

OWNER'S STATEMENT

WE, ALMANOR LAKESIDE VILLAS, L.L.C., A CALIFORNIA LIMITED LIABILITY CORPORATION, AS OWNERS OF THE LAND AS SHOWN ON THE MAP AND FIRST AMERICAN TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED IN PLUMAS COUNTY OFFICIAL RECORDS IN BOOK 724, AT PAGE 536, DO HEREBY STATE THAT WE ARE THE ONLY PARTIES WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND THAT WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

WE HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- (A) EASEMENTS FOR PUBLIC UTILITY PURPOSES, INCLUDING WATER, SEWER, DRAINAGE, ELECTRIC, GAS AND COMMUNICATION FACILITIES, AND ALL OTHER PUBLIC UTILITY PURPOSES, OVER, ON AND UNDER THOSE STRIPS OF LAND SHOWN ON THE MAP AS "P.U.E." (PUBLIC UTILITY EASEMENT)
(B) EASEMENTS FOR PUBLIC UTILITY PURPOSES, INCLUDING WATER, SEWER, DRAINAGE, ELECTRIC, GAS AND COMMUNICATION FACILITIES, AND ALL OTHER PUBLIC UTILITY PURPOSES, OVER, ON AND UNDER THE LAND SHOWN ON THE MAP AS LOT A

WE HEREBY CREATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- (1) LOT A - COMMON AREA FOR THE JOINT OWNERSHIP BY ALL LOT OWNERS AS DEFINED IN THE ALMANOR LAKESIDE VILLAS C.C. & R.'S.
(2) EASEMENTS FOR ACCESS AND DRAINAGE PURPOSES OVER THOSE PORTIONS OF LOTS 14 THRU 17 AS SHOWN ON THIS MAP, FOR THE BENEFIT OF ALL LOT OWNERS
(3) A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF LOT 2 AS SHOWN ON THIS MAP, FOR THE BENEFIT OF THE OWNER OF LOT 3

Brent A. Tucker, Ellen K. Hole, Cathy White, First American Title Insurance Company, 1355 Willow Way, Suite 100, Concord, CA 94520. Printed names: BRENT A. TUCKER, ELLEN K. HOLE, CATY WHITE.

STATE OF CALIFORNIA COUNTY OF CONTRA COSTA

ON THIS 18th DAY OF August 1999 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED ELLEN K. HOLE and CATY WHITE PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND NO SEAL REQUIRED. SIGNATURE Susan Davidson, SUSAN DAVIDSON, PRINTED NAME. COMMISSION NUMBER 1185417, COMMISSION EXPIRES MAY 30, 2002. NOTARY'S PRINCIPAL PLACE OF BUSINESS CONCORD, CONTRA COSTA (CITY & COUNTY)

COUNTY BOARD CLERK'S CERTIFICATE

I, NANCY DAFORNO, CLERK TO THE PLUMAS COUNTY BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE HEREIN EMBODIED MAP WAS APPROVED BY SAID BOARD OF SUPERVISORS CONVENED IN REGULAR MEETING UPON THE 14th DAY OF October 1999 THE OFFER OF DEDICATION OF PUBLIC UTILITY EASEMENTS AS SHOWN ON THE MAP WERE ACCEPTED FOR USES NOTED.

DATE: 10/19/99, NANCY DAFORNO, CLERK TO THE BOARD OF SUPERVISORS

COUNTY TAX COLLECTOR'S STATEMENT

I, BARBARA J. COATES, TAX COLLECTOR OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THERE ARE NO TAX LIENS AGAINST THE LOTS AS SHOWN HEREON FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR ASSESSMENTS NOT YET PAYABLE. TAXES OR ASSESSMENTS WHICH ARE A LIEN BUT NOT YET PAYABLE ARE ESTIMATED TO BE IN THE AMOUNT OF 0.

DATE: Oct 7, 1999, Barbara J. Coates, Deputy, PLUMAS COUNTY TAX COLLECTOR

COUNTY SURVEYOR'S STATEMENT

I HAVE EXAMINED THIS MAP AND FIND IT IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATE: 9/27/99, R. Tom Hunter, R. TOM HUNTER R.C.E. 30515, LICENSE EXPIRES 3/31/00, PLUMAS COUNTY SURVEYOR

ENGINEER'S STATEMENT

I, WILLIAM J. DINSMORE, DO HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, THAT THE MAP OF KOKANEE SUBDIVISION CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION IN SEPTEMBER 1997, THAT IT IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN WILL BE SET IN THEIR CORRECT POSITIONS WITHIN 90 DAYS OF MAP RECORDATION, AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



Signature of William J. Dinsmore, WILLIAM J. DINSMORE, R.C.E. 29113, REGISTRATION EXPIRES: 03/31/9803

RECORDER'S STATEMENT

FILED THIS 20 DAY OF October 1999 AT 10:32 A.M., IN BOOK 8 OF MAPS AT PAGES 137138 AT THE REQUEST OF THE COUNTY SURVEYOR.

JUDITH WELLS, COUNTY CLERK

BY: Patty Samuel, DEPUTY

FEE \$105, FILE NO. 8793

PRIVATE ROAD STATEMENT

ROADS SHOWN HEREON Lakeside Drive (private) ARE PRIVATE EASEMENTS NOT SUBJECT TO IMPROVEMENT OR MAINTENANCE BY PLUMAS COUNTY. SUCH EASEMENTS WILL NOT BECOME EFFECTIVE UNLESS AND UNTIL RESERVATIONS AND GRANTS ARE INCLUDED IN THE RESPECTIVE DEEDS.

NOTES:

- 1. "LOT A" IS COMMON AREA TO REMAIN IN JOINT OWNERSHIP OF ALL LOT OWNERS
2. TOTAL ACREAGE IN LOTS = 1.94 ACRES
3. TOTAL ACREAGE IN COMMON AREA = 0.83 ACRES
4. TOTAL ACREAGE IN SUBDIVISION = 2.77 ACRES

STATE OF CALIFORNIA COUNTY OF CONTRA COSTA

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KOKANEE SUBDIVISION

FOR Almanor Lakeside Villas, L.L.C. A PLANNED UNIT DEVELOPMENT

BEING A RESUBDIVISION OF LOTS 23 AND 24, BLOCK 4 OF LAKE ALMANOR PENINSULA, UNIT 2 BEING A PORTION OF SECTION 19, T.28 N., R.8 E. PLUMAS COUNTY CALIFORNIA

RAR ROLLS ANDERSON & ROLLS CIVIL ENGINEERS 115 YELLOWSTONE DRIVE - CHICO, CALIFORNIA 95973-5811