

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
Brent A. Tucker

ALMANOR LAKESIDE VILLAS, L.L.C.
A CALIFORNIA LIMITED
LIABILITY COMPANY
BY: T.A. TUCKER ASSOCIATES, INC.
BRENT TUCKER
PRESIDENT
2723 CROW CANYON ROAD
SUITE 100A
SAN RAMON, CA 94583

Ellen K. Hole
Ellen K. Hole

FIRST AMERICAN TITLE
INSURANCE COMPANY
1355 WILLOW WAY
SUITE 100
CONCORD, CA 94520

FIRST AMERICAN TITLE
INSURANCE COMPANY
1355 WILLOW WAY
SUITE 100
CONCORD, CA 94520

Ellen K. Hole
PRINTED NAME

Cathy White
Cathy White
PRINTED NAME

Brent A. Tucker
PRINTED NAME

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

ON THIS 18th DAY OF August, 1999, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED BRENT A. TUCKER, 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

Susan Davidson
Susan Davidson

NO SEAL REQUIRED.

COMMISSION NUMBER 1185417

COMMISSION EXPIRES MAY 30, 2002

NOTARY'S PRINCIPAL PLACE OF BUSINESS Concord, CONTRA COSTA
(CITY & COUNTY)

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

ON THIS 18th DAY OF August, 1999, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED BRENT A. TUCKER and CATHY 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

Susan Davidson
Susan Davidson

Susan Davidson
Susan Davidson
PRINTED NAME

NO SEAL REQUIRED.

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 AN IRREGULAR MEETING UPON THE 19th 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
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
BARBARA J. COATES
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.



William J. Dinsmore
WILLIAM J. DINSMORE
R.C.E. 29113
REGISTRATION EXPIRES: 03/31/99

RECORDER'S STATEMENT

FILED THIS 20 DAY OF October, 1999, AT 10:32 A.M. IN BOOK 8 OF MAPS AT PAGES 137 & 138 AT THE REQUEST OF THE COUNTY SURVEYOR.

JUDITH WELLS
COUNTY CLERK

Judith Wells
BY: *Patty Samuel*
DEPUTY

Fee \$105
File No. 8293

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

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
15 YELLOWSTONE DRIVE • CHICO, CALIFORNIA 95973-5811

OCTOBER, 1998

96138

SHEET 1 OF 2