHERLY LINES OF SAID LOT 4 AND SAID EAST 1/2 OF LOT 3 NORTH 71°34'05" WEST 120.18 FEET TO A POINT ON SAID SOUTHERLY LINE OF SAID EAST 1/2 OF LOT 3, SAID POINT BEARS SOUTH 71°34'05" EAST 0.38 FEET FROM THE SOUTHWEST CORNER OF SAID EAST 1/2 OF LOT 3; THENCE LEAVING SAID SOUTHERLY LINE PARALLEL AND 120.18 FEET PERPENDICULAR WESTERLY FROM THE EASTERLY LINE OF LOT 4, NORTH 18°23'41" EAST 160.36 FEET TO A POINT ON THE NORTHERLY LINE OF SAID EAST 1/2 OF LOT 3, SAID POINT BEARS SOUTH 71°33'43" EAST 0.40 FROM THE NORTHWEST CORNER OF SAID EAST 1/2 OF LOT 3; THENCE ALONG THE NORTHERLY LINES OF SAID EAST 1/2 OF LOT 3 AND SAID LOT 4 SOUTH 71°33'43" EAST 120.18 FEET TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR CONDOMINIUM PURPOSES RECORDED AS DECEMBER 11, 2019, INSTRUMENT NO. 201912110821 OF OFFICIAL RECORDS.

APN: 006-0223-003-0000 through 006-0223-007-0000;
006-0223-021-0000 (New APN, not yet assessed)



SHEET 1 OF 2

CALC: DRN: CKD: APRVD:	1330 N STREET, VANTAGE CONDOMINIUMS PARCEL 'A' LEGAL DESCRIPTION CITY OF SACRAMENTO, COUNTY OF SACRAMENTO MSA ENGINEERING, INC. ROSEVILLE, CALIFORNIA	DATE: AUG '19 SCALE: 1"=40' FB: WO: 17-016
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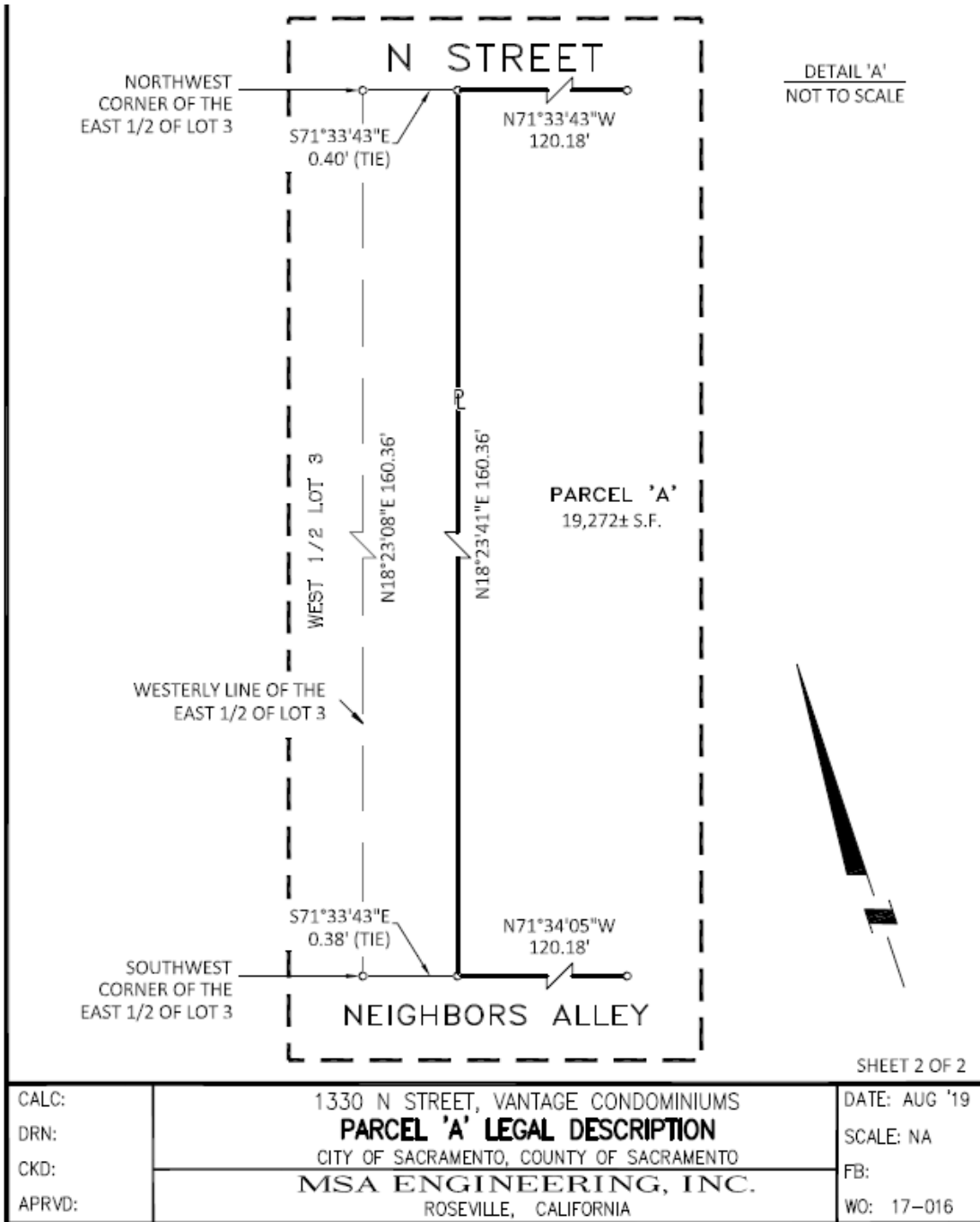


Exhibit C to Purchase Agreement

(See attached Memorandum of Option)

Recording Requested by and
When Recorded Mail to
and Mail Tax Statements to:

Capitol Area Development Authority
1522 14th Street
Sacramento, California 95814
Attention: Executive Director

MEMORANDUM OF OPTION

THIS MEMORANDUM OF OPTION is made July __, 2022, by and between the **West Broadway 2019 Investments LLC**, a Delaware limited liability company ("Optionor"), and the **Capitol Area Development Authority**, a California joint powers agency ("Optionee").

1. Optionee and Optionor are parties to that certain unrecorded "Option and Purchase Agreement with Joint Escrow Instructions" dated the same date herewith (the "Agreement"), the terms and conditions of which are hereby incorporated by this reference as if set forth in full herein. The Agreement grants to Optionee the right to acquire fee title to certain real property situated in the County of Sacramento, State of California, and described as follows (the "Property"):

[See Exhibit A]

2. Term. The term of the Agreement begins on July __, 2022, and terminates July 31, 2023, subject to any extensions or earlier termination, as more particularly set forth in the Agreement ("Term").

3. Conflict. This Memorandum shall not be deemed to modify, alter or amend the provisions of the Agreement. In the event any conflict exists between the terms of the Agreement and this Memorandum, the terms of the Agreement shall for all purposes govern and determine the relationship between the Optionor and Optionee and their respective rights and duties.

OPTIONOR:

OPTIONEE:

West Broadway 2019 Investments LLC,
a Delaware limited liability company

Capitol Area Development Authority,
a California joint powers agency

By: **D&S Development, Inc.**,
a California corporation
Its: Managing Member

By: _____
Wendy S. Saunders, Executive
Director

By: _____
Name: _____
Title: _____

By: **Abbaszadeh 1715 I Street
Investment LLC,**
a Delaware limited liability company
Its: Member

By: _____
Name: _____
Title: _____

By: **Eco Green LLC,**
a California limited liability company
Its: Member

By: _____
Name: _____
Title: _____

Exhibit A to Memorandum of Option

(Legal Description of Property)

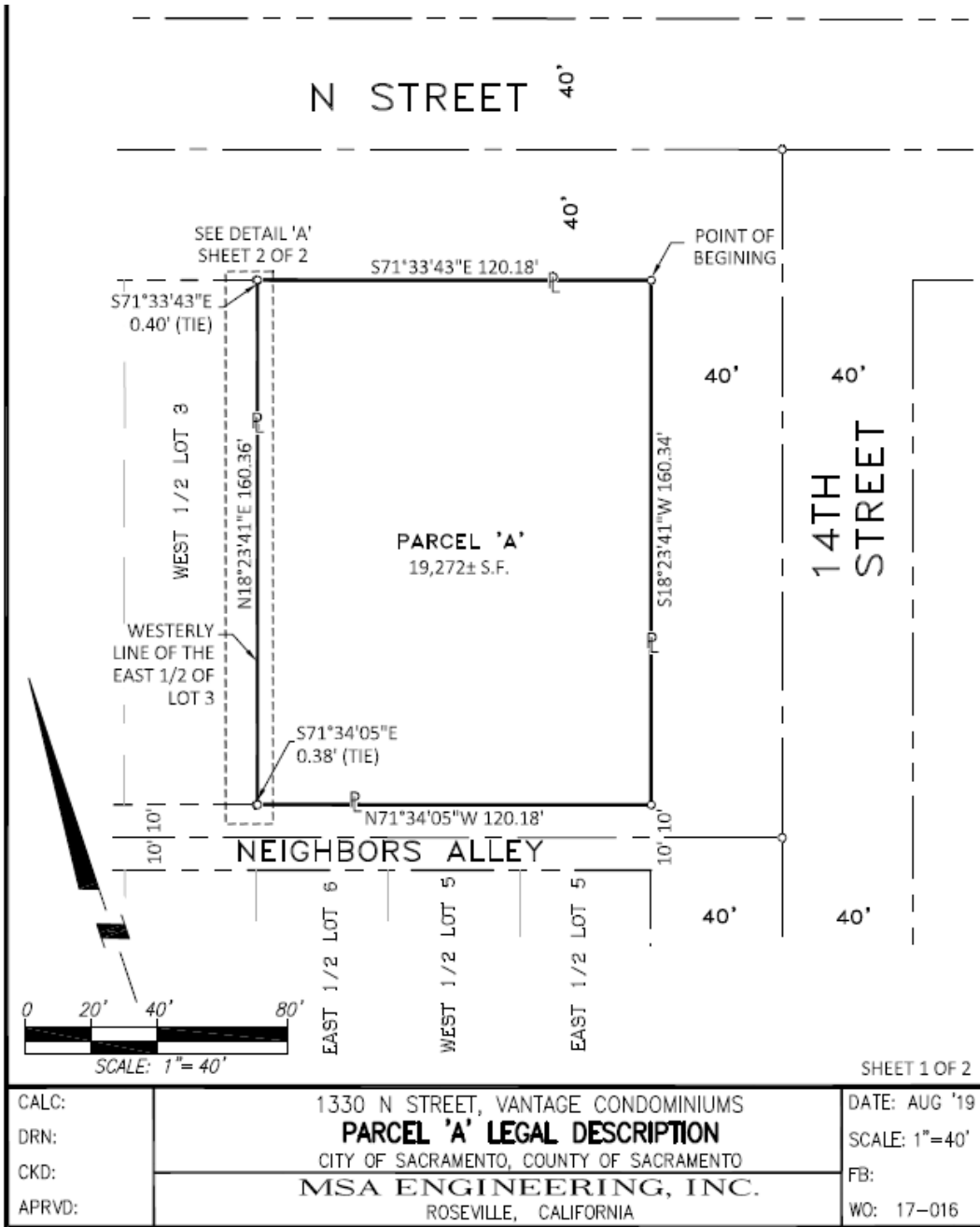
Real property in the City of Sacramento , County of Sacramento, State of California, described as follows:

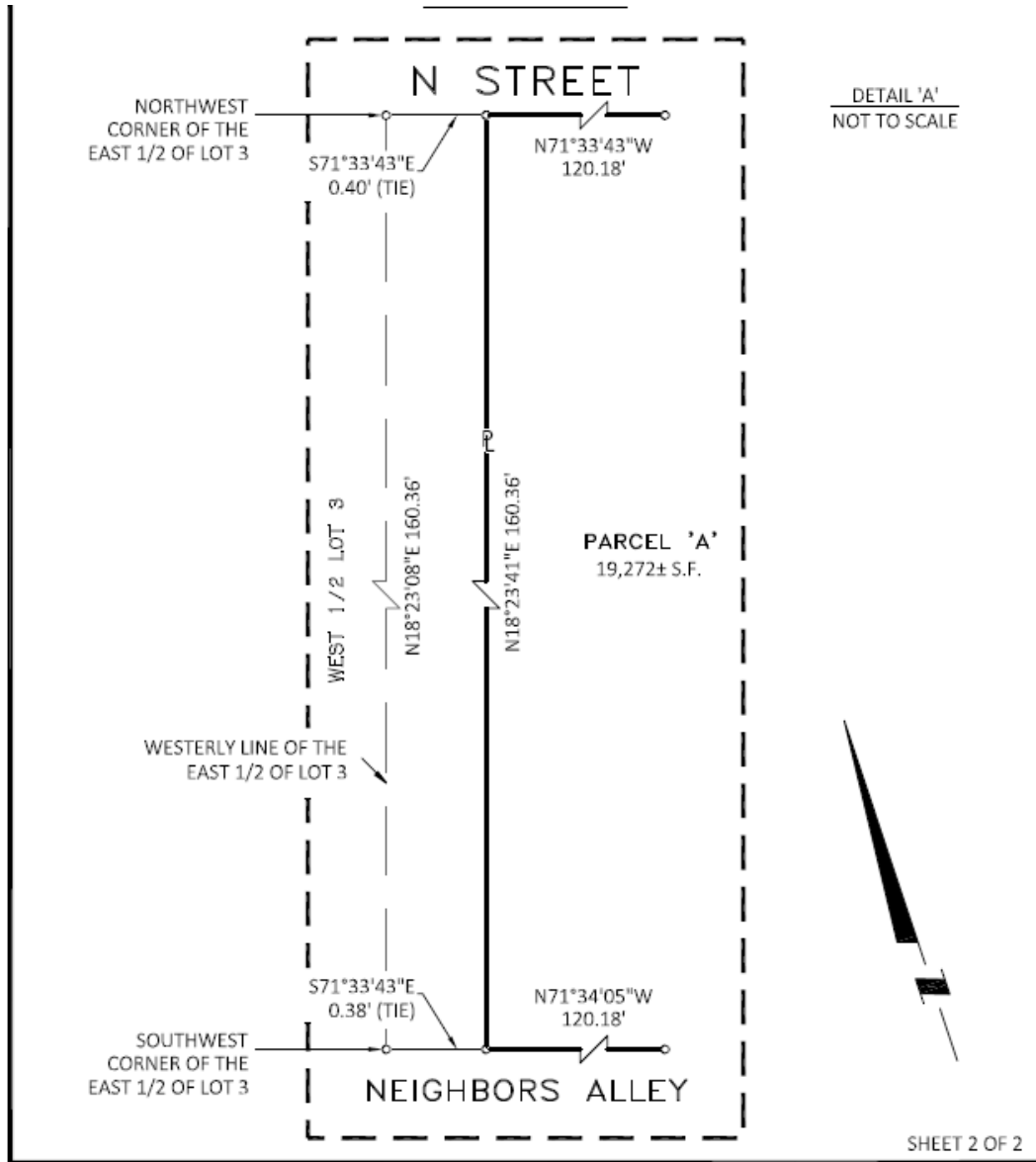
BEING A PORTION OF THE EAST 1/2 OF LOT 3 AS DESCRIBED IN THAT GRANT DEED RECORDED IN BOOK 5343, PAGE 188, OFFICIAL RECORDS OF SACRAMENTO COUNTY, ALL OF THE WEST 1/2 OF LOT 4 AS DESCRIBED IN THAT GRANT DEED RECORDED IN BOOK 5349, PAGE 174, OFFICIAL RECORDS OF SACRAMENTO COUNTY, THE EAST 1/2 OF THE NORTH 1/2 OF LOT 4 AS DESCRIBED IN THAT GRANT DEED RECORDED IN BOOK 5016, PAGE 477, OFFICIAL RECORDS OF SACRAMENTO COUNTY, THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF LOT 4 AS DESCRIBED IN THAT GRANT DEED RECORDED IN BOOK 4979, PAGE 492, OFFICIAL RECORDS OF SACRAMENTO COUNTY AND THE SOUTH 1/4 OF THE EAST 1/2 OF LOT 4 AS DESCRIBED IN THAT GRANT DEED RECORDED IN BOOK 4920, PAGE 571, OFFICIAL RECORDS OF SACRAMENTO COUNTY, ALL BEING IN THE BLOCK BOUNDED BY "N" AND "O", 13TH AND 14TH STREETS OF THE CITY OF SACRAMENTO, AS SHOWN ON THE MAP OR PLAN OF THE CITY OF SACRAMENTO, SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OF LOT 4; THENCE FROM SAID POINT OF BEGINNING ALONG THE EASTERLY LINE OF SAID LOT 4 SOUTH 18°23'41" WEST 160.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE SOUTHERLY LINES OF SAID LOT 4 AND SAID EAST 1/2 OF LOT 3 NORTH 71°34'05" WEST 120.18 FEET TO A POINT ON SAID SOUTHERLY LINE OF SAID EAST 1/2 OF LOT 3, SAID POINT BEARS SOUTH 71°34'05" EAST 0.38 FEET FROM THE SOUTHWEST CORNER OF SAID EAST 1/2 OF LOT 3; THENCE LEAVING SAID SOUTHERLY LINE PARALLEL AND 120.18 FEET PERPENDICULAR WESTERLY FROM THE EASTERLY LINE OF LOT 4, NORTH 18°23'41" EAST 160.36 FEET TO A POINT ON THE NORTHERLY LINE OF SAID EAST 1/2 OF LOT 3, SAID POINT BEARS SOUTH 71°33'43" EAST 0.40 FROM THE NORTHWEST CORNER OF SAID EAST 1/2 OF LOT 3; THENCE ALONG THE NORTHERLY LINES OF SAID EAST 1/2 OF LOT 3 AND SAID LOT 4 SOUTH 71°33'43" EAST 120.18 FEET TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR CONDOMINIUM PURPOSES RECORDED AS DECEMBER 11, 2019, INSTRUMENT NO. 201912110821 OF OFFICIAL RECORDS.

APN: 006-0223-003-0000 through 006-0223-007-0000;
006-0223-021-0000 (New APN, not yet assessed)





CALC: DRN: CKD: APRVD:	1330 N STREET, VANTAGE CONDOMINIUMS PARCEL 'A' LEGAL DESCRIPTION CITY OF SACRAMENTO, COUNTY OF SACRAMENTO MSA ENGINEERING, INC. ROSEVILLE, CALIFORNIA	DATE: AUG '19 SCALE: NA FB: WO: 17-016
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Exhibit D to Purchase Agreement

(List of Disclosure Documents and Materials)

CYPRESS

MULTI-FAMILY HOUSING 1330 N STREET SACRAMENTO, CA 95814

D&S DEVELOPMENT

1725 CAPITOL AVE SACRAMENTO, CA 95811 (916) 442-2488

CYPRESS

1330 N STREET SACRAMENTO, CA 95814 MULTI-FAMILY HOUSING

Table with columns: NO., ISSUANCE/REVISION, DATE. Contains revision history for the drawing.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2022. DATE: 04/01/2022 AL PROJECT NUMBER: 2-212306 A/J PROJECT NUMBER:

TITLE SHEET

G001

SHEET INDEX

Table listing sheet numbers and titles for VOLUME 1 GENERAL, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, SHORING, CIVIL OFF-SITE, STRUCTURAL, BUILDING MAINTENANCE, LANDSCAPE, and POOL.

SHEET INDEX

Table listing sheet numbers and titles for FLOOR & WALL INTERSECTION - DETAILS, INTERIORS, VOLUME 2 SHORING, CIVIL ON-SITE, STRUCTURAL, MECHANICAL, and POOL.

SHEET INDEX

Table listing sheet numbers and titles for MECHANICAL FLOOR PLAN LEVEL 8, MECHANICAL FLOOR PLAN LEVEL 7, MECHANICAL FLOOR PLAN LEVEL 6, MECHANICAL FLOOR PLAN LEVEL 5, MECHANICAL FLOOR PLAN LEVEL 4, MECHANICAL FLOOR PLAN LEVEL 3, MECHANICAL FLOOR PLAN LEVEL 2, MECHANICAL FLOOR PLAN LEVEL 1, MECHANICAL FLOOR PLAN LEVEL 0, MECHANICAL FLOOR PLAN LEVEL 8 MEZZANINE, MECHANICAL FLOOR PLAN LEVEL 7 MEZZANINE, MECHANICAL FLOOR PLAN LEVEL 6 MEZZANINE, MECHANICAL FLOOR PLAN LEVEL 5 MEZZANINE, MECHANICAL FLOOR PLAN LEVEL 4 MEZZANINE, MECHANICAL FLOOR PLAN LEVEL 3 MEZZANINE, MECHANICAL FLOOR PLAN LEVEL 2 MEZZANINE, MECHANICAL FLOOR PLAN LEVEL 1 MEZZANINE, MECHANICAL FLOOR PLAN LEVEL 0 MEZZANINE, MECHANICAL FLOOR PLAN LEVEL 8 MEZZANINE, MECHANICAL FLOOR PLAN LEVEL 7 MEZZANINE, MECHANICAL FLOOR PLAN LEVEL 6 MEZZANINE, MECHANICAL FLOOR PLAN LEVEL 5 MEZZANINE, MECHANICAL FLOOR PLAN LEVEL 4 MEZZANINE, MECHANICAL FLOOR PLAN LEVEL 3 MEZZANINE, MECHANICAL FLOOR PLAN LEVEL 2 MEZZANINE, MECHANICAL FLOOR PLAN LEVEL 1 MEZZANINE, MECHANICAL FLOOR PLAN LEVEL 0 MEZZANINE.

PROJECT IMAGE



BUILDING CODE DATA

APPLICABLE CODES: 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE.

TYPE OF CONSTRUCTION: TYPE IA (BASEMENT - LEVEL 2), TYPE IIA (LEVELS 3-8), TYPE IIB (LEVELS 9-10), TYPE IIC (LEVELS 11-12), TYPE IID (LEVELS 13-14), TYPE IIE (LEVELS 15-16), TYPE IIF (LEVELS 17-18), TYPE IIG (LEVELS 19-20), TYPE IIH (LEVELS 21-22), TYPE IIL (LEVELS 23-24), TYPE IIM (LEVELS 25-26), TYPE IIN (LEVELS 27-28), TYPE IIO (LEVELS 29-30), TYPE IIP (LEVELS 31-32), TYPE IIQ (LEVELS 33-34), TYPE IIR (LEVELS 35-36), TYPE IIS (LEVELS 37-38), TYPE IIT (LEVELS 39-40), TYPE IIU (LEVELS 41-42), TYPE IIV (LEVELS 43-44), TYPE IIV (LEVELS 45-46), TYPE IIV (LEVELS 47-48), TYPE IIV (LEVELS 49-50).

SPRINKLERED: YES, NFPA 13, RESIDENTIAL R-2, S-2 (PARKING), A-2.

ZONING CODE INFORMATION

SPECIAL PLANNING DISTRICT: CENTRAL BUSINESS DISTRICT.

ZONING: R-5 - MULTI-FAMILY.

DESIGN REVIEW: CENTRAL CORE DESIGN GUIDELINES.

RECORD OF DECISION PROJECT NUMBER: DR17-365.

SITE AREA: 19,274 SF / 0.44 ACRES.

DENSITY: ALLOWABLE: 175 UNITS / ACRE, PROPOSED: 210 UNITS / ACRE.

BLDG HEIGHT: ALLOWABLE (AMMR): 240'-0", PROPOSED: 93'-2".

FAR: ALLOWABLE: 15.0, PROPOSED: 135,879 SF / 19,274 SF = 7.05.

LOT COVERAGE: 97%.

SETBACKS: NONE.

PARKING: REQUIRED: NONE REQUIRED / 1 MAXIMUM PER UNIT, PROPOSED: 66 PROVIDED (2 ACCESSIBLE).

BICYCLE PARKING / STORAGE: RESIDENTIAL: LONG TERM: 1 PER 2 UNITS = 96 / 2 = 48 REQ., PER LEED: 1 PER UNIT = 96, SHORT TERM: 1 PER 10 UNITS = 96 / 10 = 9.2 = 10 REQ.

RETAIL: LONG TERM: 1 PER 10,000 SF = 2040 / 10,000 = 204 = 1 REQ., SHORT TERM: 1 PER 2,000 SF = 2040 / 2000 = 1.02 = 2 REQ.

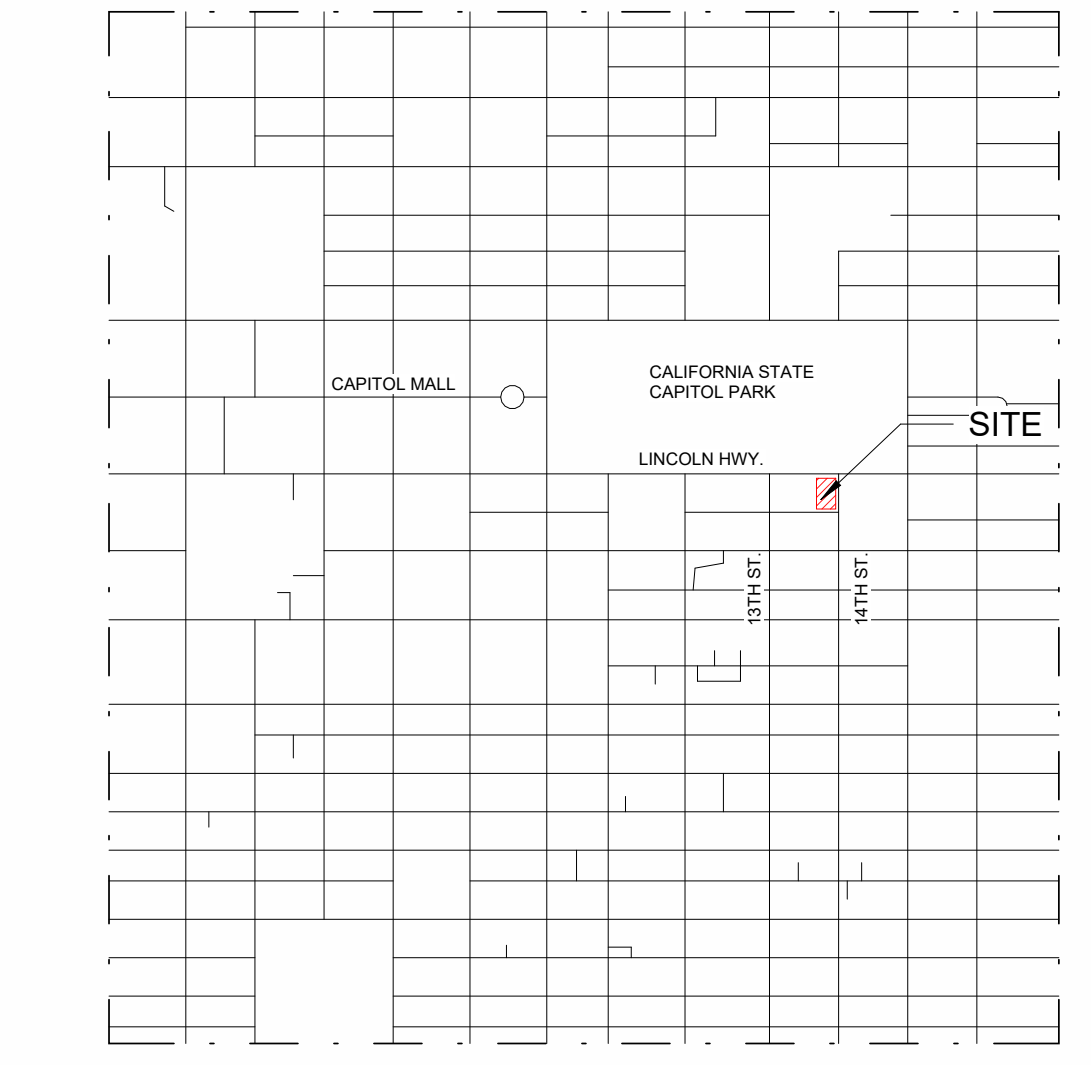
PROPOSED: LONG TERM: 100 PROVIDED, SHORT TERM: 12 PROVIDED.

LEGAL DESCRIPTION: E 1/2 OF LOT 3 AND LOT 4 BLK N & O AND 13 & 14 ST CITY OF SAC ALSO DES AS PCL A IN BK201912110820.

PRIMARY OCCUPANCY: MIXED USE MULTI-FAMILY.

EXISTING SITE USE: OFF STREET PARKING LOT.

VICINITY MAP



PROJECT INFORMATION

PROJECT NAME: CYPRESS.

PROJECT ADDRESS: 1330 N STREET SACRAMENTO, CA 95814.

APN: 006-0223-021-0000.

PROJECT DESCRIPTION: THIS PROJECT CONSISTS OF A SINGLE BUILDING WITH EIGHT ABOVE GRADE FLOORS AND A BASEMENT PARKING GARAGE ALL SERVED BY AN ELEVATOR. THERE ARE 96 UNITS TOTAL CONSISTING OF 21 CONDOMINIUMS, 73 APARTMENTS AND 2 LIVE/WORK UNITS. THERE ARE TENANT COMMON USE AREAS INCLUDING A LOBBY WITH AN OFFICE, POOL, LOUNGE, FITNESS AREA AND ROOF TERRACE.

LEGAL DESCRIPTION: E 1/2 OF LOT 3 AND LOT 4 BLK N & O AND 13 & 14 ST CITY OF SAC ALSO DES AS PCL A IN BK201912110820.

PRIMARY OCCUPANCY: MIXED USE MULTI-FAMILY.

EXISTING SITE USE: OFF STREET PARKING LOT.

DEFERRED SUBMITTALS

- 1. FIRE SPRINKLERS
2. FIRE ALARM
3. POOL

PROJECT FUNDING

THIS IS A PRIVATELY FUNDED PROJECT.

PROJECT TEAM

OWNER: D&S DEVELOPMENT, 1725 CAPITOL AVE, SACRAMENTO, CA 95811. CONTACT: SARA LEBASTOCHI, EMAIL: SARA@DANDSDEV.COM, PHONE: 916.442.4288 EXT. 102.

ARCHITECT: ARCHITECTS LOCAL, 2715 K STREET, SUITE 250, SACRAMENTO, CA 95816. CONTACT: STEVE WALDRON, EMAIL: STEVEW@ARCHITECTSLOCAL.COM, PHONE: 916.545.2512.

STRUCTURAL ENGINEER: TKJ STRUCTURAL ENGINEERS, 9820 WILLOW CREEK ROAD, SUITE 490, SAN DIEGO, CA 92131. CONTACT: BO JAQUESS, EMAIL: BO@TKJSE.COM, PHONE: 619.869.6234.

MECHANICAL / PLUMBING ENGINEER: VANDERVEEN ENGINEERING CONSULTANTS, INC., 42056 DELMONTE STREET, TEMECULA, CA 92591. CONTACT: JASON VANDERVEEN, EMAIL: JKV@VANDERVEENENG.COM, PHONE: 951.795.5172.

ELECTRICAL ENGINEER: ARB ENGINEERING, 1401 N. EL CAMINO REAL, SUITE 201, SAN CLEMENTE, CA 92672. CONTACT: ANDREW BALKWELL, EMAIL: ABALKWELL@ARBENGINEERING.COM, PHONE: 949.280.9743.

CIVIL ENGINEER: MSA CIVIL ENGINEERS, 1430 BLUE OAKS BLVD #110, ROSEVILLE, CA 95747. CONTACT: RICK HANSEN, EMAIL: RICKHANSEN@MSA-CBG.COM, PHONE: 916.952.0469.

LANDSCAPE: LANDSCAPE TECHNOLOGIES, 970 WOODLAKE DRIVE, CARDIFF BY THE SEA, CA 92007. CONTACT: STEVE SHERMAN, EMAIL: CLT.LANDARCH@ROADRUNNER.COM, PHONE: 760.809.3241.

SHORING: REGIONAL SHORING DESIGN, 1737 MALLOW COURT, CARLSBAD, CA 92011. CONTACT: BOB DOUBLEBOWER, EMAIL: DOUBLEBOWER@RSDGLOBAL.COM, PHONE: 760.505.8821.

INTERIOR DESIGN: DESIGN X ARCHITECTURE + INTERIORS, 710 13TH STREET, SUITE 307, SAN DIEGO, CA 92101. CONTACT: ALLISON WHITT, EMAIL: ALLISON@DESIGNX-AI.COM, PHONE: 619.766.5649.

FIRE SPRINKLER: LEGACY FIRE PROTECTION, INC., 4100 S. G ST, SACRAMENTO, CA 95828. CONTACT: TRAVIS DALES, EMAIL: TDALES@LEGACYFIREPRO.COM, PHONE: 916.250.7408.

FIRE ALARM: CERTI-FIRE, 4147 NORTHGATE BLVD, SACRAMENTO, CA 95834. CONTACT: MARVIN CASTILLO, EMAIL: MCASTILLO@CERTIFIRE.COM, PHONE: 916.418.4671 EXT. 101.

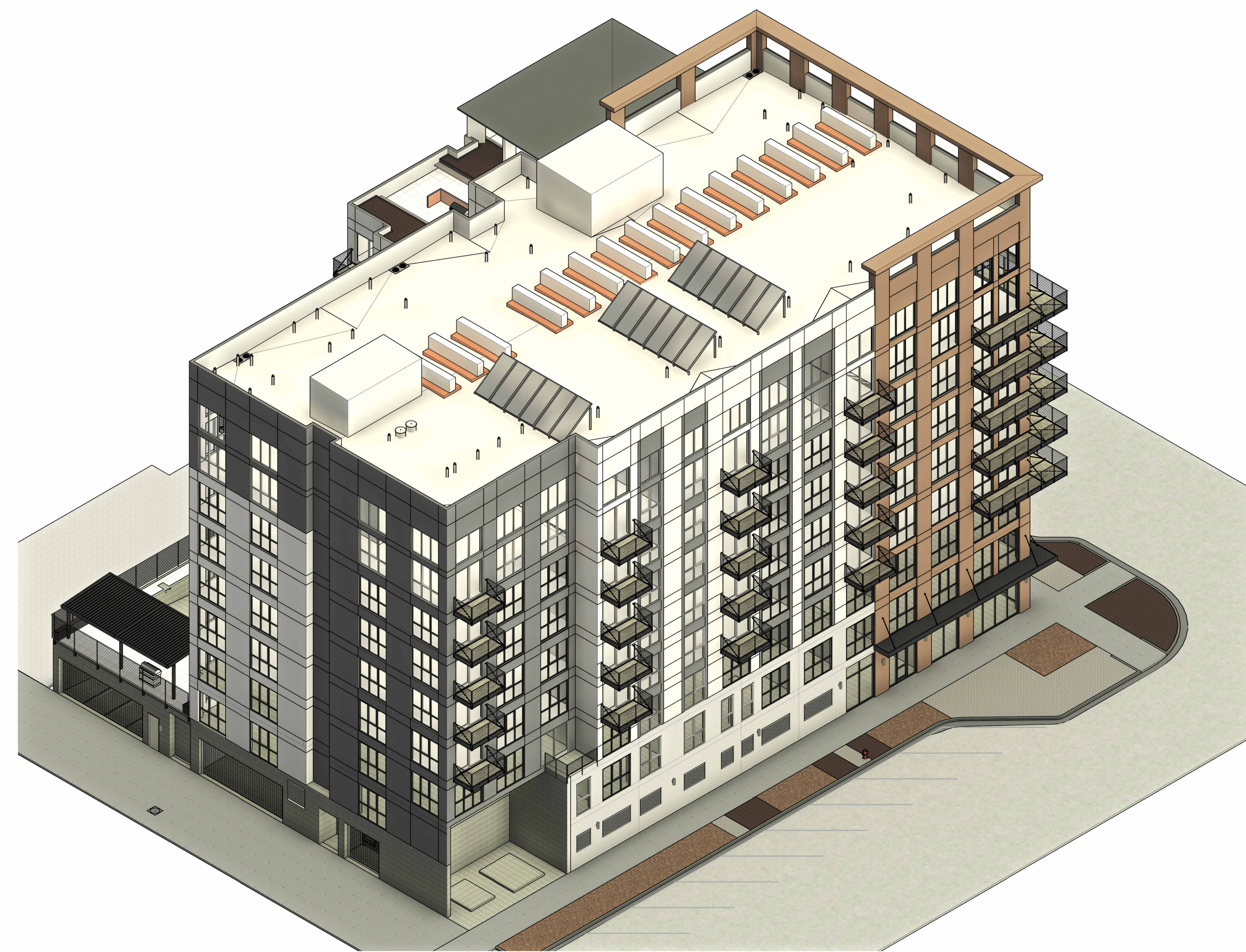
BUILDING MAINTENANCE: HIGHLINE CONSULTING, 318 ARGUELLO BLVD, SAN FRANCISCO, CA 94118. CONTACT: SEAN BRANECKI, EMAIL: SBRANECKI@HIGHLINE-CONSULTING.COM, PHONE: 925.245.0841.

BUILDING ENCLOSURE: AVELAR, 318 ARGUELLO BLVD, SAN FRANCISCO, CA 94118. CONTACT: DAVE LOPEZ, EMAIL: DLOPEZ@RAVELAR.COM, PHONE: 925.954.4978.

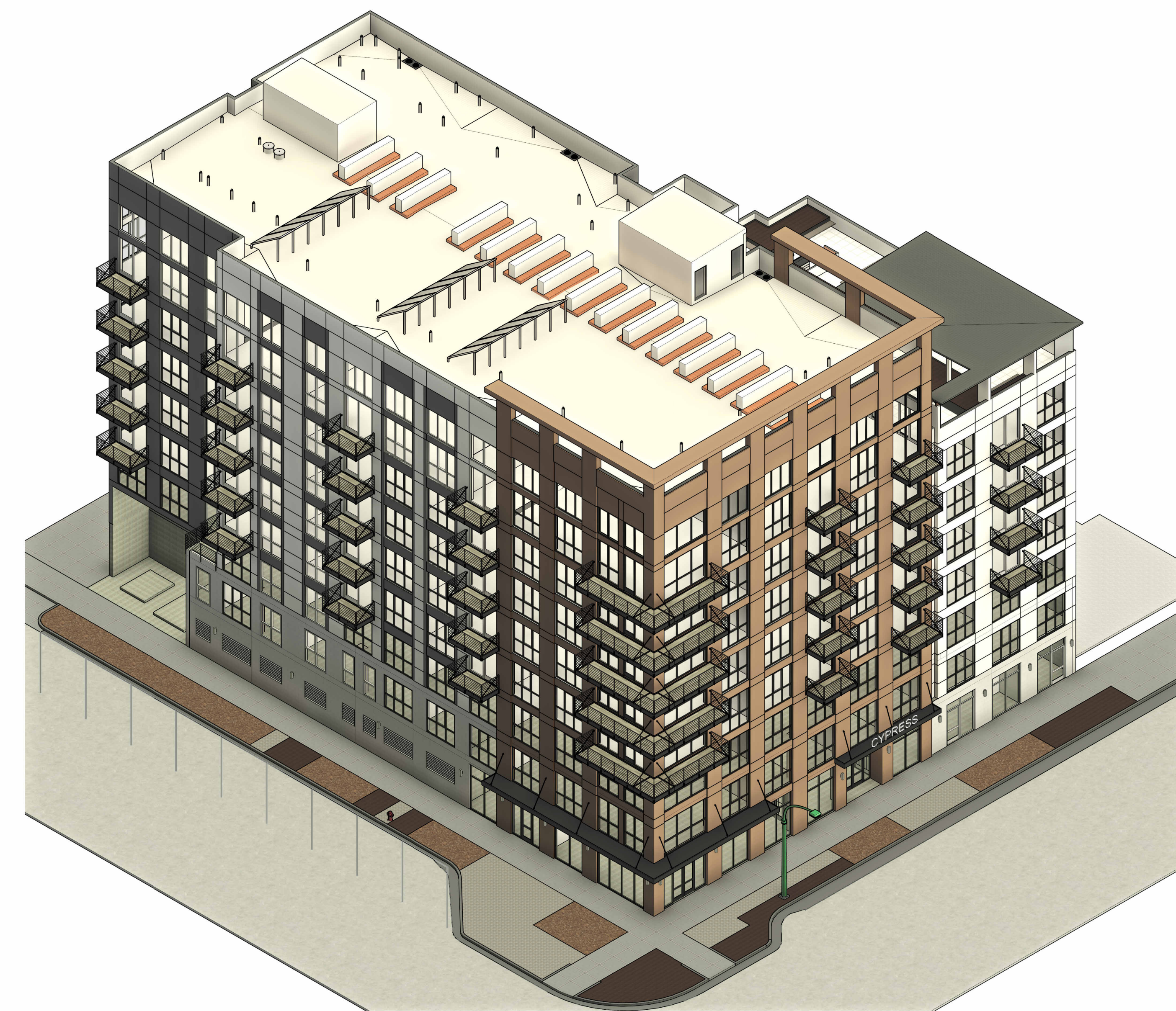
LEED: INTEGRATED DESIGN 360, 101 JEFFERSON DR 1ST FLOOR, MENLO PARK, CA 94025. CONTACT: MELANIE JACOBSON, EMAIL: MELANIE@INTEGRATEDDESIGN360.COM, PHONE: 415.350.1116.

MANLIFT: AJ MILLER & ASSOCIATES, 5588 FREMONT ST, OAKLAND, CA 94608. CONTACT: CARL MILSUM, EMAIL: CARL@AJMILLERS.COM, PHONE: 510.655.8401.

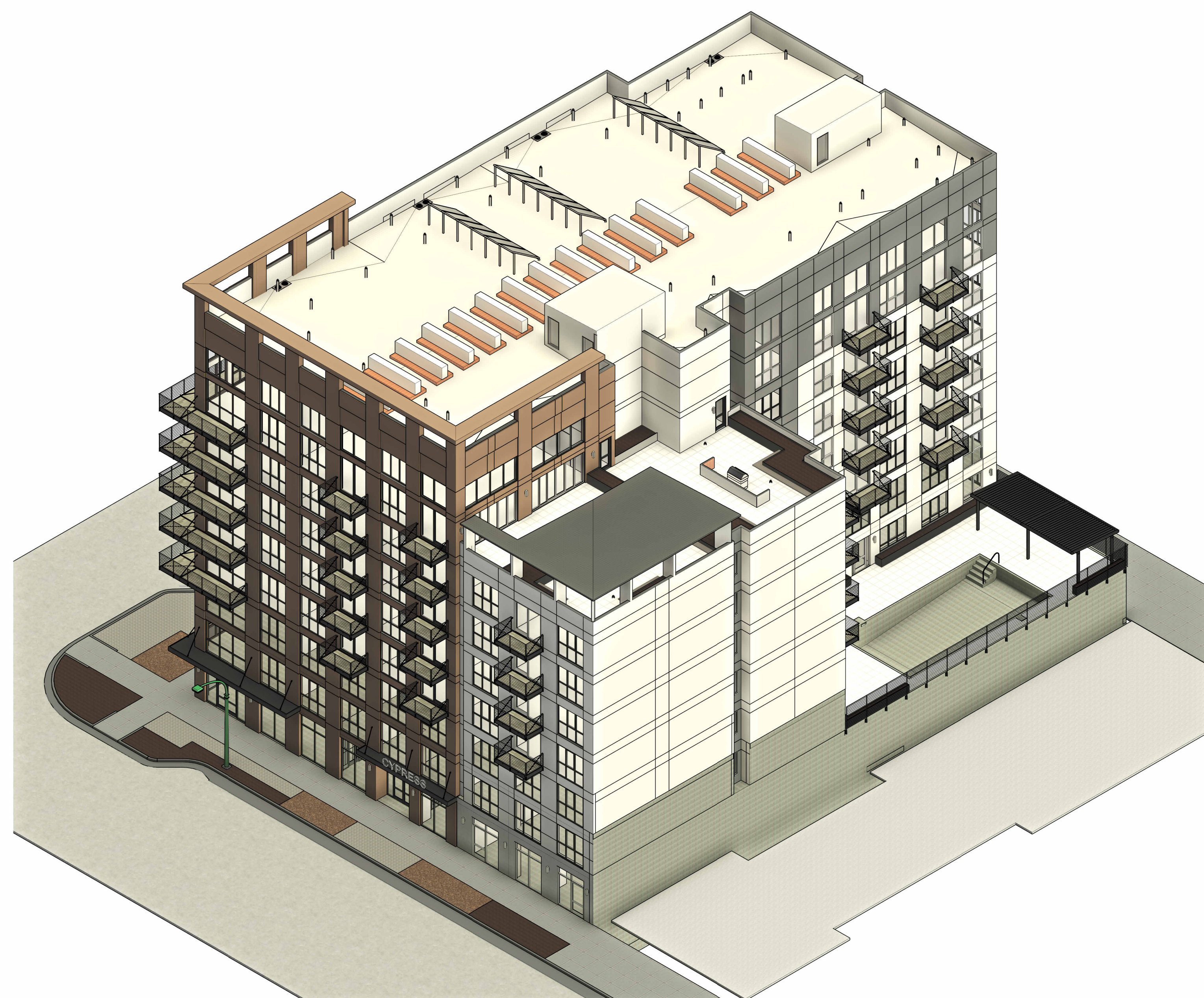
POOL: AQUATIC MECHANICAL DESIGN, CONTACT: MICHAEL CHAFFEE, EMAIL: AQUATICMECHANICAL@GMAIL.COM, PHONE: 916.535.5404.



1 SOUTH-EAST VIEW



2 NORTH-EAST VIEW



3 NORTH-WEST VIEW



4 SOUTH-WEST VIEW

**D&S
DEVELOPMENT**

1725 CAPITOL AVE.
SACRAMENTO, CA 95811
(916) 442-2488

CYPRESS

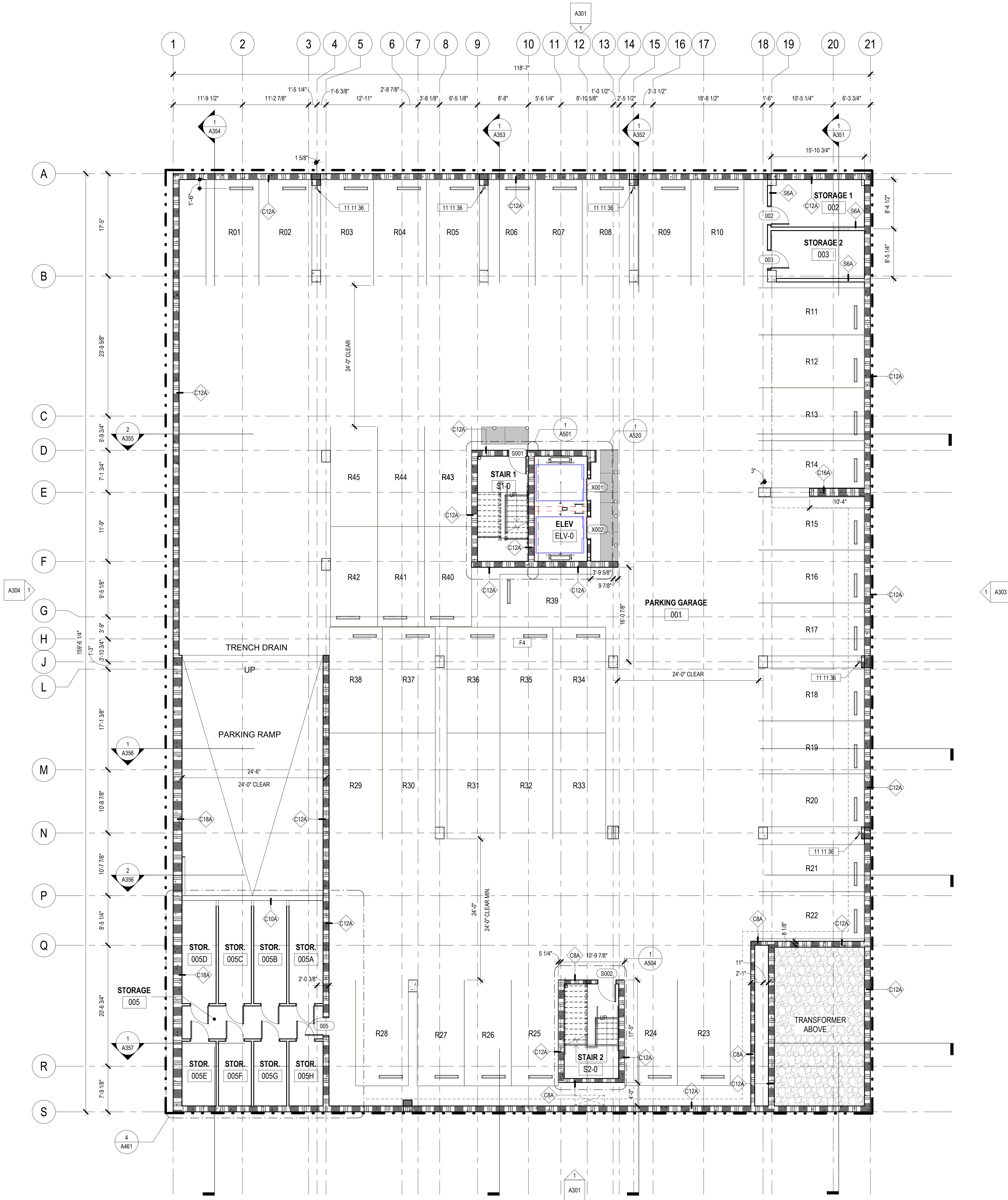
1330 N STREET
SACRAMENTO, CA 95814
MULTI-FAMILY HOUSING

NO.	ISSUANCE/REVISION	DATE

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2022.
DATE: 04/01/2022 AL PROJECT NUMBER: 2-212306 AHJ PROJECT NUMBER:

3D VIEWS

A002



1 FLOOR PLAN - BASEMENT
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

- WHEN SHOWN IN PLAN, DIMENSIONS ARE TO FACE OF SHEATHING AT EXTERIOR WALLS, FACE OF STUD AT INTERIOR WALLS, FACE OF CONCRETE, CENTERLINE OF COLUMNS OR CENTERLINE OF DEMISING WALLS.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
- SEE SITE PLAN FOR OVERALL SITE DIMENSIONS AND NOTES NOT SHOWN.
- ALL GRID LINES INDICATE CENTER OF STRUCTURAL WALL OR FACE OF STRUCTURAL MATERIAL, U.N.O.
- WINDOW TYPES AND LOCATIONS SHALL BE AS PER BUILDING PLANS, NOT ENLARGED PLANS.
- SEE ENLARGED PLANS FOR DIMENSIONS, TAGS, KEYNOTES, NOTES, ETC. NOT SHOWN.
- REFER TO CIVIL AND STRUCTURAL FOR LEVEL, ONE FINISH FLOOR ELEVATIONS.
- SEE FINISH LEGEND FOR TYPICAL FINISHES, U.N.O.
- SEE REFLECTED CEILING PLANS FOR LOCATIONS AND DIMENSIONS OF SOFFITED AREAS.
- PROVIDE AND INSTALL 2X FLAT WOOD BLOCKING OR 16GA METAL STRAPPING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
- ALL UNITS ARE ADAPTABLE UNLESS NOTED OTHERWISE AND SHALL MEET REQUIREMENTS PER CBC 11B-233.3.1.2. SEE ENLARGED PLANS FOR MORE INFORMATION.

LEGEND - FLOOR PLAN

- DIMENSION - DENOTING FACE OF STRUCTURE/FRAMING U.N.O.
- DIMENSION - DENOTING CENTERLINE
- DIMENSION - DENOTING FACE OF FINISH/CLEAR
- GRID LINE REFERENCE - FACE OF STUD
- PEDESTAL PAVERS OR 2' DEPRESSED STRUCTURAL SLAB SLOPING TO DRAIN
- PLANTING, SEE LANDSCAPE
- WALK OFF MAT
- ELECTRICAL PAD
- 3' WIDE TRUNCATED DOMES
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL
- 3 HOUR RATED WALL
- BUILDING SECTION REFERENCE
DWG. NO. _____
SHEET NO. _____
- WALL SECTION REFERENCE
DWG. NO. _____
SHEET NO. _____

KEYNOTES

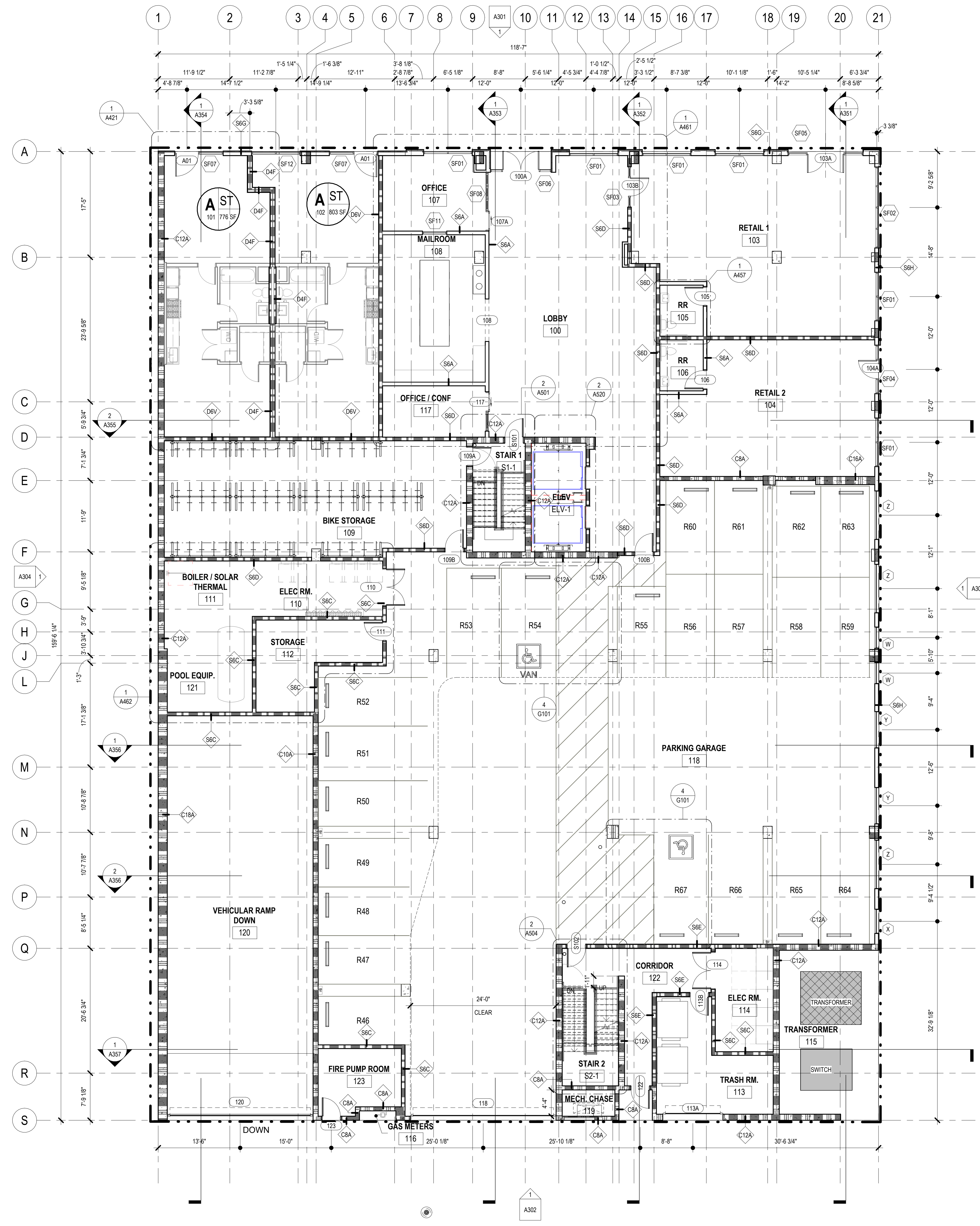
KEYNOTE	KEYNOTE DESCRIPTION
11 11 36	ELECTRIC VEHICLE CHARGING STATION, SEE ELECTRICAL.

PARKING SCHEDULE - BASEMENT

MARK	LENGTH	WIDTH	NOTES
R01	18'-0"	9'-0"	STANDARD
R02	18'-0"	9'-0"	STANDARD
R03	18'-0"	9'-0"	STANDARD
R04	18'-0"	9'-0"	STANDARD
R05	18'-0"	9'-0"	STANDARD
R06	18'-0"	8'-0"	COMPACT
R07	18'-0"	8'-0"	COMPACT
R08	18'-0"	8'-0"	COMPACT
R09	18'-0"	9'-0"	STANDARD
R10	18'-0"	9'-0"	STANDARD
R11	18'-0"	8'-0"	COMPACT
R12	18'-0"	9'-0"	STANDARD
R13	18'-0"	9'-0"	STANDARD
R14	18'-0"	8'-0"	COMPACT
R15	18'-0"	9'-0"	STANDARD
R16	18'-0"	9'-0"	STANDARD
R17	18'-0"	9'-0"	STANDARD
R18	18'-0"	9'-0"	STANDARD
R19	18'-0"	9'-0"	STANDARD
R20	18'-0"	9'-0"	STANDARD
R21	18'-0"	8'-0"	COMPACT
R22	18'-0"	8'-0"	COMPACT
R23	18'-0"	9'-0"	STANDARD
R24	18'-0"	9'-0"	STANDARD
R25	18'-0"	8'-0"	COMPACT
R26	18'-0"	8'-0"	COMPACT
R27	18'-0"	8'-0"	COMPACT
R28	18'-0"	9'-0"	STANDARD
R29	18'-0"	9'-0"	STANDARD
R30	18'-0"	9'-0"	STANDARD
R31	18'-0"	9'-0"	STANDARD
R32	18'-0"	9'-0"	STANDARD
R33	18'-0"	9'-0"	STANDARD
R34	18'-0"	9'-0"	STANDARD
R35	18'-0"	9'-0"	STANDARD
R36	18'-0"	9'-0"	STANDARD
R37	18'-0"	9'-0"	STANDARD
R38	18'-0"	9'-0"	STANDARD
R39	18'-0"	9'-0"	STANDARD
R40	17'-0"	8'-0"	COMPACT
R41	17'-0"	8'-0"	COMPACT
R42	17'-0"	8'-0"	COMPACT
R43	17'-0"	8'-0"	COMPACT
R44	17'-0"	8'-0"	COMPACT
R45	17'-0"	8'-0"	COMPACT
45			GRAND TOTAL: 45

NO.	ISSUANCE/REVISION	DATE

DATE	AL PROJECT NUMBER
04/01/2022	2-212306



1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. WHEN SHOWN IN PLAN, DIMENSIONS ARE TO FACE OF SHEATHING AT EXTERIOR WALLS, FACE OF STUD AT INTERIOR WALLS, FACE OF CONCRETE, CENTERLINE OF COLUMNS OR CENTERLINE OF DIMENSIONING WALLS.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
3. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
4. SEE SITE PLAN FOR OVERALL SITE DIMENSIONS AND NOTES NOT SHOWN.
5. ALL GRID LINES INDICATE CENTER OF STRUCTURAL WALL OR FACE OF STRUCTURAL MATERIAL, U.N.O.
6. WINDOW TYPES AND LOCATIONS SHALL BE AS PER BUILDING PLANS, NOT ENLARGED PLANS.
7. SEE ENLARGED PLANS FOR DIMENSIONS, TAGS, KEYNOTES, NOTES, ETC. NOT SHOWN.
8. REFER TO CIVIL AND STRUCTURAL FOR LEVEL, ONE FINISH FLOOR ELEVATIONS.
9. SEE FINISH LEGEND FOR TYPICAL FINISHES, U.N.O.
10. SEE REFLECTED CEILING PLANS FOR LOCATIONS AND DIMENSIONS OF SOFFITED AREAS.
11. PROVIDE AND INSTALL 2X FLAT WOOD BLOCKING OR 16GA METAL STRAPPING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
12. ALL UNITS ARE ADAPTABLE, UNLESS NOTED OTHERWISE AND SHALL MEET REQUIREMENTS PER CBC 11B-233.3.1.2. SEE ENLARGED PLANS FOR MORE INFORMATION.

LEGEND - FLOOR PLAN

6'-0" DIMENSION - DENOTING FACE OF STRUCTURE/FRAMING U.N.O.
 6'-0" DIMENSION - DENOTING CENTERLINE
 6'-0" DIMENSION - DENOTING FACE OF FINISH/CLEAR

0 GRID LINE REFERENCE - FACE OF STUD

PEDESTAL PAVERS OR 2" DEPRESSED STRUCTURAL SLAB SLOPING TO DRAIN
 PLANTING, SEE LANDSCAPE
 WALK OFF MAT
 ELECTRICAL PAD
 3' WIDE TRUNCATED DOMES
 1 HOUR RATED WALL
 2 HOUR RATED WALL
 3 HOUR RATED WALL

BUILDING SECTION REFERENCE
 DWG. NO. A101
 SHEET NO.

WALL SECTION REFERENCE
 DWG. NO. A101
 SHEET NO.

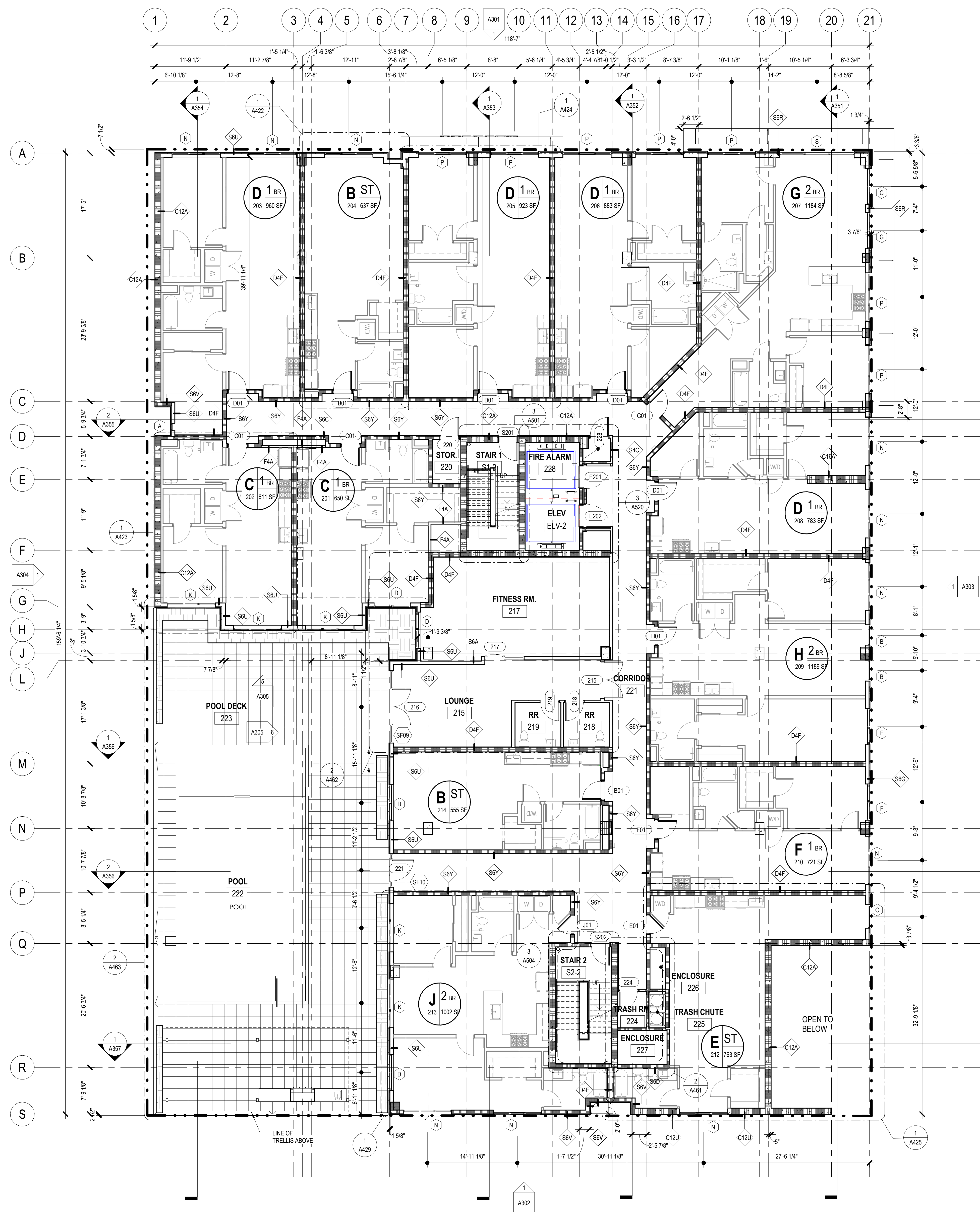
KEYNOTES

KEYNOTE	KEYNOTE DESCRIPTION
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PARKING SCHEDULE - LEVEL 1

MARK	LENGTH	WIDTH	NOTES
R46	15'-0"	8'-0"	COMPACT
R47	15'-0"	8'-0"	COMPACT
R48	15'-0"	8'-0"	COMPACT
R49	15'-0"	8'-0"	COMPACT
R50	18'-0"	7'-6"	COMPACT
R51	18'-0"	9'-0"	FUTURE VAN ACCESSIBLE EV CHARGING STATION
R52	18'-0"	8'-0"	COMPACT
R53	18'-0"	9'-0"	STANDARD
R54	18'-0"	9'-0"	VAN ACCESSIBLE
R55	15'-0"	8'-0"	COMPACT
R56	17'-0"	8'-0"	COMPACT
R57	17'-0"	8'-0"	COMPACT
R58	16'-6"	7'-6"	COMPACT
R59	16'-6"	8'-0"	COMPACT
R60	15'-6"	8'-0"	COMPACT
R61	15'-6"	8'-0"	COMPACT
R62	15'-0"	8'-0"	COMPACT
R63	15'-0"	8'-0"	COMPACT
R64	18'-0"	8'-0"	COMPACT
R65	18'-0"	8'-0"	COMPACT
R66	18'-0"	9'-0"	STANDARD
R67	18'-0"	9'-0"	ACCESSIBLE
22			GRAND TOTAL: 22

NO.	ISSUANCE/REVISION	DATE



1 FLOOR PLAN - LEVEL 2
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

- WHEN SHOWN IN PLAN, DIMENSIONS ARE TO FACE OF SHEATHING AT EXTERIOR WALLS, FACE OF STUD AT INTERIOR WALLS, FACE OF CONCRETE, CENTERLINE OF COLUMNS OR CENTERLINE OF DIMENSIONING WALLS.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
- SEE SITE PLAN FOR OVERALL SITE DIMENSIONS AND NOTES NOT SHOWN.
- ALL GRID LINES INDICATE CENTER OF STRUCTURAL WALL OR FACE OF STRUCTURAL MATERIAL, U.N.O.
- WINDOW TYPES AND LOCATIONS SHALL BE AS PER BUILDING PLANS, NOT ENLARGED PLANS.
- SEE ENLARGED PLANS FOR DIMENSIONS, TAGS, KEYNOTES, NOTES, ETC. NOT SHOWN.
- REFER TO CIVIL AND STRUCTURAL FOR LEVEL ONE FINISH FLOOR ELEVATIONS.
- SEE FINISH LEGEND FOR TYPICAL FINISHES, U.N.O.
- SEE REFLECTED CEILING PLANS FOR LOCATIONS AND DIMENSIONS OF SOFFITTED AREAS.
- PROVIDE AND INSTALL 2X FLAT WOOD BLOCKING OR 16GA METAL STRAPPING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
- ALL UNITS ARE ADAPTABLE UNLESS NOTED OTHERWISE AND SHALL MEET REQUIREMENTS PER CBC 11B-233.3.1.2. SEE ENLARGED PLANS FOR MORE INFORMATION.

LEGEND - FLOOR PLAN

- $6'-0"$ DIMENSION - DENOTING FACE OF STRUCTURE/FRAMING U.N.O.
- $6'-0"$ DIMENSION - DENOTING CENTERLINE
- $6'-0"$ DIMENSION - DENOTING FACE OF FINISH/CLER
- 0 GRID LINE REFERENCE - FACE OF STUD
- PEDESTAL PAVERS OR 2" DEPRESSED STRUCTURAL SLAB SLOPING TO DRAIN
- PLANTING, SEE LANDSCAPE
- WALK OFF MAT
- ELECTRICAL PAD
- 3' WIDE TRUNCATED DOMES
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL
- 3 HOUR RATED WALL
- BUILDING SECTION REFERENCE
DWG. NO.
SHEET NO.
- WALL SECTION REFERENCE
DWG. NO.
SHEET NO.

KEYNOTES

KEYNOTE	KEYNOTE DESCRIPTION
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D&S DEVELOPMENT

1725 CAPITOL AVE.
SACRAMENTO, CA 95811
(916) 442-2488

CYPRESS

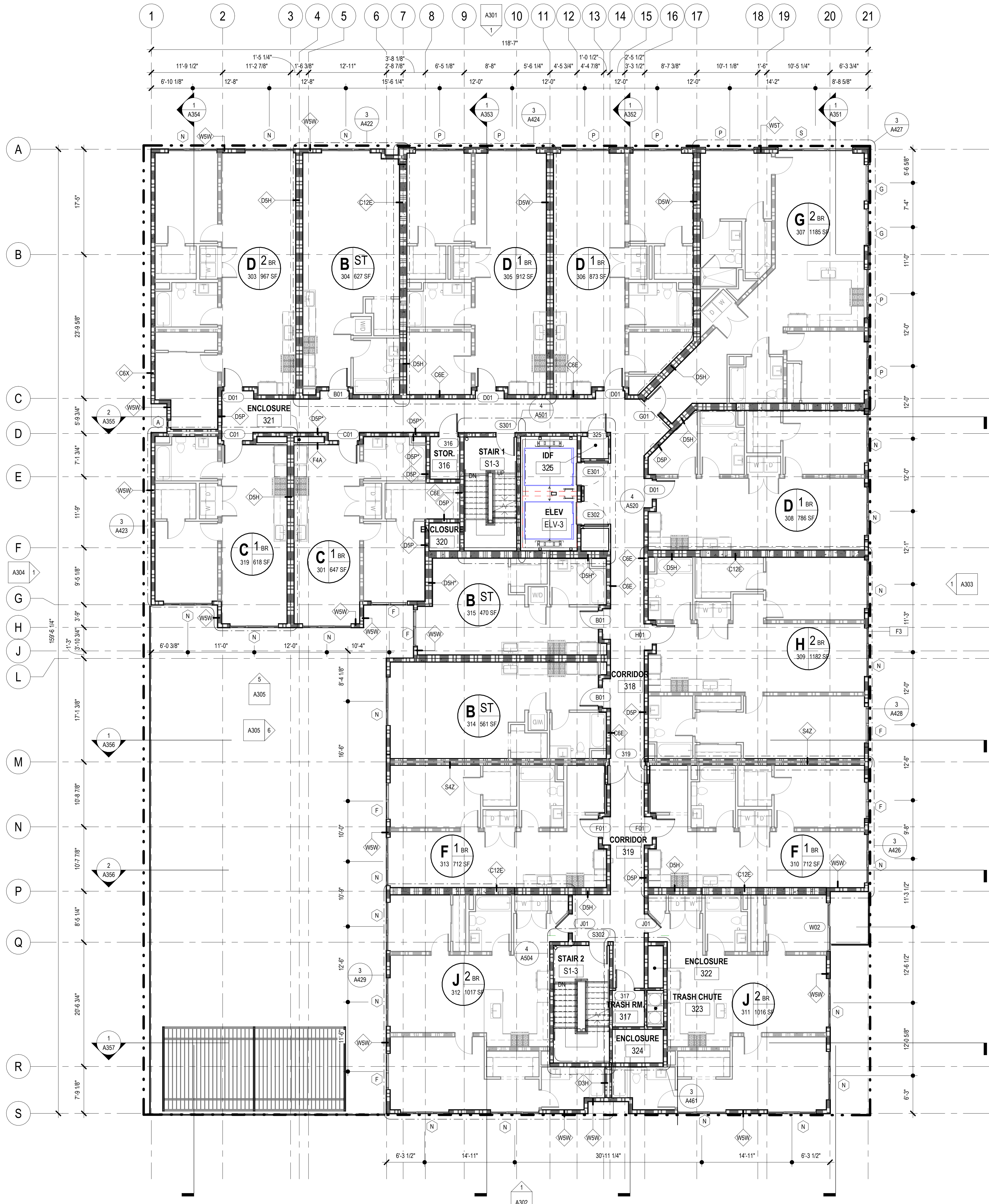
1330 N STREET
SACRAMENTO, CA 95814
MULTI-FAMILY HOUSING

NO.	ISSUANCE/REVISION	DATE

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2022.
DATE: 04/01/2022 AL PROJECT NUMBER: 2-212306 AHJ PROJECT NUMBER:

FLOOR PLAN - LEVEL 2

A202



1 FLOOR PLAN - LEVEL 3
 1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. WHEN SHOWN IN PLAN, DIMENSIONS ARE TO FACE OF SHEATHING AT EXTERIOR WALLS, FACE OF STUD AT INTERIOR WALLS, FACE OF CONCRETE, CENTERLINE OF COLUMNS OR CENTERLINE OF DIMENSIONING WALLS.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
3. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
4. SEE SITE PLAN FOR OVERALL SITE DIMENSIONS AND NOTES NOT SHOWN.
5. ALL GRID LINES INDICATE CENTER OF STRUCTURAL WALL OR FACE OF STRUCTURAL MATERIAL, U.N.O.
6. WINDOW TYPES AND LOCATIONS SHALL BE AS PER BUILDING PLANS, NOT ENLARGED PLANS.
7. SEE ENLARGED PLANS FOR DIMENSIONS, TAGS, KEYNOTES, NOTES, ETC. NOT SHOWN.
8. REFER TO CIVIL AND STRUCTURAL FOR LEVEL ONE FINISH FLOOR ELEVATIONS.
9. SEE FINISH LEGEND FOR TYPICAL FINISHES, U.N.O.
10. SEE REFLECTED CEILING PLANS FOR LOCATIONS AND DIMENSIONS OF SOFFITED AREAS.
11. PROVIDE AND INSTALL 2X FLAT WOOD BLOCKING OR 16GA METAL STRAPPING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
12. ALL UNITS ARE ADAPTABLE UNLESS NOTED OTHERWISE AND SHALL MEET REQUIREMENTS PER CBC 11B-233.3.1.2. SEE ENLARGED PLANS FOR MORE INFORMATION.

LEGEND - FLOOR PLAN

6'-0" → DIMENSION - DENOTING FACE OF STRUCTURE/FRAMING U.N.O.

6'-0" → DIMENSION - DENOTING CENTERLINE

6'-0" → DIMENSION - DENOTING FACE OF FINISH/CLER

0 → GRID LINE REFERENCE - FACE OF STUD

PEDESTAL PAVERS @ 2" DEPRESSED STRUCTURAL SLAB SLOPING TO DRAIN

PLANTING, SEE LANDSCAPE

WALK OFF MAT

ELECTRICAL PAD

3" WIDE TRUNCATED DOMES

1 HOUR RATED WALL

2 HOUR RATED WALL

3 HOUR RATED WALL

BUILDING SECTION REFERENCE
 DWG. NO.
 SHEET NO.

WALL SECTION REFERENCE
 DWG. NO.
 SHEET NO.

KEYNOTES

KEYNOTE	KEYNOTE DESCRIPTION

CYPRESS

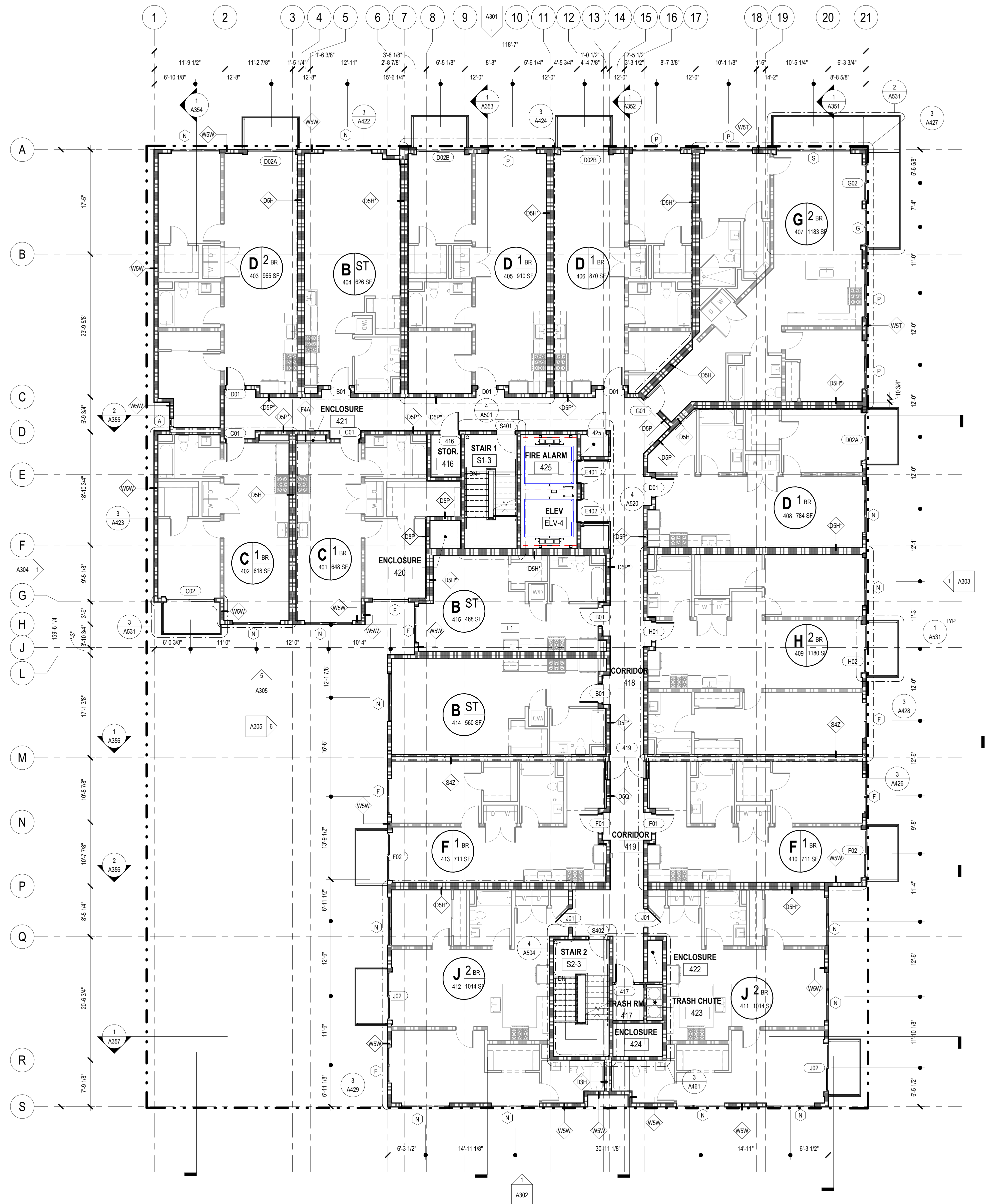
1330 N STREET
 SACRAMENTO, CA 95814
 MULTI-FAMILY HOUSING

NO. ISSUANCE/REVISION DATE

NO.	ISSUANCE/REVISION	DATE

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2022.
 DATE: 04/01/2022
 PROJECT NUMBER: 2-212306
 A/U PROJECT NUMBER:

FLOOR PLAN - LEVEL 3



1 FLOOR PLAN - LEVEL 4
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. WHEN SHOWN IN PLAN, DIMENSIONS ARE TO FACE OF SHEATHING AT EXTERIOR WALLS, FACE OF STUD AT INTERIOR WALLS, FACE OF CONCRETE, CENTERLINE OF COLUMNS OR CENTERLINE OF DEMISING WALLS.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
3. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
4. SEE SITE PLAN FOR OVERALL SITE DIMENSIONS AND NOTES NOT SHOWN.
5. ALL GRID LINES INDICATE CENTER OF STRUCTURAL WALL OR FACE OF STRUCTURAL MATERIAL, U.N.O.
6. WINDOW TYPES AND LOCATIONS SHALL BE AS PER BUILDING PLANS, NOT ENLARGED PLANS.
7. SEE ENLARGED PLANS FOR DIMENSIONS, TAGS, KEYNOTES, NOTES, ETC. NOT SHOWN.
8. REFER TO CIVIL AND STRUCTURAL FOR LEVEL, ONE FINISH FLOOR ELEVATIONS.
9. SEE FINISH LEGEND FOR TYPICAL FINISHES, U.N.O.
10. SEE REFLECTED CEILING PLANS FOR LOCATIONS AND DIMENSIONS OF SOFFITED AREAS.
11. PROVIDE AND INSTALL 2X FLAT WOOD BLOCKING OR 16GA METAL STRAPPING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
12. ALL UNITS ARE ADAPTABLE UNLESS NOTED OTHERWISE AND SHALL MEET REQUIREMENTS PER CBC 11B-233.3.1.2. SEE ENLARGED PLANS FOR MORE INFORMATION.

LEGEND - FLOOR PLAN

6'-0" DIMENSION - DENOTING FACE OF STRUCTURE/FRAMING U.N.O.
 6'-0" DIMENSION - DENOTING CENTERLINE
 6'-0" DIMENSION - DENOTING FACE OF FINISH/CLER
 0 GRID LINE REFERENCE - FACE OF STUD
 PEDESTAL PAVERS OR 2" DEPRESSED STRUCTURAL SLAB SLOPING TO DRAIN
 PLANTING, SEE LANDSCAPE
 WALK OFF MAT
 ELECTRICAL PAD
 3' WIDE TRUNCATED DOMES
 1 HOUR RATED WALL
 2 HOUR RATED WALL
 3 HOUR RATED WALL
 SIM BUILDING SECTION REFERENCE
 DWG. NO. SHEET NO.
 SIM WALL SECTION REFERENCE
 DWG. NO. SHEET NO.

KEYNOTES

KEYNOTE	KEYNOTE DESCRIPTION

D&S DEVELOPMENT

1725 CAPITOL AVE.
 SACRAMENTO, CA 95811
 (916) 442-2488

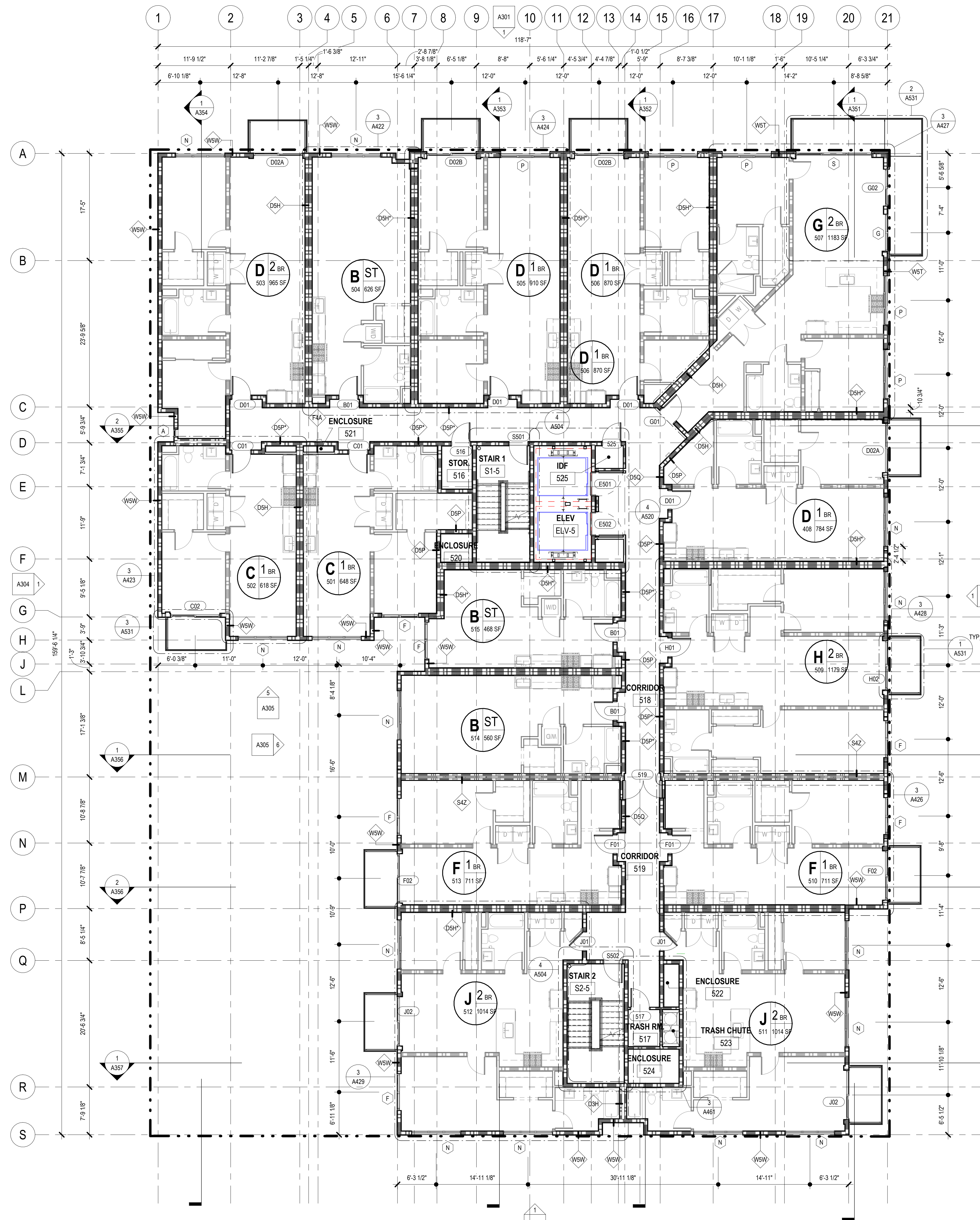
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1330 N STREET
 SACRAMENTO, CA 95814
 MULTI-FAMILY HOUSING

NO. ISSUANCE/REVISION: DATE:

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 DATE: 04/01/2022 AL PROJECT NUMBER: 2-212306
 AHJ PROJECT NUMBER:

FLOOR PLAN - LEVEL 4



GENERAL NOTES - FLOOR PLAN

- WHEN SHOWN IN PLAN, DIMENSIONS ARE TO FACE OF SHEATHING AT EXTERIOR WALLS, FACE OF STUD AT INTERIOR WALLS, FACE OF CONCRETE, CENTERLINE OF COLUMNS OR CENTERLINE OF DEMISING WALLS.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
- SEE SITE PLAN FOR OVERALL SITE DIMENSIONS AND NOTES NOT SHOWN.
- ALL GRID LINES INDICATE CENTER OF STRUCTURAL WALL OR FACE OF STRUCTURAL MATERIAL, U.N.O.
- WINDOW TYPES AND LOCATIONS SHALL BE AS PER BUILDING PLANS, NOT ENLARGED PLANS.
- SEE ENLARGED PLANS FOR DIMENSIONS, TAGS, KEYNOTES, NOTES, ETC. NOT SHOWN.
- REFER TO CIVIL AND STRUCTURAL FOR LEVEL, ONE FINISH FLOOR ELEVATIONS.
- SEE FINISH LEGEND FOR TYPICAL FINISHES, U.N.O.
- SEE REFLECTED CEILING PLANS FOR LOCATIONS AND DIMENSIONS OF SOFFITTED AREAS.
- PROVIDE AND INSTALL 2X FLAT WOOD BLOCKING OR 16GA METAL STRAPPING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
- ALL UNITS ARE ADAPTABLE UNLESS NOTED OTHERWISE AND SHALL MEET REQUIREMENTS PER CBC 11B-233.3.1.2. SEE ENLARGED PLANS FOR MORE INFORMATION.

LEGEND - FLOOR PLAN

- 6'-0" DIMENSION - DENOTING FACE OF STRUCTURE/FRAMING U.N.O.
- 6'-0" DIMENSION - DENOTING CENTERLINE
- 6'-0" DIMENSION - DENOTING FACE OF FINISH/CLER
- 0 GRID LINE REFERENCE - FACE OF STUD
- PEDESTAL PAVERS ON 2" DEPRESSED STRUCTURAL SLAB SLOPING TO DRAIN
- PLANTING, SEE LANDSCAPE
- WALK OFF MAT
- ELECTRICAL PAD
- 3' WIDE TRUNCATED DOMES
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL
- 3 HOUR RATED WALL
- BUILDING SECTION REFERENCE
- WALL SECTION REFERENCE

KEYNOTES

KEYNOTE	KEYNOTE DESCRIPTION

1 FLOOR PLAN - LEVEL 5
1/8" = 1'-0"

D&S DEVELOPMENT

1725 CAPITOL AVE.
SACRAMENTO, CA 95811
(916) 442-2488

CYPRESS

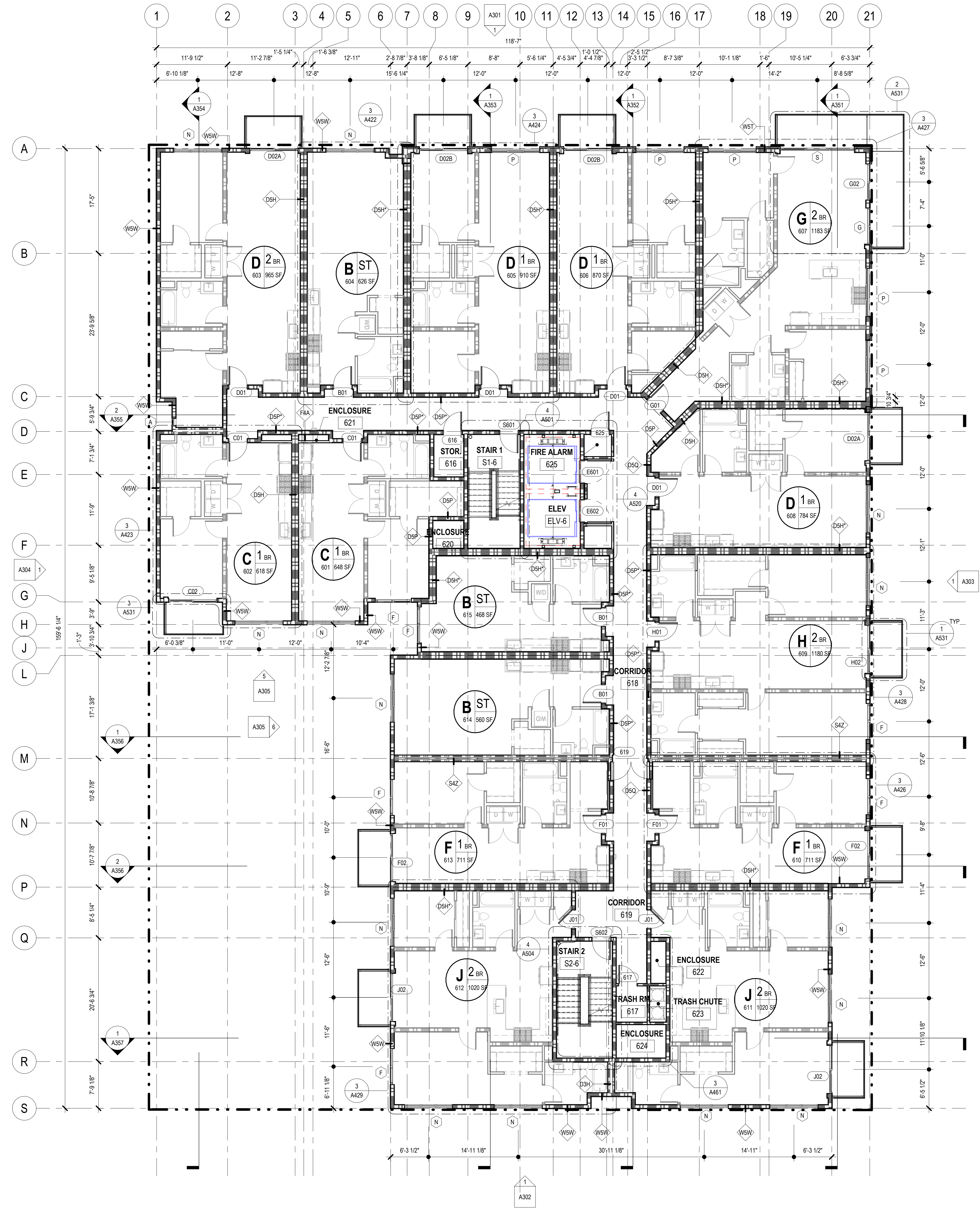
1330 N STREET
SACRAMENTO, CA 95814
MULTI-FAMILY HOUSING

NO. ISSUANCE/REVISION DATE:

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DATE: 04/01/2022 AL PROJECT NUMBER: 2-212306 AHJ PROJECT NUMBER:

FLOOR PLAN - LEVEL 5

A205



1 FLOOR PLAN - LEVEL 6
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. WHEN SHOWN IN PLAN, DIMENSIONS ARE TO FACE OF SHEATHING AT EXTERIOR WALLS, FACE OF STUD AT INTERIOR WALLS, FACE OF CONCRETE, CENTERLINE OF COLUMNS OR CENTERLINE OF DEMISING WALLS.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
3. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
4. SEE SITE PLAN FOR OVERALL SITE DIMENSIONS AND NOTES NOT SHOWN.
5. ALL GRID LINES INDICATE CENTER OF STRUCTURAL WALL OR FACE OF STRUCTURAL MATERIAL, U.N.O.
6. WINDOW TYPES AND LOCATIONS SHALL BE AS PER BUILDING PLANS, NOT ENLARGED PLANS.
7. SEE ENLARGED PLANS FOR DIMENSIONS, TAGS, KEYNOTES, NOTES, ETC. NOT SHOWN.
8. REFER TO CIVIL AND STRUCTURAL FOR LEVEL, ONE FINISH FLOOR ELEVATIONS.
9. SEE FINISH LEGEND FOR TYPICAL FINISHES, U.N.O.
10. SEE REFLECTED CEILING PLANS FOR LOCATIONS AND DIMENSIONS OF SOFFITED AREAS.
11. PROVIDE AND INSTALL 2X FLAT WOOD BLOCKING OR 16GA METAL STRAPPING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
12. ALL UNITS ARE ADAPTABLE UNLESS NOTED OTHERWISE AND SHALL MEET REQUIREMENTS PER CBC 11B-233.3.1.2. SEE ENLARGED PLANS FOR MORE INFORMATION.

LEGEND - FLOOR PLAN

	DIMENSION - DENOTING FACE OF STRUCTURE/FRAMING U.N.O.
	DIMENSION - DENOTING CENTERLINE
	DIMENSION - DENOTING FACE OF FINISH/CLEAR
	GRID LINE REFERENCE - FACE OF STUD
	PEDESTAL PAVERS OR 2\" DEPRESSIONED STRUCTURAL SLAB SLOPING TO DRAIN
	PLANTING, SEE LANDSCAPE
	WALK OFF MAT
	ELECTRICAL PAD
	3' WIDE TRUNCATED DOMES
	1 HOUR RATED WALL
	2 HOUR RATED WALL
	3 HOUR RATED WALL
	BUILDING SECTION REFERENCE DWG. NO. SHEET NO.
	WALL SECTION REFERENCE DWG. NO. SHEET NO.

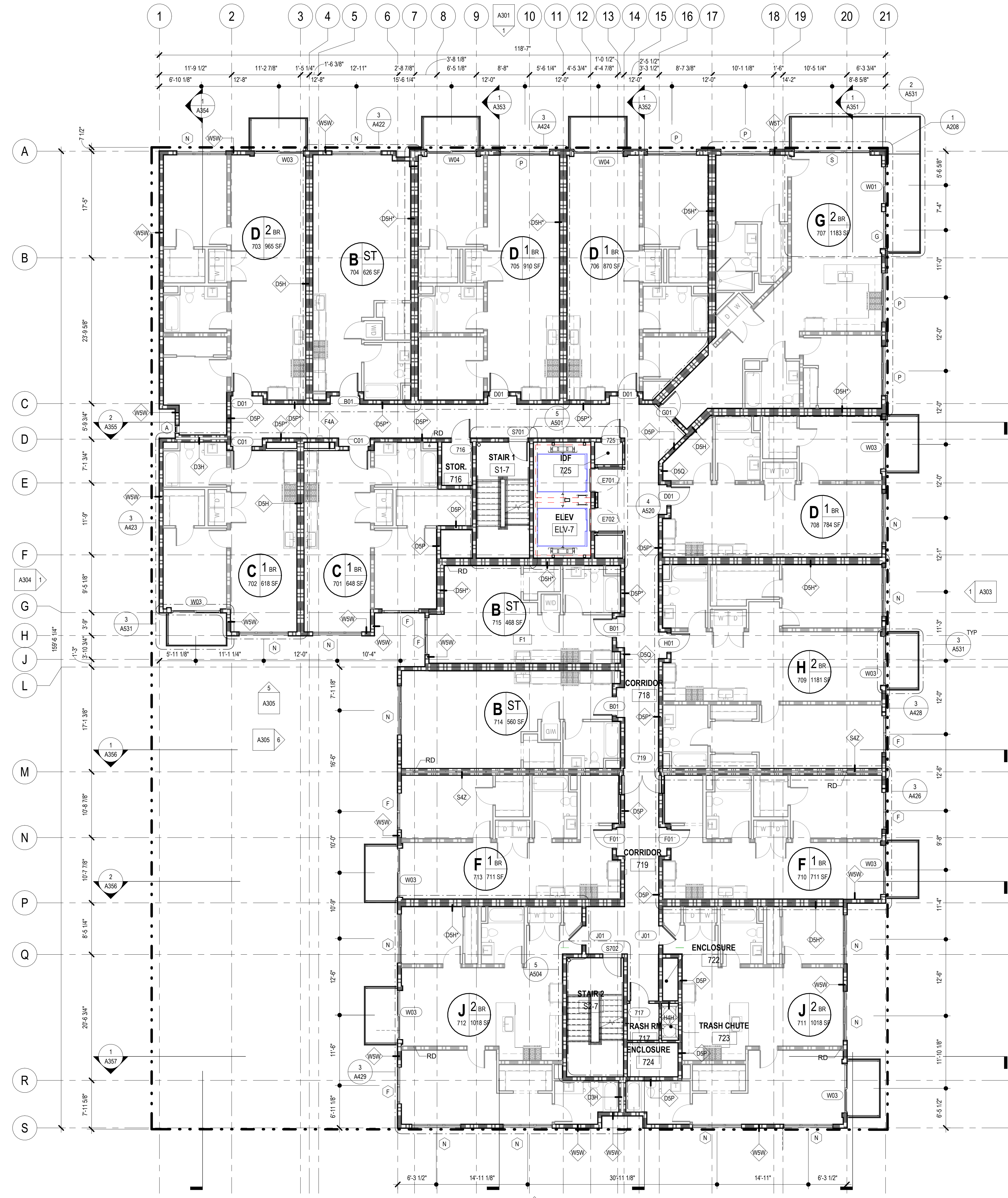
KEYNOTES

KEYNOTE	KEYNOTE DESCRIPTION

NO.	ISSUANCE/REVISION	DATE

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2022.
DATE: 04/01/2022 AL PROJECT NUMBER: 2-212306
AHJ PROJECT NUMBER:

FLOOR PLAN - LEVEL 6



1 FLOOR PLAN - LEVEL 7
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. WHEN SHOWN IN PLAN, DIMENSIONS ARE TO FACE OF SHEATHING AT EXTERIOR WALLS, FACE OF STUD AT INTERIOR WALLS, FACE OF CONCRETE, CENTERLINE OF COLUMNS OR CENTERLINE OF DIMENSIONING WALLS.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
3. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
4. SEE SITE PLAN FOR OVERALL SITE DIMENSIONS AND NOTES NOT SHOWN.
5. ALL GRID LINES INDICATE CENTER OF STRUCTURAL WALL OR FACE OF STRUCTURAL MATERIAL, U.N.O.
6. WINDOW TYPES AND LOCATIONS SHALL BE AS PER BUILDING PLANS, NOT ENLARGED PLANS.
7. SEE ENLARGED PLANS FOR DIMENSIONS, TAGS, KEYNOTES, NOTES, ETC. NOT SHOWN.
8. REFER TO CIVIL AND STRUCTURAL FOR LEVEL, ONE FINISH FLOOR ELEVATIONS.
9. SEE FINISH LEGEND FOR TYPICAL FINISHES, U.N.O.
10. SEE REFLECTED CEILING PLANS FOR LOCATIONS AND DIMENSIONS OF SOFFITED AREAS.
11. PROVIDE AND INSTALL 2X FLAT WOOD BLOCKING OR 16GA METAL STRAPPING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
12. ALL UNITS ARE ADAPTIBLE UNLESS NOTED OTHERWISE AND SHALL MEET REQUIREMENTS PER CBC 11B-233.3.1.2. SEE ENLARGED PLANS FOR MORE INFORMATION.

LEGEND - FLOOR PLAN

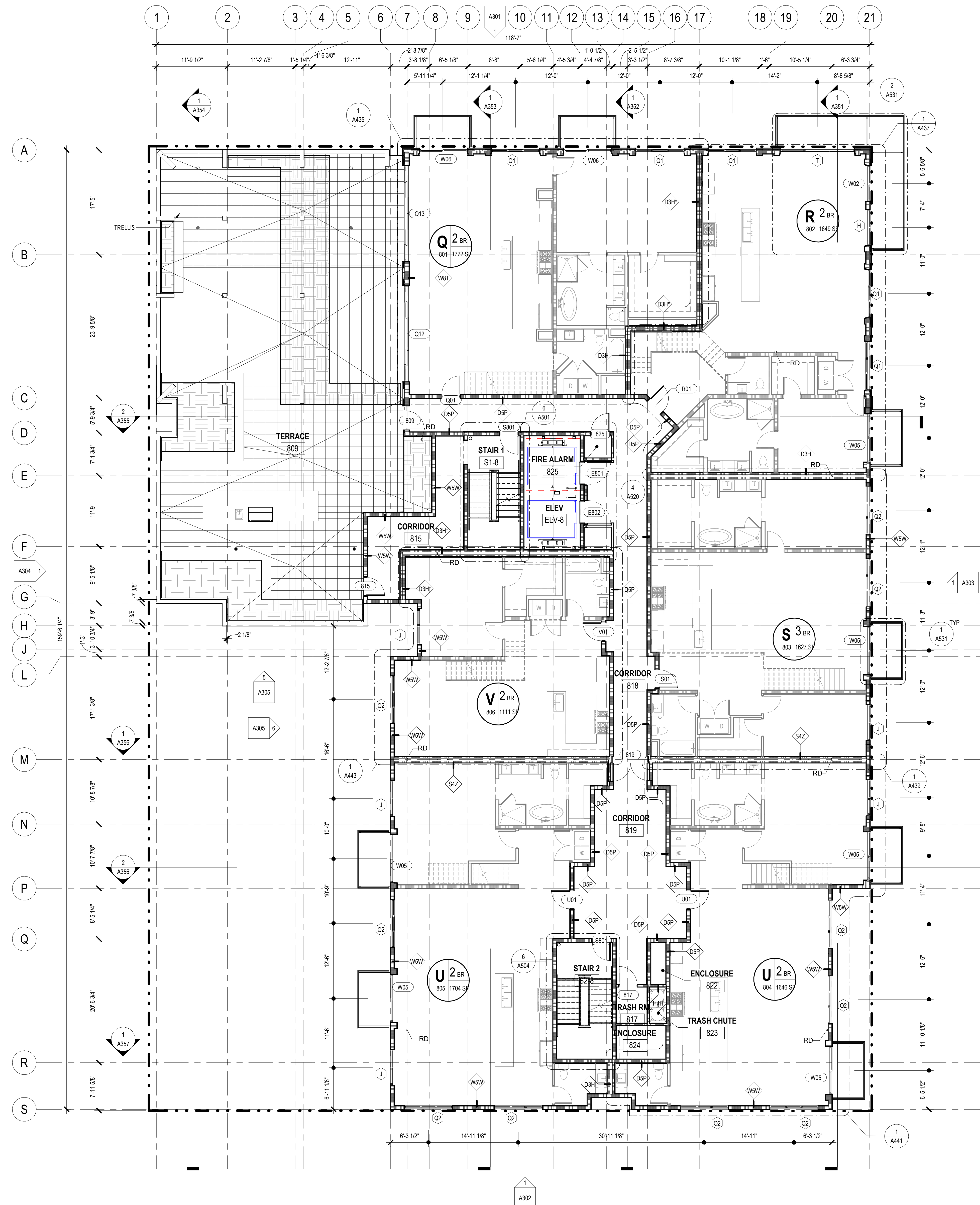
- 6'-0" DIMENSION - DENOTING FACE OF STRUCTURE/FRAMING U.N.O.
- 6'-0" DIMENSION - DENOTING CENTERLINE
- 6'-0" DIMENSION - DENOTING FACE OF FINISHCLEAR
- 0 GRID LINE REFERENCE - FACE OF STUD
- PEDESTAL PAVERS ON 2" DEPRESSED STRUCTURAL SLAB SLOPING TO DRAIN
- PLANTING, SEE LANDSCAPE
- WALK OFF MAT
- ELECTRICAL PAD
- 3' WIDE TRUNCATED DOMES
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL
- 3 HOUR RATED WALL
- BUILDING SECTION REFERENCE
1 A101 DWG. NO.
SHEET NO.
- WALL SECTION REFERENCE
1 A101 DWG. NO.
SHEET NO.

KEYNOTE	KEYNOTE DESCRIPTION

NO.	ISSUANCE/REVISION	DATE

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2022.
DATE: 04/01/2022 AL PROJECT NUMBER: 2-212306 AHJ PROJECT NUMBER:

**FLOOR PLAN -
LEVEL 7 & LOWER
ROOF**



1 FLOOR PLAN - LEVEL 8
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

1. WHEN SHOWN IN PLAN, DIMENSIONS ARE TO FACE OF SHEATHING AT EXTERIOR WALLS, FACE OF STUD AT INTERIOR WALLS, FACE OF CONCRETE, CENTERLINE OF COLUMNS OR CENTERLINE OF DEMISING WALLS.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
3. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
4. SEE SITE PLAN FOR OVERALL SITE DIMENSIONS AND NOTES NOT SHOWN.
5. ALL GRID LINES INDICATE CENTER OF STRUCTURAL WALL OR FACE OF STRUCTURAL MATERIAL, U.N.O.
6. WINDOW TYPES AND LOCATIONS SHALL BE AS PER BUILDING PLANS, NOT ENLARGED PLANS.
7. SEE ENLARGED PLANS FOR DIMENSIONS, TAGS, KEYNOTES, NOTES, ETC. NOT SHOWN.
8. REFER TO CIVIL AND STRUCTURAL FOR LEVEL ONE FINISH FLOOR ELEVATIONS.
9. SEE FINISH LEGEND FOR TYPICAL FINISHES, U.N.O.
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12. ALL UNITS ARE ADAPTABLE UNLESS NOTED OTHERWISE AND SHALL MEET REQUIREMENTS PER CBC 11B-233.3.1.2. SEE ENLARGED PLANS FOR MORE INFORMATION.

LEGEND - FLOOR PLAN

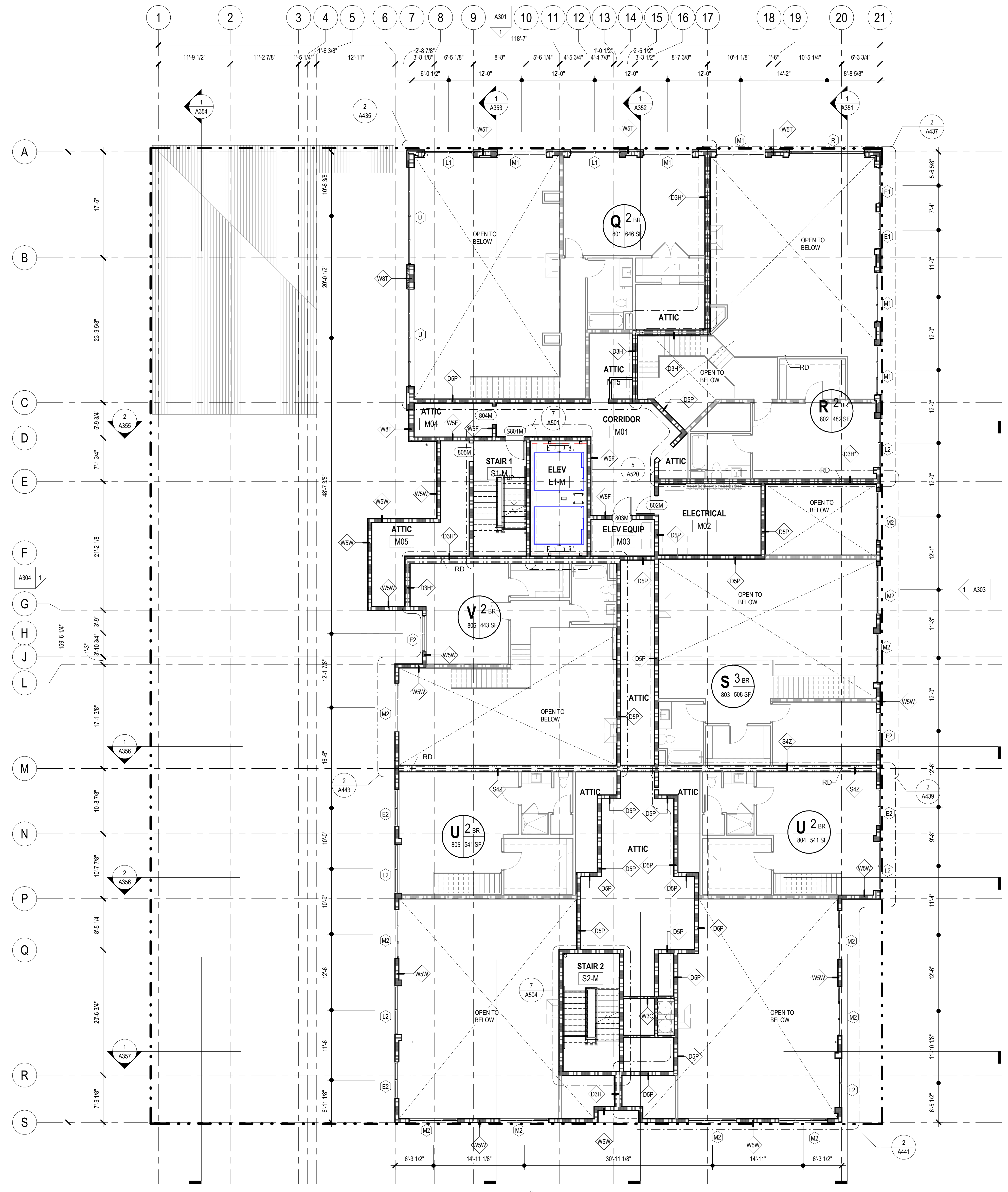
- 6'-0" DIMENSION - DENOTING FACE OF STRUCTURE/FRAMING U.N.O.
- 6'-0" DIMENSION - DENOTING CENTERLINE
- 6'-0" DIMENSION - DENOTING FACE OF FINISH/CLEAR
- 0 GRID LINE REFERENCE - FACE OF STUD
- PEDESTAL PAVERS OR 2" DEPRESSED STRUCTURAL SLAB SLOPING TO DRAIN
- PLANTING, SEE LANDSCAPE
- WALK OFF MAT
- ELECTRICAL PAD
- 3' WIDE TRUNCATED DOMES
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL
- 3 HOUR RATED WALL
- BUILDING SECTION REFERENCE
DWG. NO. SHEET NO.
- WALL SECTION REFERENCE
DWG. NO. SHEET NO.

KEYNOTES

KEYNOTE	KEYNOTE DESCRIPTION
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NO.	ISSUANCE/REVISION	DATE
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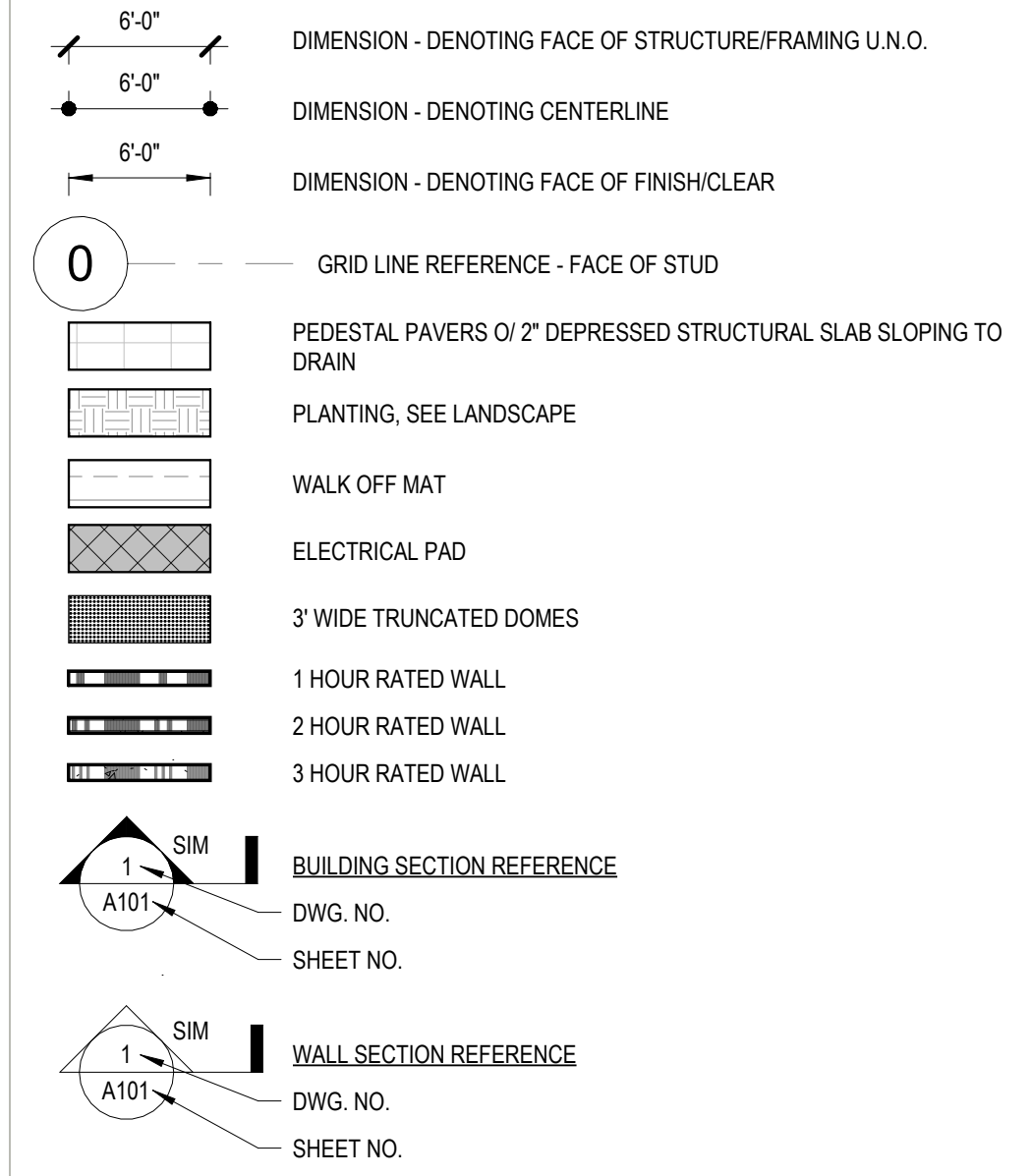
DATE	PROJECT NUMBER
04/01/2022	2-212306
	AHJ PROJECT NUMBER:



GENERAL NOTES - FLOOR PLAN

1. WHEN SHOWN IN PLAN, DIMENSIONS ARE TO FACE OF SHEATHING AT EXTERIOR WALLS, FACE OF STUD AT INTERIOR WALLS, FACE OF CONCRETE, CENTERLINE OF COLUMNS OR CENTERLINE OF DIMENSIONING WALLS.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
3. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
4. SEE SITE PLAN FOR OVERALL SITE DIMENSIONS AND NOTES NOT SHOWN.
5. ALL GRID LINES INDICATE CENTER OF STRUCTURAL WALL OR FACE OF STRUCTURAL MATERIAL, U.N.O.
6. WINDOW TYPES AND LOCATIONS SHALL BE AS PER BUILDING PLANS, NOT ENLARGED PLANS.
7. SEE ENLARGED PLANS FOR DIMENSIONS, TAGS, KEYNOTES, NOTES, ETC. NOT SHOWN.
8. REFER TO CIVIL AND STRUCTURAL FOR LEVEL ONE FINISH FLOOR ELEVATIONS.
9. SEE FINISH LEGEND FOR TYPICAL FINISHES, U.N.O.
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12. ALL UNITS ARE ADAPTABLE UNLESS NOTED OTHERWISE AND SHALL MEET REQUIREMENTS PER CBC 11B-233.3.1.2. SEE ENLARGED PLANS FOR MORE INFORMATION.

LEGEND - FLOOR PLAN



KEYNOTES

KEYNOTE	KEYNOTE DESCRIPTION
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NO. ISSUANCE/REVISION: DATE:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2022.

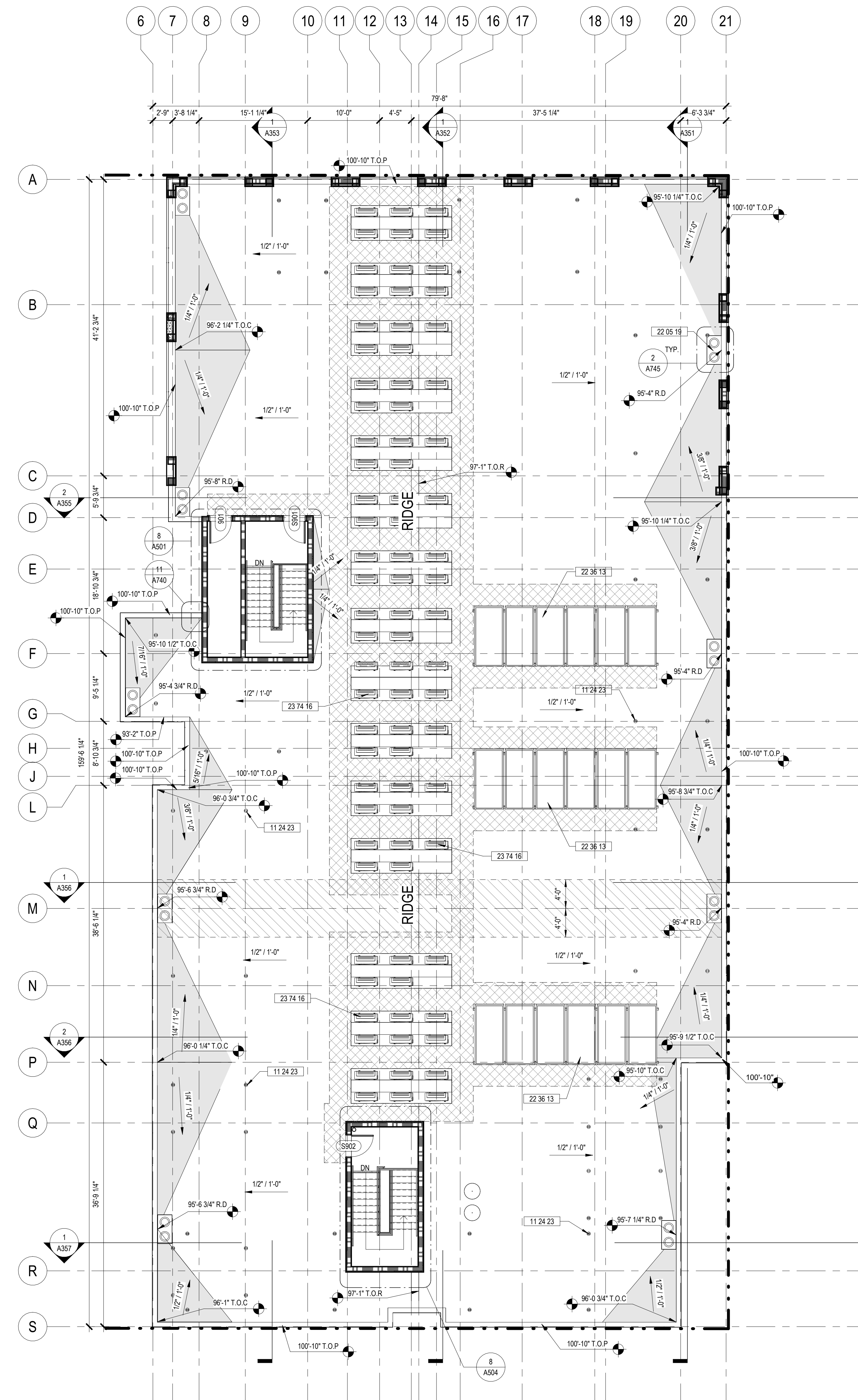
DATE: 04/01/2022 AL PROJECT NUMBER: 2-212306

AHJ PROJECT NUMBER:

1 FLOOR PLAN - MEZZANINE
 1/8" = 1'-0"

**FLOOR PLAN -
 LEVEL 8 MEZZ**

A209



GENERAL NOTES - ROOF PLAN

1. WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF WALL ASSEMBLIES, U.N.O.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
3. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
4. SEE CIVIL AND PLUMBING FOR ROOF DRAINS THAT CONNECT UNDERGROUND TO STORM DRAIN SYSTEM.
5. NO APPLIANCES, MECHANICAL EQUIPMENT, FANS, ROOF HATCH OPENINGS OR OTHER COMPONENTS THAT REQUIRE SERVICE SHALL BE LOCATED WITHIN 10-FEET OF A ROOF EDGE WITHOUT A 4" PARAPET MINIMUM.
6. 20'X30' MINIMUM ACCESS SHALL BE PROVIDED AT ATTIC SPACES WITH CLEAR HEIGHT OF 30' OR GREATER.

LEGEND - ROOF PLAN

- 6'-0" DIMENSION - DENOTING FACE OF STRUCTURE/FRAMING U.N.O.
- 6'-0" DIMENSION - DENOTING CENTERLINE
- 6'-0" DIMENSION - DENOTING FACE OF FINISH CLEAR
- 0 GRID LINE REFERENCE - FACE OF STUD
- 0 GRID LINE REFERENCE - FACE OF STUD, EDGE OF CMU/CONCRETE
- 0 GRID LINE REFERENCE - FACE OF CMU/CONCRETE
- SINGLE PLY ROOF MEMBRANE, SEE DETAILS.
- AREA ABOVE FIRE WALL TO BE FREE OF OPENINGS, ROOF TO BE CLASS B MINIMUM, ROOF SHEATHING TO BE FIRE-RETARDANT-TREATED
- ROOF WALKWAY SYSTEM, 36" WIDTH (CODE MINIMUM 36")
- AREAS WITH TAPERED RIGID INSULATION CRICKET, DRAINAGE TO SCUPPER SLOPE 1/4" PER 1'-0" MIN.
- RAISED CANOPY
- SLOPE ARROW
- ELEVATION HEIGHT
- BUILDING MAINTENANCE DAVIT / TIE-BACK, SEE EXTERIOR BUILDING MAINTENANCE DRAWINGS
- ROOFTOP CONDENSING UNIT, SEE MECHANICAL
- SOLAR THERMAL PANEL
- T.O.W TOP OF WALL
- T.O.P TOP OF PARAPET
- T.O.R TOP OF ROOF
- T.O.C TOP OF CRICKET
- 1 SIM BUILDING SECTION REFERENCE
- 1 SIM WALL SECTION REFERENCE
- 1 DWG. NO. A101
- 1 SHEET NO. A101

KEYNOTES

KEYNOTE	KEYNOTE DESCRIPTION
11 24 23	BUILDING MAINTENANCE DAVIT / TIE-BACK, SEE EXTERIOR BUILDING MAINTENANCE DRAWINGS
22 05 19	WATER METER, SEE CIVIL
22 36 13	SOLAR THERMAL PANELS
23 74 16	ROOFTOP CONDENSING UNIT, TYP., SEE MECHANICAL

NO.	ISSUANCE/REVISION	DATE

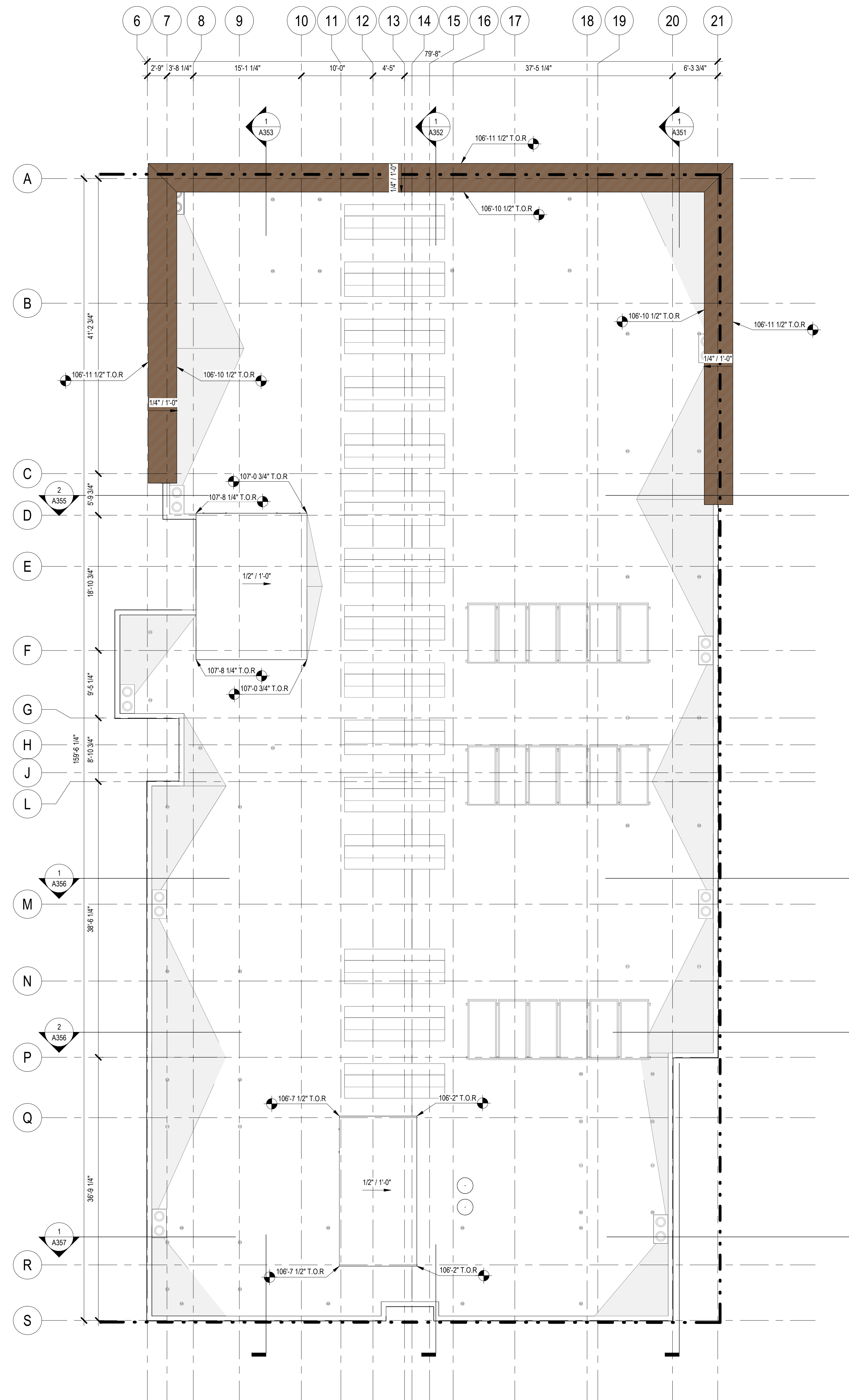
DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2022.

DATE:	AL PROJECT NUMBER:
04/01/2022	2-212306
	AHJ PROJECT NUMBER:

UPPER ROOF PLAN

A210

1 FLOOR PLAN - UPPER ROOF PLAN
1/8" = 1'-0"



1 FLOOR PLAN - PENTHOUSE ROOF
 1/8" = 1'-0"

GENERAL NOTES - ROOF PLAN

- WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF WALL ASSEMBLIES, U.N.O.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
- SEE CIVIL AND PLUMBING FOR ROOF DRAINS THAT CONNECT UNDERGROUND TO STORM DRAIN SYSTEM.
- NO APPLIANCES, MECHANICAL EQUIPMENT, FANS, ROOF HATCH OPENINGS OR OTHER COMPONENTS THAT REQUIRE SERVICE SHALL BE LOCATED WITHIN 10- FEET OF A ROOF EDGE WITHOUT A 4" PARAPET MINIMUM.
- 20'X30' MINIMUM ACCESS SHALL BE PROVIDED AT ATTIC SPACES WITH CLEAR HEIGHT OF 30' OR GREATER.

LEGEND - ROOF PLAN

6'-0" DIMENSION - DENOTING FACE OF STRUCTURE/FRAMING U.N.O.
 6'-0" DIMENSION - DENOTING CENTERLINE
 6'-0" DIMENSION - DENOTING FACE OF FINISH/CLER
 0 GRID LINE REFERENCE - FACE OF STUD
 0 GRID LINE REFERENCE - FACE OF STUD, EDGE OF CMU/CONCRETE
 0 GRID LINE REFERENCE - FACE OF CMU/CONCRETE

SINGLE PLY ROOF MEMBRANE, SEE DETAILS.
 AREA ABOVE FIRE WALL TO BE FREE OF OPENINGS, ROOF TO BE CLASS B MINIMUM, ROOF SHEATHING TO BE FIRE-RETARDANT-TREATED
 ROOF WALKWAY SYSTEM, 36" WIDTH (CODE MINIMUM 36")
 AREAS WITH TAPERED RIGID INSULATION CRICKET, DRAINAGE TO SCUPPER SLOPE 1/4" PER 1'-0" MIN.
 RAISED CANOPY
 SLOPE ARROW
 ELEVATION HEIGHT
 BUILDING MAINTENANCE DAVIT / TIE-BACK, SEE EXTERIOR BUILDING MAINTENANCE DRAWINGS
 ROOFTOP CONDENSING UNIT, SEE MECHANICAL
 SOLAR THERMAL PANEL

T.O.W TOP OF WALL
 T.O.P TOP OF PARAPET
 T.O.R TOP OF ROOF
 T.O.C TOP OF CRICKET

1 SIM BUILDING SECTION REFERENCE
 1 SIM WALL SECTION REFERENCE

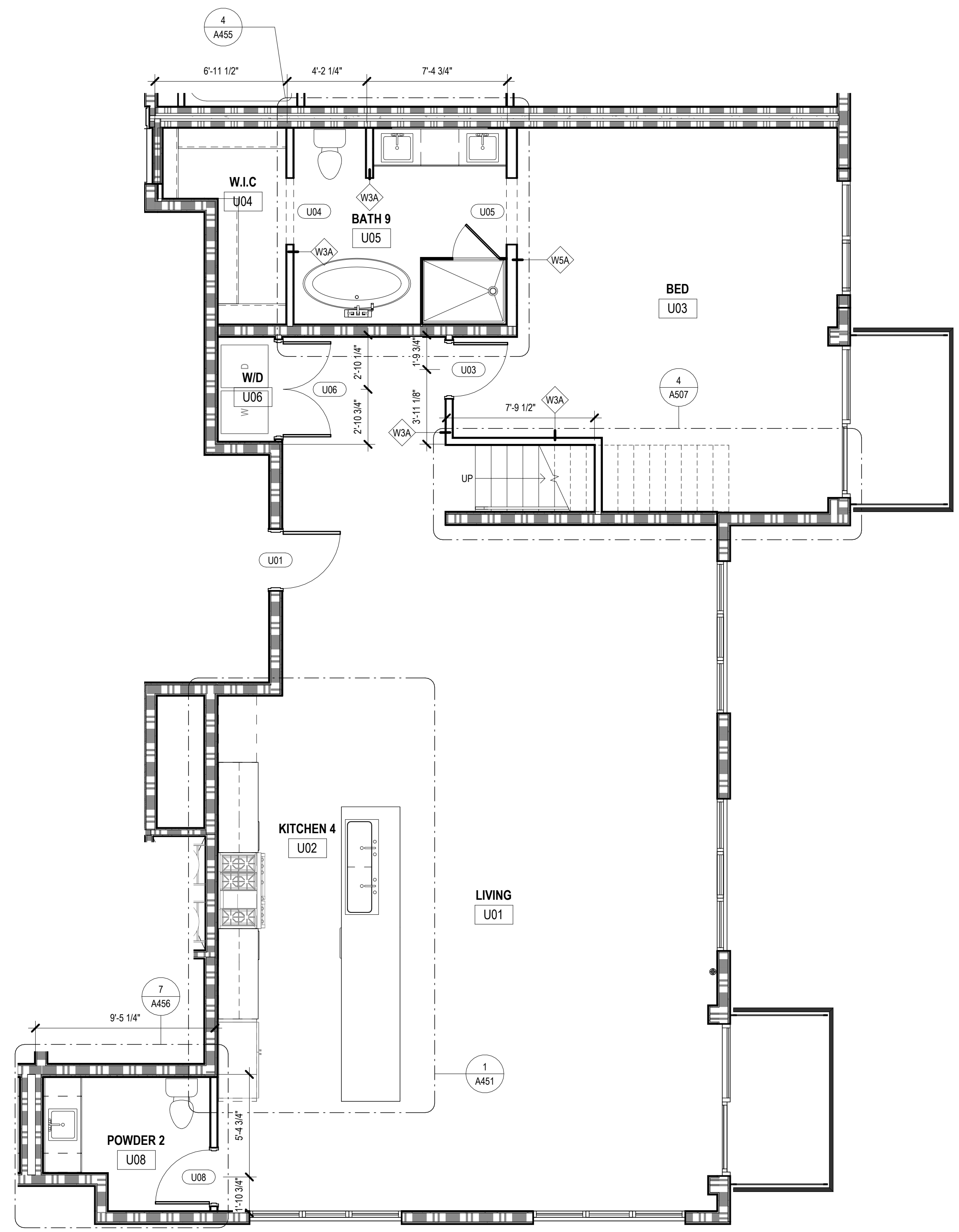
1 A101 DWG. NO. 1 A101 DWG. NO.
 SHEET NO. SHEET NO.

KEYNOTE	KEYNOTE DESCRIPTION

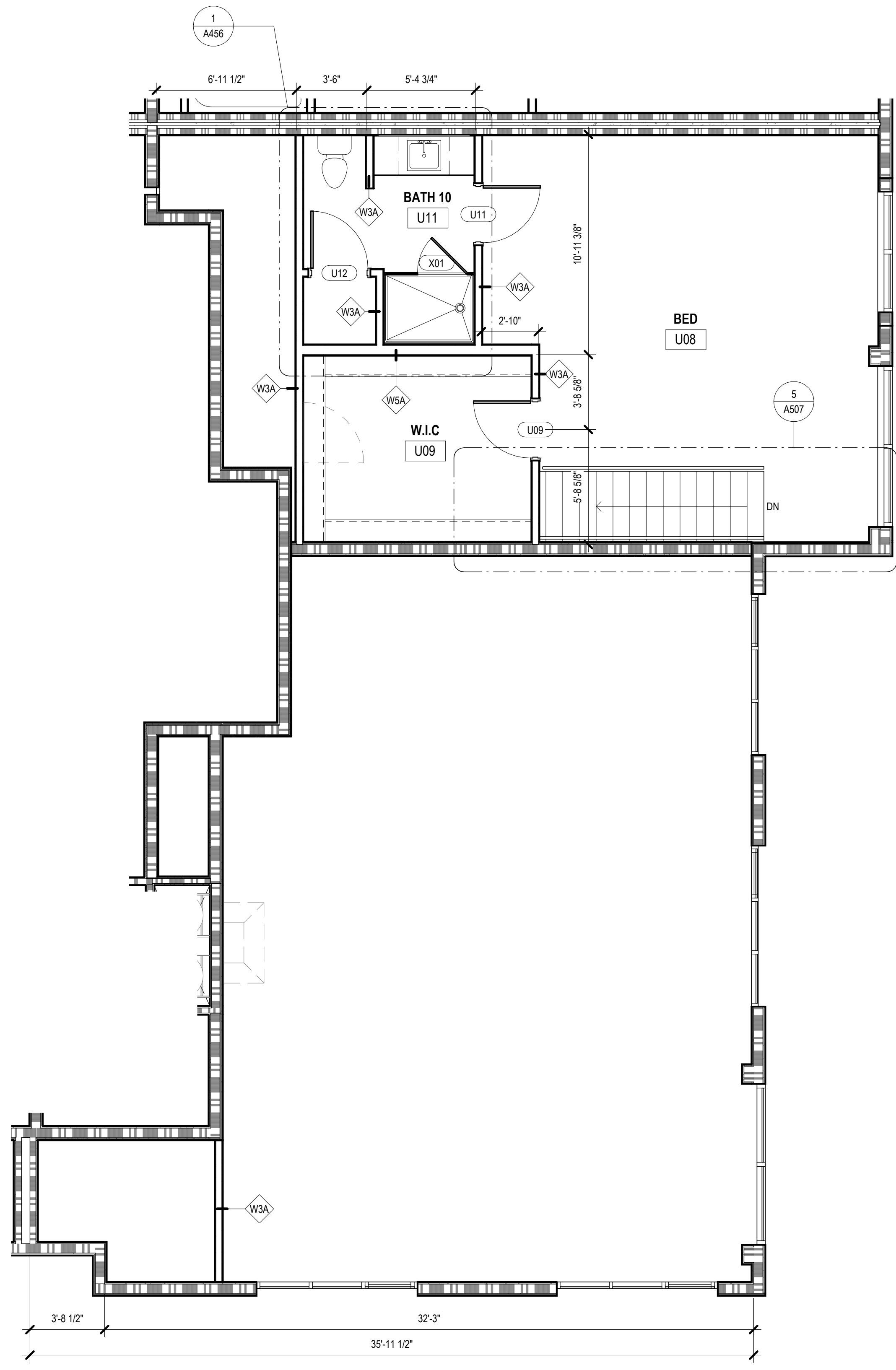
NO.	ISSUANCE/REVISION	DATE

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2022.
 DATE: 04/01/2022 AL PROJECT NUMBER: 2-212306 AHJ PROJECT NUMBER:

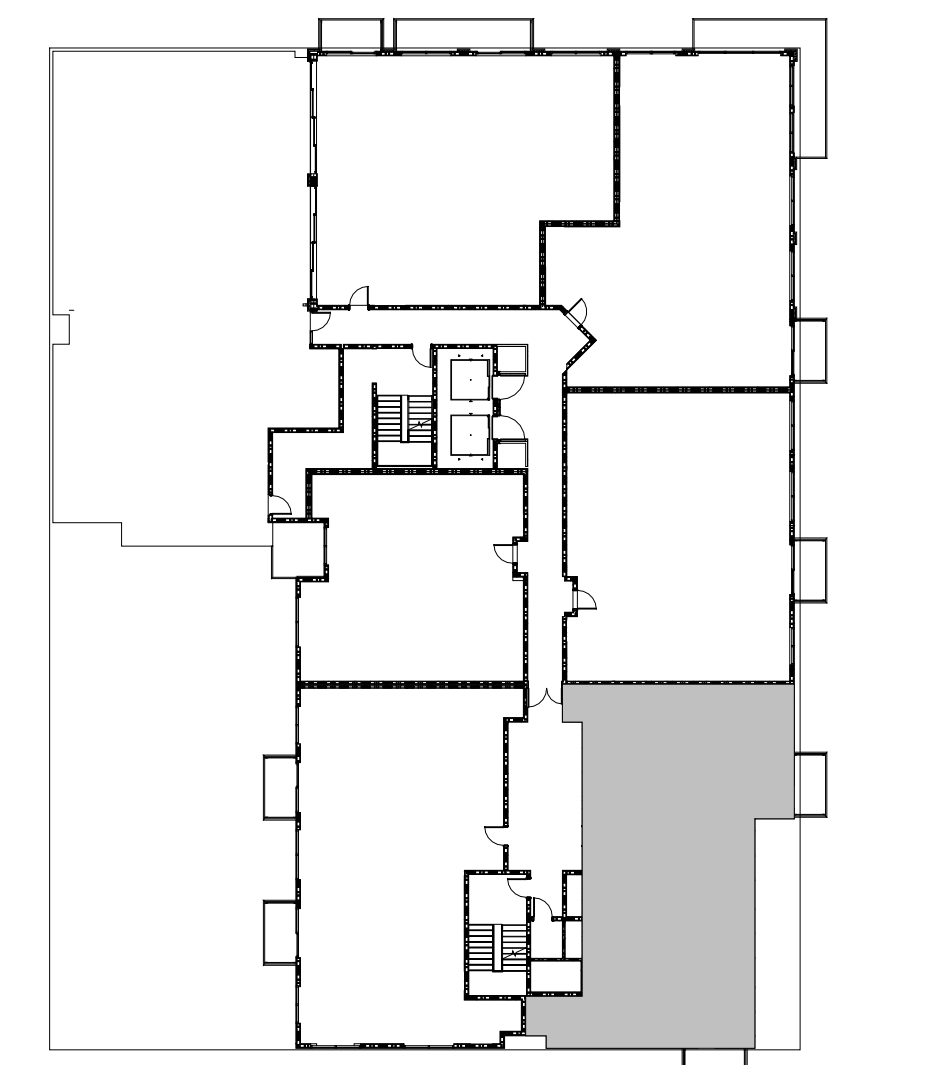
PENTHOUSE ROOF PLAN



1 FLOOR PLAN - UNIT U
1/4" = 1'-0"



2 FLOOR PLAN - UNIT U MEZZANINE
1/4" = 1'-0"



KEY PLAN
NOT TO SCALE

- GENERAL NOTES - ENLARGED PLAN**
- WHEN SHOWN IN PLAN, DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF WALL ASSEMBLIES, U.N.O. SEE LEGEND FOR DIMENSION TYPE GRAPHICS.
 - DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
 - ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
 - ALL GRID LINES INDICATE CENTER OF STRUCTURAL WALL OR FACE OF STRUCTURAL MATERIAL, U.N.O.
 - SEE REFLECTED CEILING PLANS FOR LOCATIONS AND DIMENSIONS OF SOFFITED AREAS.
 - SEE BUILDING FLOOR PLANS FOR ALL EXTERIOR WINDOW LOCATIONS AND TAGS, DIMENSIONS AND ADDITIONAL INFORMATION NOT SHOWN HERE.
 - ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
 - AT AREAS OF TRANSITION BETWEEN DIFFERENT WALL ASSEMBLIES, CONTINUE THICKEST LAYER OF FINISH TO PROVIDE A FLUSH FINISHED SURFACE IN ALL DIRECTIONS TO NEAREST PERPENDICULAR SURFACE (WALL, CEILING, ETC.), U.N.O.
 - PROVIDE AND INSTALL 2X FLAT WOOD BLOCKING OR 16 GA. METAL STRAPPING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
 - HINGE SIDE OF INTERIOR DOORS TO BE LOCATED 3" FROM ADJACENT WALL UNLESS DOOR IS DIMENSIONED ON PLANS.
 - FFE SHOWN DASHED, TYP.

- LEGEND - ENLARGED PLAN & RCP**
- 6'-0" DIMENSION - DENOTATING FACE OF STRUCTURE/FRAMING U.N.O
 - 6'-0" DIMENSION - DENOTATING CENTERLINE
 - 6'-0" DIMENSION - DENOTATING FACE OF FINISH/CLEAR
 - 1 HOUR RATED WALL
 - 2 HOUR RATED WALL
 - 3 HOUR RATED WALL
 - NO CEILING OR EXPOSED TO STRUCTURE
 - GYP. BD. CEILING AS PART OF RATED ASSEMBLY
 - GYP. BD. 7/8" HAT CHANNEL ATTACHED TO STRUCTURE ABOVE
 - GYP. BD. SOFFIT
 - NON-RATED GYP. BD. CEILING
 - X'-X" CEILING OR SOFFIT HEIGHT A.F.F.
 - U.F.F. SOFFIT AT UNDERSIDE OF FRAMING ABOVE.
 - O.T.S. OPEN TO STRUCTURE
 - ROUND SURFACE MOUNT DOWNLIGHT; SEE ELECTRICAL PLANS FOR FIXTURE TYPE.
 - SQUARE SURFACE MOUNT DOWNLIGHT; SEE ELECTRICAL PLANS FOR FIXTURE TYPE.
 - RECESSED DOWNLIGHT; SEE ELECTRICAL PLANS FOR FIXTURE TYPE.
 - ◆ PENDANT; SEE ELECTRICAL PLANS FOR FIXTURE TYPE.
 - SURFACE MOUNT LINEAR LIGHT FIXTURE; SEE ELECTRICAL PLANS FOR FIXTURE TYPE.
 - ⊗ RECESSED LINEAR LIGHT FIXTURE; SEE ELECTRICAL PLANS FOR FIXTURE TYPE.
 - ⊕ COMBINED EXHAUST FAN/LIGHT FIXTURE; SEE ELECTRICAL & MECHANICAL PLANS
 - ⊗ ILLUMINATED EXIT SIGN; SEE ELECTRICAL PLANS
 - VANITY LIGHT FIXTURE; SEE ELECTRICAL PLANS FOR FIXTURE TYPE.
 - WALL SCONCE; SEE ELECTRICAL PLANS FOR FIXTURE TYPE.
 - TRACK LIGHTING; SEE ELECTRICAL PLANS FOR FIXTURE TYPE.
 - ⊞ CEILING ACCESS PANEL

KEYNOTES

KEYNOTE	KEYNOTE DESCRIPTION

NO.	ISSUANCE/REVISION	DATE

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2022.

DATE: 04/01/2022 AL PROJECT NUMBER: 2-212306 AHJ PROJECT NUMBER:

**UNIT U - ENLG.
PLAN**

A441

D&S DEVELOPMENT

1725 CAPITOL AVE.
SACRAMENTO, CA 95811
(916) 442-2488

CYPRESS

1330 N STREET
SACRAMENTO, CA 95814
MULTI-FAMILY HOUSING

GENERAL NOTES - FLOOR PLAN

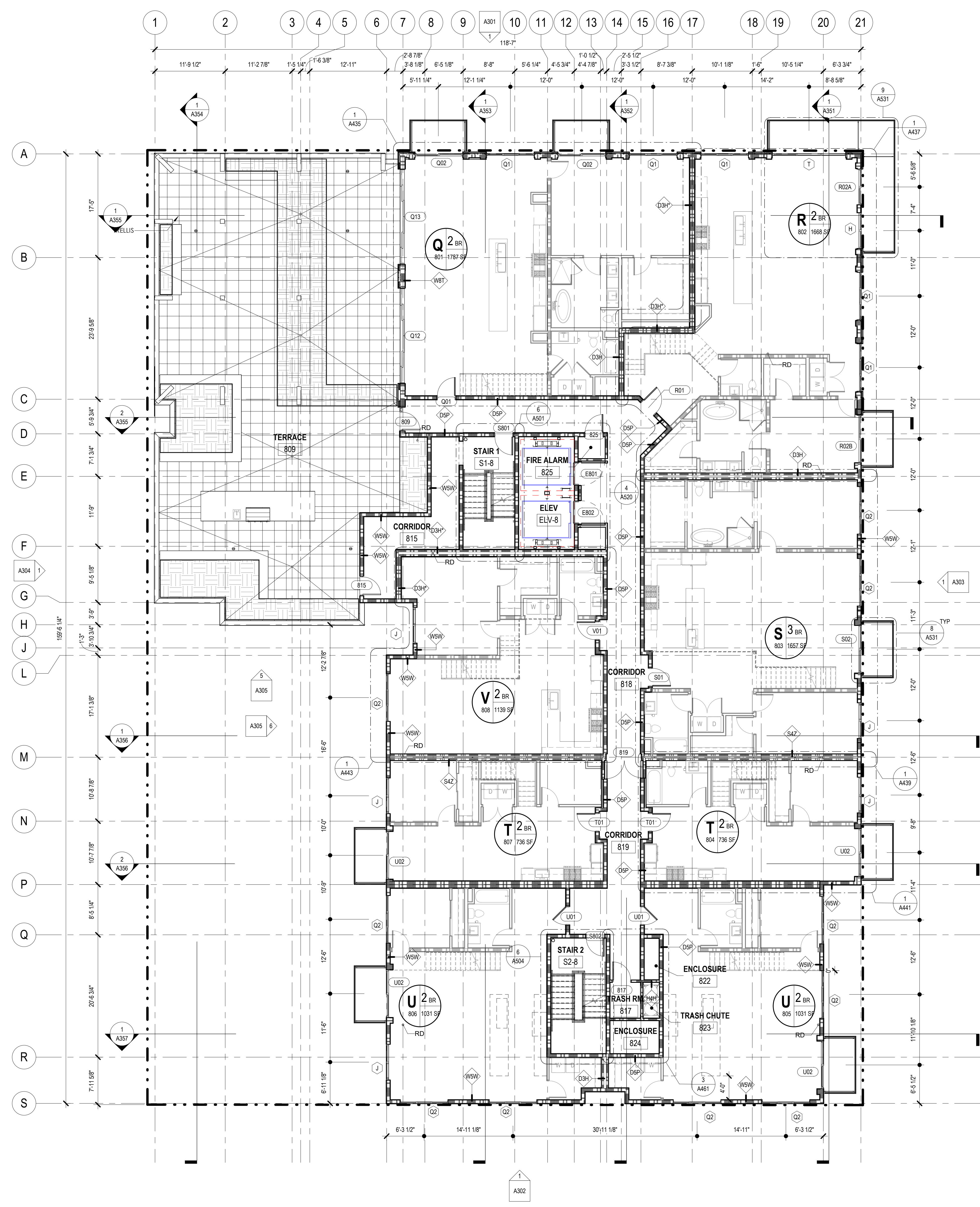
1. WHEN SHOWN IN PLAN, DIMENSIONS ARE TO FACE OF SHEATHING AT EXTERIOR WALLS, FACE OF STUD AT INTERIOR WALLS, FACE OF CONCRETE, CENTERLINE OF COLUMNS OR CENTERLINE OF DEMISING WALLS.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
3. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
4. SEE SITE PLAN FOR OVERALL SITE DIMENSIONS AND NOTES NOT SHOWN.
5. ALL GRID LINES INDICATE CENTER OF STRUCTURAL WALL OR FACE OF STRUCTURAL MATERIAL, U.N.O.
6. WINDOW TYPES AND LOCATIONS SHALL BE AS PER BUILDING PLANS, NOT ENLARGED PLANS.
7. SEE ENLARGED PLANS FOR DIMENSIONS, TAGS, KEYNOTES, NOTES, ETC. NOT SHOWN.
8. REFER TO CIVIL AND STRUCTURAL FOR LEVEL, ONE FINISH FLOOR ELEVATIONS.
9. SEE FINISH LEGEND FOR TYPICAL FINISHES, U.N.O.
10. SEE REFLECTED CEILING PLANS FOR LOCATIONS AND DIMENSIONS OF SOFFITED AREAS.
11. PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING OR 16GA METAL STRAPPING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
12. ALL UNITS ARE ADAPTABLE UNLESS NOTED OTHERWISE AND SHALL MEET REQUIREMENTS PER CBC-11B-233.3.1.2. SEE ENLARGED PLANS FOR MORE INFORMATION.

LEGEND - FLOOR PLAN

- 6'-0" DIMENSION - DENOTING FACE OF STRUCTURE/FRAMING U.N.O.
- 6'-0" DIMENSION - DENOTING CENTERLINE
- 6'-0" DIMENSION - DENOTING FACE OF FINISH CLEAR
- 0 GRID LINE REFERENCE - FACE OF STUD
- PEDESTAL PAVERS OI 2" DEPRESSED STRUCTURAL SLAB SLOPING TO DRAIN
- PLANTING, SEE LANDSCAPE
- WALK OFF MAT
- ELECTRICAL PAD
- 3' WIDE TRUNCATED DOMES
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL
- 3 HOUR RATED WALL
- BUILDING SECTION REFERENCE
DWG. NO. A101
SHEET NO.
- WALL SECTION REFERENCE
DWG. NO. A101
SHEET NO.

KEYNOTES

KEYNOTE	KEYNOTE DESCRIPTION
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1 FLOOR PLAN - LEVEL 8
1/8" = 1'-0"

NO.	ISSUANCE/REVISION:	DATE:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2022.
DATE: 04/01/2022 AL PROJECT NUMBER: 2-212306
AHJ PROJECT NUMBER:

FLOOR PLAN - LEVEL 8 & TERRACE

A208

GENERAL NOTES - ENLARGED PLAN

1. WHEN SHOWN IN PLAN, DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF WALL ASSEMBLIES, U.N.O. SEE LEGEND FOR DIMENSION TYPE GRAPHICS.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
3. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
4. ALL GRID LINES INDICATE CENTER OF STRUCTURAL WALL OR FACE OF STRUCTURAL MATERIAL, U.N.O.
5. SEE REFLECTED CEILING PLANS FOR LOCATIONS AND DIMENSIONS OF SOFFITED AREAS.
6. SEE BUILDING FLOOR PLANS FOR ALL EXTERIOR WINDOW LOCATIONS AND TAGS, DIMENSIONS AND ADDITIONAL INFORMATION NOT SHOWN HERE.
7. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
8. AT AREAS OF TRANSITION BETWEEN DIFFERENT WALL ASSEMBLIES, CONTINUE THICKEST LAYER OF FINISH TO PROVIDE A FLUSH FINISHED SURFACE IN ALL DIRECTIONS TO NEAREST PERPENDICULAR SURFACE (WALL, CEILING, ETC.), U.N.O.
9. PROVIDE AND INSTALL 2X FLAT WOOD BLOCKING OR 16 GA. METAL STRAPPING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
10. HINGE SIDE OF INTERIOR DOORS TO BE LOCATED 3" FROM ADJACENT WALL UNLESS DOOR IS DIMENSIONED ON PLANS.
11. FFE SHOWN DASHED, TYP.

LEGEND - ENLARGED PLAN & RCP

- 6'-0" DIMENSION - DENOTATING FACE OF STRUCTURE/FRAMING U.N.O.
- 6'-0" DIMENSION - DENOTATING CENTERLINE
- 6'-0" DIMENSION - DENOTATING FACE OF FINISH/CLEAR
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL
- 3 HOUR RATED WALL
- NO CEILING OR EXPOSED TO STRUCTURE
- GYP. BD. CEILING AS PART OF RATED ASSEMBLY
- GYP. BD. 0/ 7/8" HAT CHANNEL ATTACHED TO STRUCTURE ABOVE
- GYP. BD. SOFFIT
- NON-RATED GYP. BD. CEILING
- X'-X" CEILING OR SOFFIT HEIGHT A.F.F.
- U.F.F. SOFFIT AT UNDERSIDE OF FRAMING ABOVE.
- O.T.S. OPEN TO STRUCTURE
- ROUND SURFACE MOUNT DOWNLIGHT; SEE ELECTRICAL PLANS FOR FIXTURE TYPE.
- SQUARE SURFACE MOUNT DOWNLIGHT; SEE ELECTRICAL PLANS FOR FIXTURE TYPE.
- RECESSED DOWNLIGHT; SEE ELECTRICAL PLANS FOR FIXTURE TYPE.
- ⊕ PENDANT; SEE ELECTRICAL PLANS FOR FIXTURE TYPE.
- SURFACE MOUNT LINEAR LIGHT FIXTURE; SEE ELECTRICAL PLANS FOR FIXTURE TYPE.
- ⊗ RECESSED LINEAR LIGHT FIXTURE; SEE ELECTRICAL PLANS FOR FIXTURE TYPE.
- ⊗ COMBINED EXHAUST FANLIGHT FIXTURE; SEE ELECTRICAL & MECHANICAL PLANS
- ⊗ ILLUMINATED EXIT SIGN; SEE ELECTRICAL PLANS
- VANITY LIGHT FIXTURE; SEE ELECTRICAL PLANS FOR FIXTURE TYPE.
- ⊕ WALL SCONCE; SEE ELECTRICAL PLANS FOR FIXTURE TYPE.
- TRACK LIGHTING; SEE ELECTRICAL PLANS FOR FIXTURE TYPE.
- ☐ CEILING ACCESS PANEL

KEYNOTES

KEYNOTE	KEYNOTE DESCRIPTION
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D&S DEVELOPMENT

1725 CAPITOL AVE.
SACRAMENTO, CA 95811
(916) 442-2488

CYPRESS

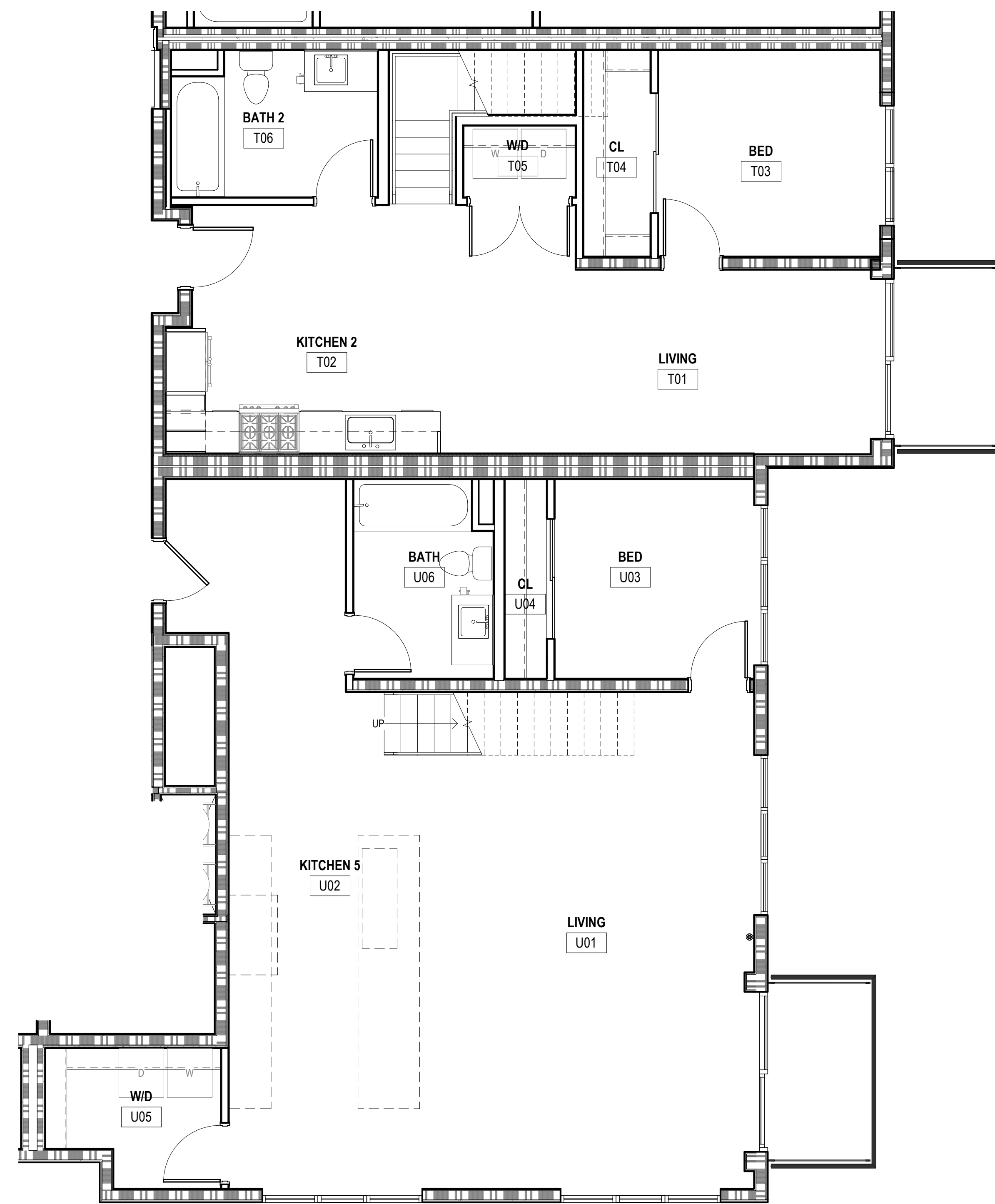
1330 N STREET
SACRAMENTO, CA 95814
MULTI-FAMILY HOUSING

NO.	ISSUANCE/REVISION	DATE

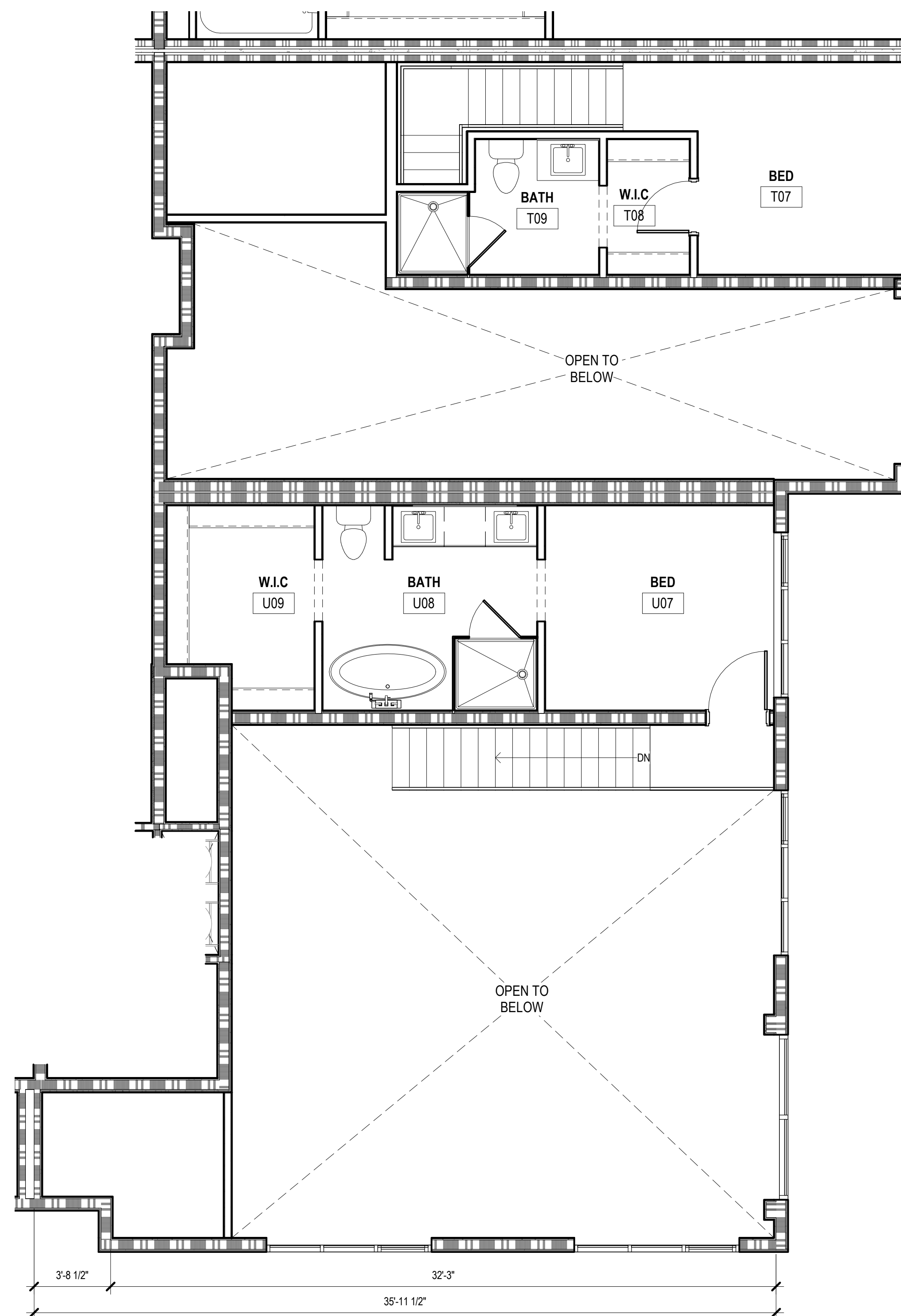
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DATE: 04/01/2022 PROJECT NUMBER: 2-212306 AHJ PROJECT NUMBER:

UNIT U - ENLG. PLAN

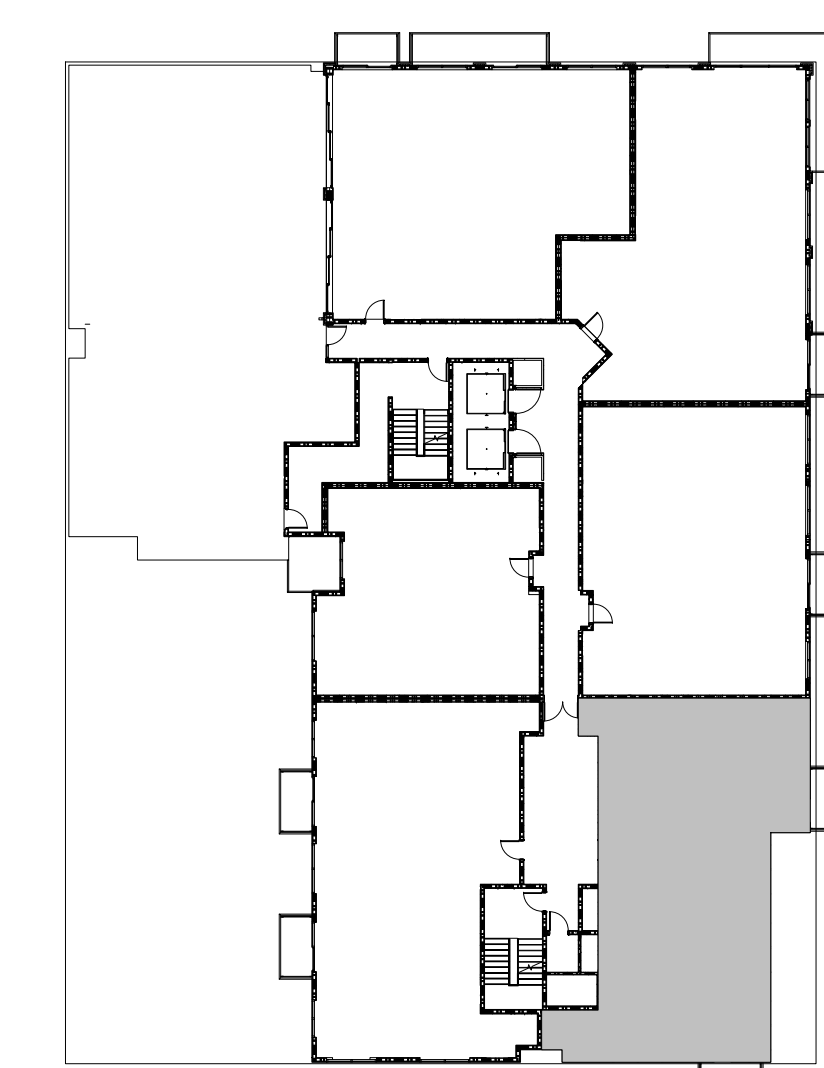
A441



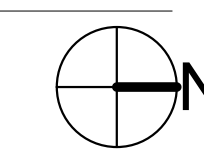
1 FLOOR PLAN - UNIT U
1/4" = 1'-0"



2 FLOOR PLAN - UNIT U MEZZANINE
1/4" = 1'-0"



KEY PLAN
NOT TO SCALE



RESOLUTION NO. 22 - 16

June 24, 2022

Adopted by the Capitol Area Development Authority

RESOLUTION APPROVING THE AMENDMENT TO DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) FOR CYPRESS (SOUTHWEST CORNER OF 14th AND N STREETS, FORMERLY CADA SITE 21) WITH WEST BROADWAY 2019 INVESTMENTS LLC

WHEREAS, on March 19, 2021, the Board approved an Exclusive Negotiating Agreement (ENA) between CADA and Developer and directed CADA staff to prepare a Disposition and Development Agreement (DDA) between CADA and Developer consistent with the substantive terms of the ENA; and

WHEREAS, on March 19, 2021, the CADA Board approved the Preliminary Schematic Design for a 99-unit condominium and rental project; and

WHEREAS, on January 14, 2022, the CADA Board approved the Design Development Documents for a 96-unit rental and condominium project that is substantively consistent the previously approved Preliminary Schematic Design; and

WHEREAS, on February 2, 2022, CADA and Developer entered into the Development and Disposition Agreement (DDA); and

WHEREAS, Developer has presented Construction Documents for a 96-unit rental and condominium project that is substantively consistent the previously approved Design Development Documents; and

WHEREAS, Developer has requested that Authority close on the funding for the Project by July 8, 2022, prior to receiving any permits for the Project, and Authority agrees to allow an early closing upon certain requirements and conditions as set forth herein; and

WHEREAS, Developer's lender will be providing construction loan documents to Developer for construction of the Project, which are likely to include a promissory note and deed of trust, and which may also include a subordination agreement between the construction lender and CADA; and

WHEREAS, Developer and Authority now desire to amend the DDA to provide changes to the property transfer conditions and changes to the Schedule of Performance, in an Amendment to Disposition and Development Agreement, attached hereto and incorporated here as Attachment 1.

NOW, THEREFORE, BE IT RESOLVED by the Capitol Area Development Authority that the Board of Directors hereby:

1. Approves the Amendment to the Disposition and Development Agreement between CADA and with West Broadway 2019 Investments LLC (D&S Development), and authorizes and directs the Executive Director to execute the DDA Amendment.

2. Authorizes the Executive Director to do any and all things, and take any and all actions that may be necessary or advisable, in her discretion, in order to complete the transactions described herein.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors