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REVISIONS:

NO.	DATE	REMARKS
1	8/15/22	T.O.Y. CORRECTIONS
2	1/20/23	T.O.Y. CORRECTIONS
3	4/19/23	T.O.Y. CORRECTIONS
4	5/22/23	UTILITY REVISIONS
7	8/30/23	ADD 02
10	09/28/24	ADD 11
10	09/28/24	ADD 11 REVISION

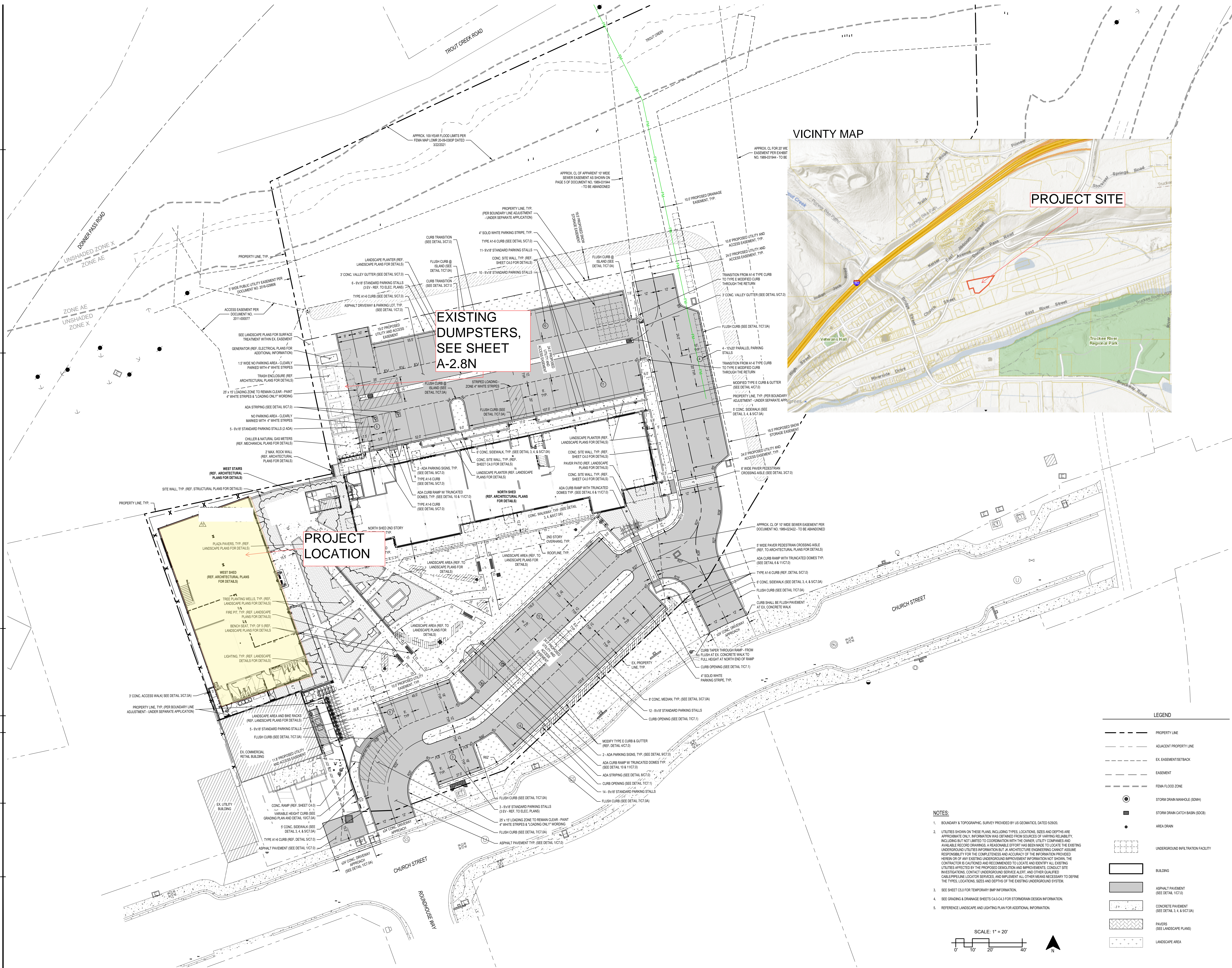
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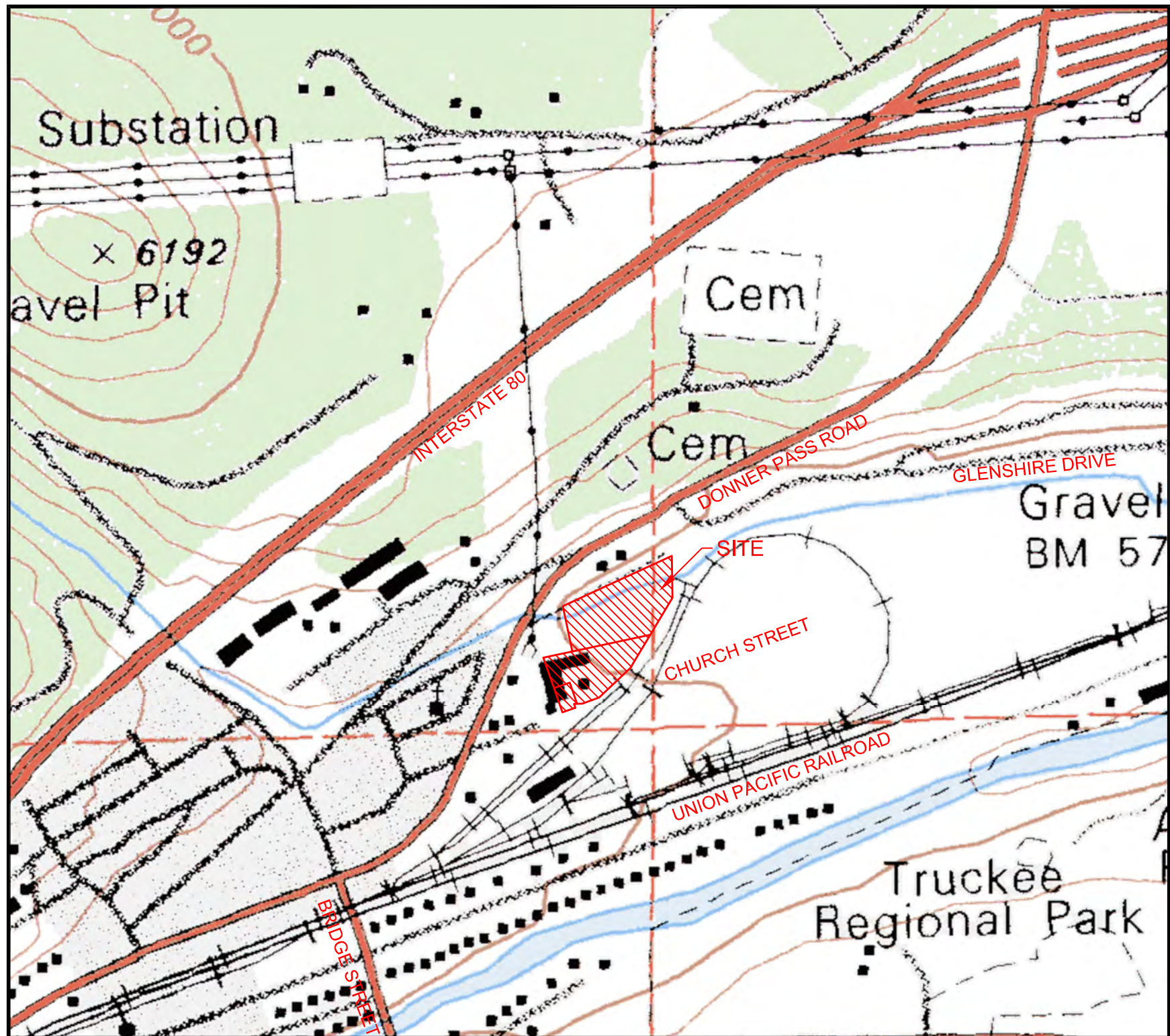
PROJECT
1912
DRAWN

REVIEWED

DATE
FEBRUARY 23, 2022

SITE PLAN
C6.0





VICINITY MAP
(1" = 500')

TITLE REPORT INFORMATION - TITLE REPORT 1:

TITLE INSURANCE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY
5 FIRST AMERICAN WAY
SANTA ANA, CA 92707

FILE NUMBER: 6232550

DATE OF TITLE REPORT: APRIL 27, 2020

PROPERTY ADDRESS: 10242 CHURCH STREET, TRUCKEE, CALIFORNIA

TITLE IS VESTED IN: TRUCKEE-TAHOE LUMBER COMPANY, A CALIFORNIA CORPORATION

LEGAL DESCRIPTION:

REAL PROPERTY IN THE TOWN OF TRUCKEE, COUNTY OF NEVADA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PART OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 16 EAST, M.D.B.&M., AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THIS PARCEL MONUMENTED WITH A 5/8 INCH REBAR WITH A PLASTIC CAP MARKED R.C.E. 32239 FROM WHICH CORNER THE SOUTHEAST CORNER OF SECTION 10 BEARS NORTH 87° 54' 26" EAST 314.97 FEET ALONG THE SOUTH LINE OF SECTION 10; THENCE FROM SAID POINT OF BEGINNING NORTH 47° 42' 30" EAST, 200.00 FEET; THENCE NORTH 32° 05' 00" EAST, 157.00 FEET; THENCE SOUTH 77° 55' 00" WEST 434.55 FEET MORE OR LESS TO A POINT IN LINE WITH A CHAIN LINK FENCE MARKING THE EAST LINE OF SIERRA PACIFIC POWER CO., PROPERTY AS DESCRIBED IN NEVADA COUNTY OFFICIAL RECORDS AT BOOK 4, PAGE 241; THENCE ALONG SAID FENCE, SOUTH 19° 32' 14" EAST 125.04 TO A POINT ON THE NORTH LINE OF THE SOUTH AS DESCRIBED IN NEVADA COUNTY OFFICIAL RECORDS AT DOC. NO. 87-13661; THENCE NORTH 71° 00' 00" EAST 64.34 FEET; THENCE SOUTH 19° 00' 00" EAST 86.76 FEET TO THE SOUTH LINE OF SECTION 10; THENCE NORTH 87° 54' 26" EAST 62.73 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE TOWN OF TRUCKEE, A MUNICIPAL CORPORATION OF THE STATE OF CALIFORNIA, IN GRANT DEED RECORDED MAY 1, 2018, INSTRUMENT NO. 2018-8432 OF OFFICIAL RECORDS.

APN: 019-030-08-000

EXCEPTIONS TO COVERAGE - TITLE REPORT 1:

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2020-2021, A LIEN NOT YET DUE OR PAYABLE.
[NOT PLOTTABLE]
2. ASSESSMENT LIENS, IF APPLICABLE, COLLECTED WITH THE GENERAL AND SPECIAL TAXES, INCLUDING BUT NOT LIMITED TO THOSE DISCLOSED BY THE REFLECTION OF THE FOLLOWING ON THE TAX ROLL:
COMMUNITY FACILITIES DISTRICT TRUCKEE FPD FIRE SUPPRESSION ASMT.
[NOT PLOTTABLE]
3. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
[NOT PLOTTABLE]
4. AN EASEMENT FOR PIPES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 6, 1917 AS BOOK 125, PAGE 450 OF OFFICIAL RECORDS.
IN FAVOR OF: H.C. LICHTENBERGER
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
[NOT PLOTTABLE - THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM THE RECORD DOCUMENT]
5. AN EASEMENT FOR SANITARY SEWERS AND INCIDENTAL PURPOSES, RECORDED AUGUST 18, 1989 AS INSTRUMENT NO. 89-23422 OF OFFICIAL RECORDS.
IN FAVOR OF: TRUCKEE SANITATION DISTRICT
AFFECTS: AS DESCRIBED THEREIN
[SEE SHEETS 2 & 3]
6. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED APRIL 23, 1991 IN BOOK 10, PAGE 293 OF RECORD OF SURVEYS.
[NOT PLOTTABLE]
7. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED DECEMBER 8, 1997 IN BOOK 12, PAGE 36 OF RECORD OF SURVEYS.
[NOT PLOTTABLE]

EXCEPTIONS TO COVERAGE CONT. - TITLE REPORT 1:

8. AN OFFER OF DEDICATION AND ACCEPTANCE FOR WATER SYSTEM AND INCIDENTAL PURPOSES, RECORDED MAY 13, 2003 AS INSTRUMENT NO. 2003-24676 OF OFFICIAL RECORDS.
TO: TRUCKEE DONNER UTILITY DISTRICTS
[NOT PLOTTABLE]
9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED DEVELOPMENT AGREEMENT, EXECUTED BY AND BETWEEN TRUCKEE DEVELOPMENT ASSOCIATES, LLC AND THE CITY OF TRUCKEE, RECORDED JANUARY 11, 2016, AS INSTRUMENT NO. 2016-447 OF OFFICIAL RECORDS.
[NOT PLOTTABLE]
10. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$8,250,000.00 RECORDED SEPTEMBER 14, 2018 AS INSTRUMENT NO. 20180018192 OF OFFICIAL RECORDS.
DATED: SEPTEMBER 04, 2018
TRUSTOR: TRUCKEE-TAHOE LUMBER COMPANY, A CALIFORNIA CORPORATION
TRUSTEE: FIRST AMERICAN TITLE COMPANY
BENEFICIARY: PLUMAS BANK
AFFECTS: THE LAND AND OTHER PROPERTY.
THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT" RECORDED SEPTEMBER 26, 2018 AS INSTRUMENT NO. 20180018860 OF OFFICIAL RECORDS.
THE EFFECT OF A DOCUMENT ENTITLED "SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE" RECORDED FEBRUARY 06, 2019 AS INSTRUMENT NO. 20190002324 OF OFFICIAL RECORDS.
NOTE: THE COMPANY WILL REQUIRE SATISFACTORY PROOF OF FULL PAYMENT OF THE DEBT SECURED BY SAID MORTGAGE OR DEED OF TRUST PRIOR TO REMOVING THIS EXCEPTION OR INSURING THE CONTEMPLATED TRANSACTION.
[NOT PLOTTABLE]
11. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$1,000,000.00 RECORDED FEBRUARY 13, 2020 AS INSTRUMENT NO. 20200003498 OF OFFICIAL RECORDS.
DATED: APRIL 01, 2019
TRUSTOR: TRUCKEE-TAHOE LUMBER COMPANY, A CALIFORNIA CORPORATION
TRUSTEE: PLACER TITLE COMPANY
BENEFICIARY: FIWP LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
a. IF THIS DEED OF TRUST IS TO BE ELIMINATED IN THE POLICY OR POLICIES CONTEMPLATED BY THIS REPORT/COMMITMENT, THE COMPANY WILL REQUIRE THE FOLLOWING FOR REVIEW PRIOR TO THE RECDATION OF ANY DOCUMENTS OR THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE:
i. ORIGINAL NOTE AND DEED OF TRUST.
ii. PAYOFF DEMAND STATEMENT SIGNED BY ALL PRESENT BENEFICIARIES.
iii. REQUEST FOR RECONVEYANCE OR SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE MUST BE SIGNED BY ALL PRESENT BENEFICIARIES AND MUST BE NOTARIZED BY A FIRST AMERICAN APPROVED NOTARY.
b. IF THE PAYOFF DEMAND STATEMENT OR THE REQUEST FOR RECONVEYANCE IS TO BE SIGNED BY A SERVIER, WE WILL ALSO REQUIRE A FULL COPY OF THE LOAN SERVING AGREEMENT EXECUTED BY ALL PRESENT BENEFICIARIES.
c. IF ANY OF THE BENEFICIAL INTEREST IS PRESENTLY HELD BY TRUSTEES UNDER A TRUST AGREEMENT, WE WILL REQUIRE A CERTIFICATION PURSUANT TO SECTION 181005 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY.
[NOT PLOTTABLE]
12. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE TRUCKEE REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY VARIOUS DOCUMENTS OF RECORD.
DATED: JANUARY 25, 2019
TRUSTOR: TRUCKEE-TAHOE LUMBER COMPANY, A CALIFORNIA CORPORATION
TRUSTEE: TIGOR TITLE OF NEVADA, INC
BENEFICIARY: MUTUAL OF OMAHA BANK
THE ABOVE DEED OF TRUST STATES THAT IT SECURES AN EQUITY LINE/REVOLVING LINE OF CREDIT.
[NOT PLOTTABLE]

EXCEPTIONS TO COVERAGE - TITLE REPORT 2:

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2020-2021, A LIEN NOT YET DUE OR PAYABLE.
[NOT PLOTTABLE]
2. TAXES AND ASSESSMENTS, IF ANY, OF THE TAHOE-TRUCKEE SANITATION AGENCY AND TRUCKEE SANITARY DISTRICT.
[NOT PLOTTABLE]
3. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
[NOT PLOTTABLE]
4. AN EASEMENT FOR PIPES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 06, 1917 IN BOOK 125 OF DEEDS, PAGE 450.
IN FAVOR OF: H.C. LICHTENBERGER
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
[NOT PLOTTABLE - THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM THE RECORD DOCUMENT]
5. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED ON APRIL 23, 1991 IN BOOK 10, PAGE 293 OF RECORD OF SURVEYS.
[NOT PLOTTABLE]
6. AN EASEMENT FOR PARKING AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 05, 1997 AS INSTRUMENT NO. 1997-030751 OF OFFICIAL RECORDS.
IN FAVOR OF: TRUCKEE-TAHOE LUMBER COMPANY, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN
[SEE SHEETS 2 & 3]
7. AN EASEMENT FOR WATER FACILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 13, 2003 AS INSTRUMENT NO. 2003-0024675 OF OFFICIAL RECORDS.
IN FAVOR OF: TRUCKEE DONNER PUBLIC UTILITY DISTRICT
AFFECTS: AS DESCRIBED THEREIN
[SEE SHEET 2]
8. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT" RECORDED SEPTEMBER 26, 2018 AS INSTRUMENT NO. 2018-18859 OF OFFICIAL RECORDS.
THE EFFECT OF A DOCUMENT ENTITLED "SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE" RECORDED FEBRUARY 6, 2019 AS INSTRUMENT NO. 2019-2325 OF OFFICIAL RECORDS.
NOTE: THE COMPANY WILL REQUIRE SATISFACTORY PROOF OF FULL PAYMENT OF THE DEBT SECURED BY SAID MORTGAGE OR DEED OF TRUST PRIOR TO REMOVING THIS EXCEPTION OR INSURING THE CONTEMPLATED TRANSACTION.
[NOT PLOTTABLE]
9. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$8,250,000.00 RECORDED SEPTEMBER 14, 2018 AS INSTRUMENT NO. 2018-18193 OF OFFICIAL RECORDS.
DATED: SEPTEMBER 4, 2018
TRUSTOR: TRUCKEE-TAHOE LUMBER COMPANY, A CALIFORNIA CORPORATION
TRUSTEE: FIRST AMERICAN TITLE COMPANY
BENEFICIARY: PLUMAS BANK
[NOT PLOTTABLE]
10. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT" RECORDED SEPTEMBER 26, 2018 AS INSTRUMENT NO. 2018-18859 OF OFFICIAL RECORDS.
THE EFFECT OF A DOCUMENT ENTITLED "SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE" RECORDED FEBRUARY 6, 2019 AS INSTRUMENT NO. 2019-2325 OF OFFICIAL RECORDS.
NOTE: THE COMPANY WILL REQUIRE SATISFACTORY PROOF OF FULL PAYMENT OF THE DEBT SECURED BY SAID MORTGAGE OR DEED OF TRUST PRIOR TO REMOVING THIS EXCEPTION OR INSURING THE CONTEMPLATED TRANSACTION.
[NOT PLOTTABLE]
11. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$1,000,000.00 RECORDED JANUARY 28, 2019 AS INSTRUMENT NO. 2019-1799 OF OFFICIAL RECORDS.
DATED: JANUARY 25, 2019
TRUSTOR: TRUCKEE-TAHOE LUMBER COMPANY, A CALIFORNIA CORPORATION
TRUSTEE: TIGOR TITLE OF NEVADA, INC
BENEFICIARY: MUTUAL OF OMAHA BANK
THE ABOVE DEED OF TRUST STATES THAT IT SECURES AN EQUITY LINE/REVOLVING LINE OF CREDIT.
[NOT PLOTTABLE]

ALTA/NSPS LAND TITLE SURVEY FOR EASTERN SIERRA ENGINEERING TRUCKEE-TAHOE LUMBER COMPANY, A CALIFORNIA CORPORATION

10198 & 10242 CHURCH STREET, TRUCKEE, CALIFORNIA & 10322 TROUT CREEK ROAD, TRUCKEE, CALIFORNIA

TITLE REPORT INFORMATION - TITLE REPORT 2:

TITLE INSURANCE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY
5 FIRST AMERICAN WAY
SANTA ANA, CA 92707

FILE NUMBER: 6232559

DATE OF TITLE REPORT: APRIL 27, 2020

PROPERTY ADDRESS: 10108 CHURCH STREET, TRUCKEE, CALIFORNIA

TITLE IS VESTED IN: TRUCKEE-TAHOE LUMBER COMPANY, A CALIFORNIA CORPORATION

LEGAL DESCRIPTION:

REAL PROPERTY IN THE TOWN OF TRUCKEE, COUNTY OF NEVADA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 16 EAST, M.D.M., AND A PORTION OF BLOCK "E" OF THE TOWN OF TRUCKEE SITUATED IN SECTION 15, TOWNSHIP 17 NORTH, RANGE 16 EAST, M.D.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THIS PARCEL, MONUMENTED WITH A 5/8 INCH REBAR WITH A PLASTIC CAP MARKED R.C.E. 32239 FROM WHICH CORNER THE SOUTHEAST CORNER OF SECTION 10 BEARS N. 87° 54' 26" E. 445.37 FEET ALONG THE SOUTH LINE OF SECTION 10; THENCE FROM SAID POINT OF BEGINNING N. 19° 00' 00" W., 67.08 FEET; THENCE N. 71° 00' 00" E. 64.745 FEET ALONG THE SOUTH LINE OF THAT PARCEL DESCRIBED AT NEVADA COUNTY OFFICIAL RECORDS IN DOC. NO. 92-18984; THENCE S. 19° 00' 00" E. 86.76 FEET TO THE SOUTH LINE OF SECTION 10; THENCE S. 87° 54' 26" W. 12.07 FEET ALONG THE SOUTH LINE OF SECTION 10; THENCE S. 19° 00' 00" E. 16.13 FEET; THENCE S. 71° 00' 00" W. 53.20 FEET; THENCE N. 19° 00' 00" W., 32.30 FEET TO THE POINT OF BEGINNING.

ALSO SHOWN AS PARCEL 2 ON THE RECORD OF SURVEY FOR BOUNDARY LOCATION AND LOT LINE ADJUSTMENT, RECORDED IN BOOK 12 OF SURVEYS AT PAGE 36, NEVADA COUNTY RECORDS.

APN: 019-030-010-000

EXCEPTIONS TO COVERAGE CONT. - TITLE REPORT 2:

11. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE TRUCKEE REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY VARIOUS DOCUMENTS OF RECORD.
[NOT PLOTTABLE]
12. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
[NOT PLOTTABLE]
13. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.
[NOT PLOTTABLE]
14. PRIOR TO CLOSING, THE COMPANY MUST CONFIRM WHETHER THE COUNTY RECORDING OFFICE IN WHICH THE LAND IS LOCATED HAS CHANGED ITS ACCESS POLICIES DUE TO THE COVID-19 OUTBREAK. IF RECORDING HAS BEEN RESTRICTED, SPECIFIC UNDERWRITING APPROVAL IS REQUIRED; AND, ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE MADE.
[NOT PLOTTABLE]

TITLE REPORT INFORMATION - TITLE REPORT 3:

TITLE INSURANCE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY
5 FIRST AMERICAN WAY
SANTA ANA, CA 92707

FILE NUMBER: 6232569

DATE OF TITLE REPORT: APRIL 27, 2020

PROPERTY ADDRESS: 10322 TROUT CREEK ROAD, TRUCKEE, CALIFORNIA

TITLE IS VESTED IN: TRUCKEE-TAHOE LUMBER COMPANY, A CALIFORNIA CORPORATION

LEGAL DESCRIPTION:

REAL PROPERTY IN THE TOWN OF TRUCKEE, COUNTY OF NEVADA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 16 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THE GRANT DEED TO SIERRA PACIFIC POWER COMPANY, RECORDED NOVEMBER 18, 1958 IN BOOK 253 AT PAGE 108, OFFICIAL RECORDS NEVADA COUNTY.

EXCEPTING THEREFROM A PORTION OF THAT PARCEL OF LAND AS DESCRIBED IN THE GRANT DEED TO SIERRA PACIFIC POWER COMPANY, RECORDED NOVEMBER 18, 1958 IN BOOK 253 AT PAGE 108, OFFICIAL RECORDS NEVADA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID SIERRA PACIFIC POWER COMPANY PARCEL, ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF DONNER PASS ROAD AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 14 OF SURVEYS AT PAGE 93, NEVADA COUNTY RECORDS; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY, THE TWO (2) CONSECUTIVE COURSES AND DISTANCES:

1. ALONG AN ARC OF A 1,260.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT FOR A DISTANCE OF 27.65 FEET, WITH A RADIAL BEARING OF NORTH 53°24'56" WEST AND HAVING A CENTRAL ANGLE OF 1°15'27", BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 37°12'48" EAST 27.65 FEET;
2. NORTH 63°39'36" EAST 71.77 FEET TO THE NORTHEASTERLY CORNER OF THE PARCEL BEING DESCRIBED; THENCE LEAVING SAID RIGHT OF WAY ALONG THE EASTERLY BOUNDARY OF THE PARCEL BEING DESCRIBED SOUTH 11° 55' 29" EAST 181.12 FEET TO THE SOUTHERLY BOUNDARY OF SAID SIERRA PACIFIC POWER COMPANY PARCEL; THENCE ALONG SAID SOUTHERLY BOUNDARY SOUTH 70° 41' 39" WEST 86.90 FEET TO THE SOUTHWESTERLY CORNER OF SAID SIERRA PACIFIC POWER COMPANY PARCEL; THENCE LEAVING SAID SOUTHERLY BOUNDARY NORTH 13° 18' 24" WEST ALONG THE WESTERLY BOUNDARY OF SAID SIERRA PACIFIC POWER COMPANY PARCEL 147.30 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ANY PORTION OF LAND AS DESCRIBED IN THE GRANT DEED TO THE STATE OF CALIFORNIA, RECORDED JUNE 10, 1949 IN BOOK 140 AT PAGE 110, OFFICIAL RECORDS NEVADA COUNTY.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN GRANT DEED APPROVING A LOT LINE ADJUSTMENT, FILED AS INSTRUMENT NO. 2016-0000089, RECORDED DECEMBER 23, 2016, AS INSTRUMENT NO. 2016029803 OF OFFICIAL RECORDS.

APN: 019-030-051-000

EXCEPTIONS TO COVERAGE - TITLE REPORT 3:

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2020-2021, A LIEN NOT YET DUE OR PAYABLE.
[NOT PLOTTABLE]
2. THE LAND LIES WITHIN THE BOUNDARIES OF PROPOSED COMMUNITY FACILITIES DISTRICT NO. 1991-1, AS DISCLOSED BY A MAP FILED MAY 29, 1991 IN BOOK 1 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS.
[NOT PLOTTABLE]
3. ASSESSMENT LIENS, IF APPLICABLE, COLLECTED WITH THE GENERAL AND SPECIAL TAXES, INCLUDING BUT NOT LIMITED TO THOSE DISCLOSED BY THE REFLECTION OF THE FOLLOWING ON THE TAX ROLL:
COMMUNITY FACILITIES DISTRICT TRUCKEE FPD FIRE SUPPRESSION ASMT.
[NOT PLOTTABLE]
4. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
[NOT PLOTTABLE]
5. RESERVATION IN DEED DATED APRIL 8, 1940, RECORDED MAY 17, 1940, IN BOOK 700 OF OFFICIAL RECORDS, AT PAGE 317, EXECUTED BY JOSEPH H. SANDERS AND VERA MAE SANDERS, HIS WIFE, TO JOE MATTOS, AS FOLLOWS:
"SUBJECT TO THE RIGHT OF WAY GRANTED TO THE TRUCKEE RIVER POWER CO., SUBJECT TO THE RIGHT OF WAY RESERVED FOR PIPE LINE OF SANDERS AND GEBHART."
[NOT PLOTTABLE - THE RECORD DOCUMENT AS PROVIDED IS ILLEGIBLE]
6. AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 17, 1972 AS BOOK 593, PAGE 409 OF OFFICIAL RECORDS.
[SEE SHEETS 2 & 3]
7. AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 16, 1989 AS INSTRUMENT NO. 1989-023422 OF OFFICIAL RECORDS.
[SEE SHEETS 2 & 3]

EXCEPTIONS TO COVERAGE CONT. - TITLE REPORT 3:

8. AN EASEMENT FOR A SINGLE SANITARY SEWER UNDERGROUND PIPELINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 30, 1989 AS INSTRUMENT NO. 1989-031944 OF OFFICIAL RECORDS.
[SEE SHEETS 2 & 3]
9. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED BOOK 10, PAGE 293 OF RECORD OF SURVEYS.
[NOT PLOTTABLE]
10. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "ACCESS EASEMENT AGREEMENT" RECORDED JANUARY 3, 2011 AS INSTRUMENT NO. 2011000077 OF OFFICIAL RECORDS.
[SEE SHEETS 2 & 3]
11. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RESTORATION AND DRAINAGE EASEMENT" RECORDED JUNE 28, 2011 AS INSTRUMENT NO. 2011015149 OF OFFICIAL RECORDS.
[SEE SHEETS 2 & 3]
12. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT GRANTING RIGHT OF ENTRY AND PERMANENT EASEMENT FOR DRAINAGE AND RELATED PURPOSES" RECORDED JULY 12, 2011 AS INSTRUMENT NO. 2011016132 OF OFFICIAL RECORDS.
[NOT PLOTTABLE - DOES NOT AFFECT THE SURVEYED PROPERTY]
13. AN EASEMENT FOR ELECTRICAL FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 23, 2016 AS INSTRUMENT NO. 2016029806 OF OFFICIAL RECORDS.
[SEE SHEETS 2 & 3]
14. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$8,250,000.00 RECORDED SEPTEMBER 14, 2018 AS INSTRUMENT NO. 2018018192 OF OFFICIAL RECORDS.
DATED: SEPTEMBER 04, 2018
TRUSTOR: TRUCKEE-TAHOE LUMBER COMPANY, A CALIFORNIA CORPORATION
TRUSTEE: FIRST AMERICAN TITLE COMPANY
BENEFICIARY: PLUMAS BANK
AFFECTS: THE LAND AND OTHER PROPERTY.
THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT" RECORDED SEPTEMBER 26, 2018 AS INSTRUMENT NO. 2018018860 OF OFFICIAL RECORDS.
THE EFFECT OF A DOCUMENT ENTITLED SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE, RECORDED FEBRUARY 06, 2019 AS INSTRUMENT NO. 20190002324 OF OFFICIAL RECORDS.
NOTE: THE COMPANY WILL REQUIRE SATISFACTORY PROOF OF FULL PAYMENT OF THE DEBT SECURED BY SAID MORTGAGE OR DEED OF TRUST PRIOR TO REMOVING THIS EXCEPTION OR INSURING THE CONTEMPLATED TRANSACTION.
[NOT PLOTTABLE]
15. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.
[NOT PLOTTABLE]
16. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
[NOT PLOTTABLE]
17. ANY CLAIM THAT ANY PORTION OF THE LAND IS BELOW THE ORDINARY HIGH WATER MARK WHERE IT WAS LOCATED PRIOR TO ANY ARTIFICIAL OR AVULSIVE CHANGES IN THE LOCATION OF THE SHORELINE OR RIVERBANK.
[NOT PLOTTABLE]
18. ANY CLAIM THAT ANY PORTION OF THE LAND IS OR WAS FORMERLY TIDELANDS OR SUBMERGED LANDS.
[NOT PLOTTABLE]
19. ANY RIGHTS, INTERESTS, OR EASEMENTS IN FAVOR OF THE PUBLIC, WHICH EXIST OR ARE CLAIMED TO EXIST OVER ANY PORTION OF SAID LAND COVERED BY WATER, INCLUDING A PUBLIC RIGHT OF ACCESS TO THE WATER.
[NOT PLOTTABLE]
20. THE NEW LENDER, IF ANY, FOR THIS TRANSACTION MAY BE A NON-INSTITUTIONAL LENDER, IF SO, THE COMPANY WILL REQUIRE THE DEED OF TRUST TO BE SIGNED BEFORE A FIRST AMERICAN APPROVED NOTARY.
[NOT PLOTTABLE]

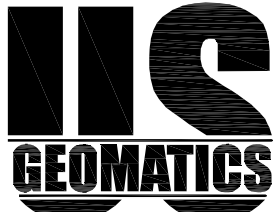
SURVEYOR'S CERTIFICATE

TO EASTERN SIERRA ENGINEERING, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 10(a), 11, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 9, 2020.



DATE OF PLAT OR MAP: _____
GLEN C. ARMSTRONG, PLS
CALIFORNIA CERTIFICATE NO. 8692



P.O. Box 3299
Reno, NV 89505
P. 775.786.5111
www.usgeomatics.com
info@usgeomatics.com

Rev.	Date	Description	By	Appd.
1	07-14-2020	REVISED NORTHERLY BOUNDARY TO MATCH RECORD OF SURVEY	DJM	
2	09-02-2020	ADDED SANITARY AND STORM DRAIN LINE, ADDITIONAL UTILITIES	DJM	
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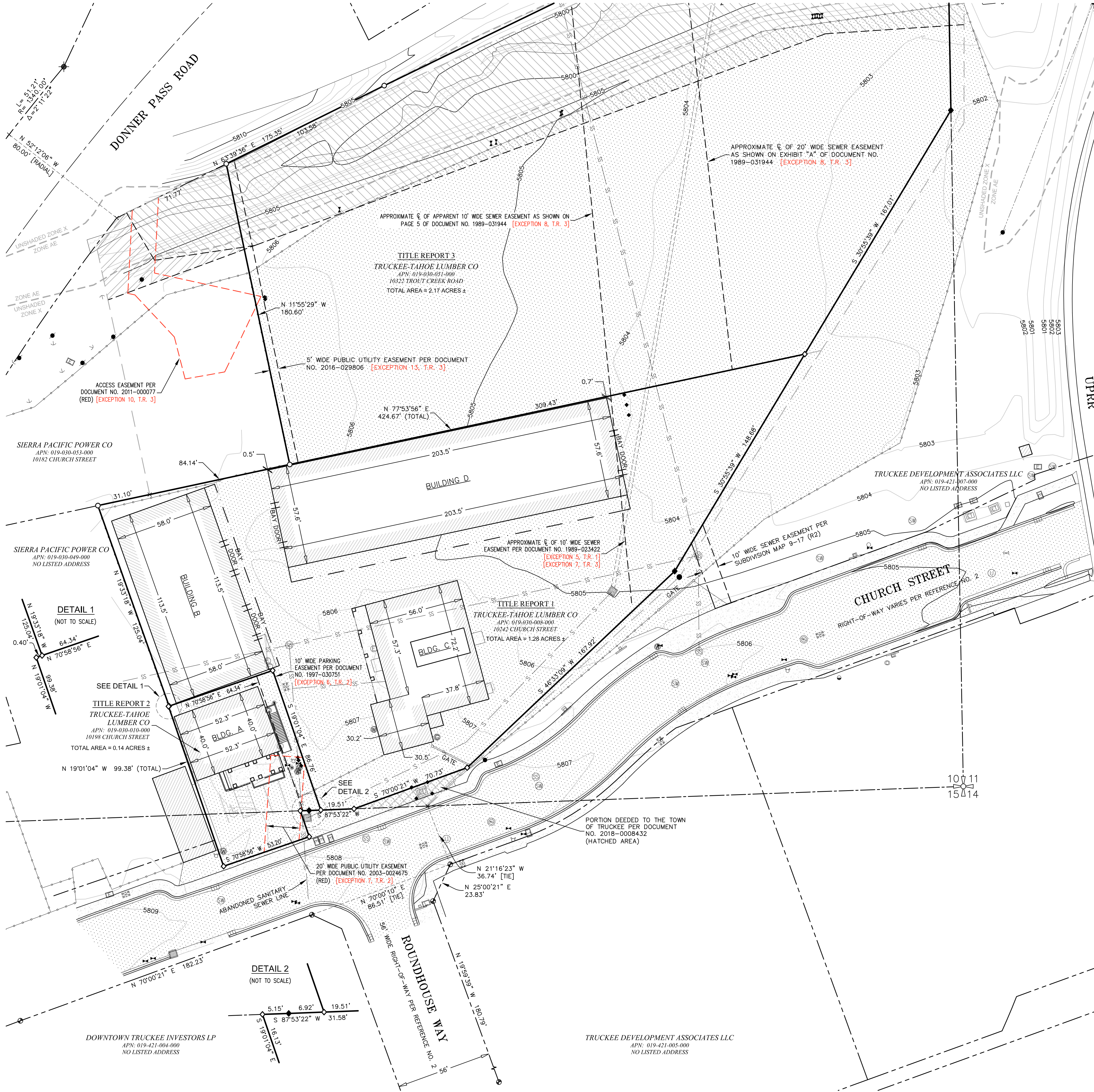
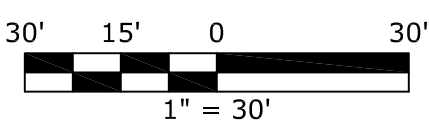
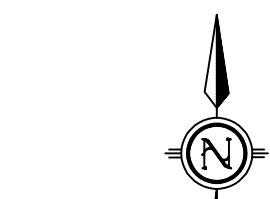
REVISIONS

ALTA/NSPS LAND TITLE SURVEY
EASTERN SIERRA ENGINEERING
A PORTION OF THE SE 1/4 OF SECTION 10 AND
THE NE 1/4 OF SECTION 15, T.17N., R.16E., M.D.M.
TRUCKEE
NEVADA COUNTY
CALIFORNIA

Project No: 258-01-20
Date: 05-29-2020
Drawn by: DJM
Designed by: _____
Checked by: _____
Horiz. scale: _____
Vertical scale: _____
Projection: _____
Horiz. datum: NAD83
Vertical datum: NAVD83

LEGEND:

- SUBJECT TRACT PROPERTY LINES
ORIGINAL LOT LINES
ADJACENT PROPERTY LINES
RIGHT-OF-WAY CENTERLINES
EASEMENT LINES
FOUND 5/8" REBAR, NO CAP OR TAG
FOUND PIN IN CONCRETE MONUMENT
FOUND GIN SPIKE AND WASHER, PLS 8628
FOUND T-BAR WITH TIN CAP, PLS 8628
FOUND NAIL AND TAG, PLS 8628
SET 5/8" REBAR WITH CAP, PLS 8692
SET MAGNAIL AND WASHER, PLS 8692
DIMENSION POINT, NOTHING FOUND OR SET
1-FOOT CONTOURS
FEMA FLOOD ZONE
FENCELINE
SECTION LINES
OVERHEAD WIRES
UNDERGROUND PIPE / CULVERT
UNDERGROUND SANITARY SEWER LINE
UNDERGROUND STORM DRAIN LINE
UTILITY POLE
GUY WIRE
FIRE HYDRANT
WATER METER
WATER VALVE
GAS METER
GAS VALVE
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
CATCH BASIN
DROP INLET
ELECTRIC METER
AT&T MANHOLE
TDPUD UTILITY MANHOLE
ELECTRIC UTILITY BOX
TRANSFORMER
ELECTRIC VAULT
TRAFFIC CONTROL BOX
STREET LIGHT UTILITY BOX
SPIGOT
2 INCH PVC PIPE
STREET SIGN
BOLLARD
ASPHALT
CONCRETE
WATER SURFACE OF TROUT CREEK
DRAINAGE EASEMENT PER DOCUMENT NO. 2011-015149 [EXCEPTION 11, T.R. 3]
DRAINAGE EASEMENT PER BOOK 593, PAGE 409 [EXCEPTION 6, T.R. 3]



NOTES:

- 1) BASIS OF BEARING:
NORTH WAS ESTABLISHED WITH GPS OBSERVATIONS (CALIFORNIA STATE PLANE COORDINATES, ZONE 2, NAD83) OF NGS MONUMENT "TRUCKEE", WHICH HAS COORDINATES PUBLISHED ONLINE BY THE NATIONAL GEODETIC SURVEY. THIS IS IDENTICAL TO THAT OF SUBDIVISION MAP NO. 09-17 (REFERENCE NO. 2). ROTATE THE RECORD BEARINGS AS SHOWN ON RECORD OF SURVEY NO. 12-36 (REFERENCE NO. 1) COUNTER-CLOCKWISE BY 0°01'04" TO OBTAIN THE MEASURED BEARINGS SHOWN HEREON.
- 2) BASIS OF ELEVATION:
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- 3) NO ZONING REPORT OR LETTER FOR THE SURVEYED PROPERTY (APN 019-030-008-000, 019-030-010-000, AND 019-030-051-000) HAS BEEN PROVIDED AS REQUIRED BY TABLE A ITEM 6.
- 4) 3 STANDARD PARKING SPACES AND 1 HANDICAPPED PARKING SPACES WERE OBSERVED WITHIN THE SURVEYED PROPERTY (APN 019-030-008-000, 019-030-010-000, AND 019-030-051-000).
- 5) NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
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BUILDING A DETAILS:

EXTERIOR FOOTPRINT = 2,082 SQ. FT. ±
FINISHED FLOOR ELEVATION = 5,808.0' ±
HEIGHT ABOVE GRADE = 28.1' ±

NOTE: BUILDING HEIGHT MEASURED AT THE NORTHWEST BUILDING CORNER.

BUILDING B DETAILS:

EXTERIOR FOOTPRINT = 6,583 SQ. FT. ±
FINISHED FLOOR ELEVATION = 5,806.5' ±
HEIGHT ABOVE GRADE = 22.8' ±

NOTE: BUILDING HEIGHT MEASURED AT THE NORTHERNMOST BUILDING CORNER.

BUILDING C DETAILS:

EXTERIOR FOOTPRINT = 4,695 SQ. FT. ±
FINISHED FLOOR ELEVATION = 5,806.8' ±
HEIGHT ABOVE GRADE = 26.8' ±

NOTE: BUILDING HEIGHT MEASURED AT THE NORTHEAST BUILDING EDGE AT APEX.

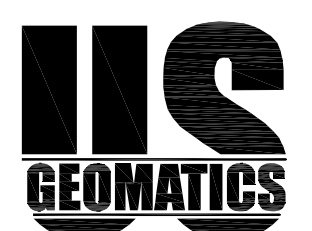
BUILDING D DETAILS:

EXTERIOR FOOTPRINT = 11,722 SQ. FT. ±
FINISHED FLOOR ELEVATION = 5,804.5' ±
HEIGHT ABOVE GRADE = 29.0' ±

NOTE: BUILDING HEIGHT MEASURED AT THE NORTHEAST BUILDING CORNER.

REFERENCES:

- 1) RECORD OF SURVEY NO. 12-36, "RECORD OF SURVEY FOR BOUNDARY LOCATION AND LOT LINE ADJUSTMENT FOR BREEZE AND RUTH CROSS", FILED ON DECEMBER 8, 1997, AS DOCUMENT NO. 37038848
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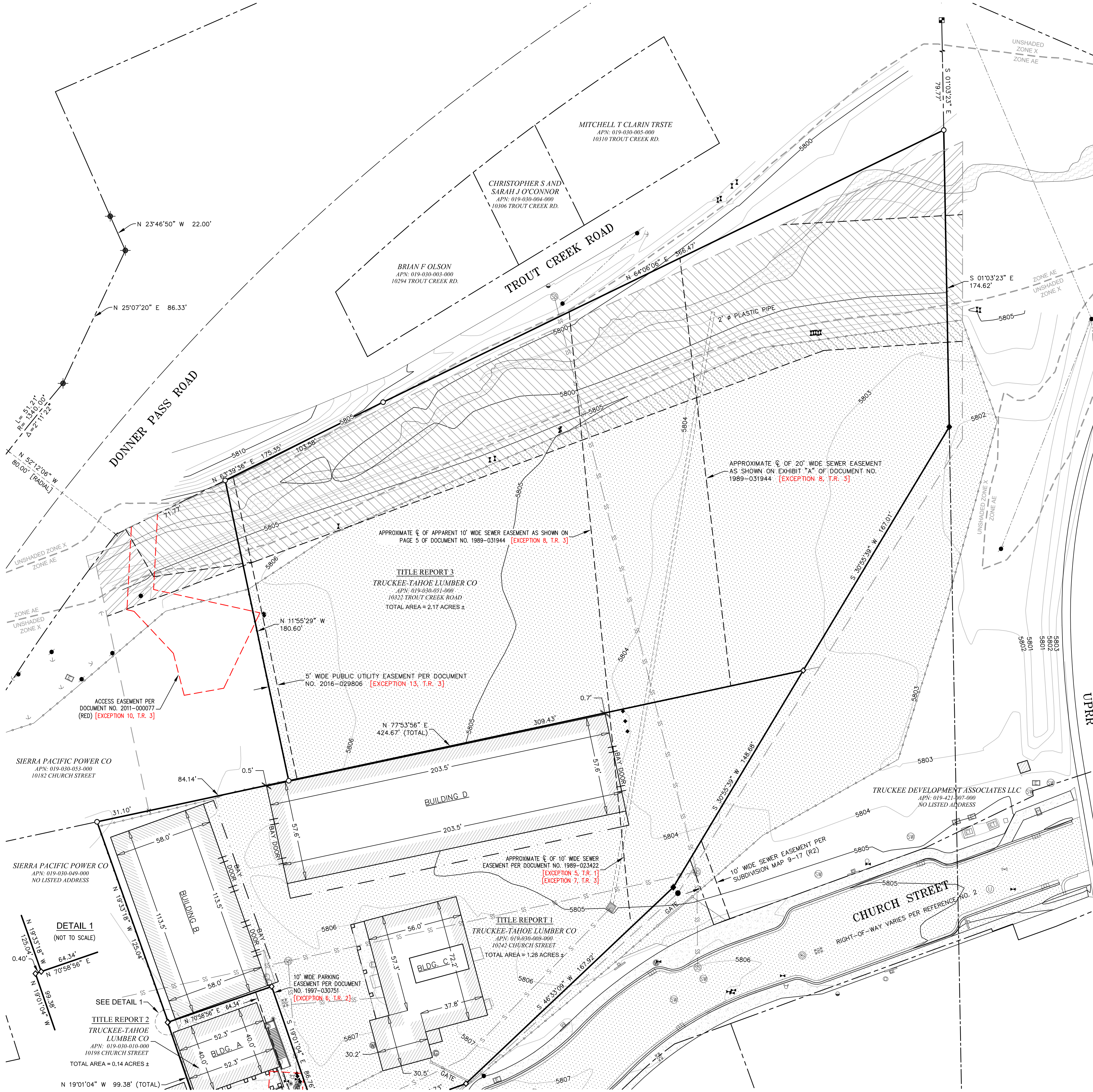
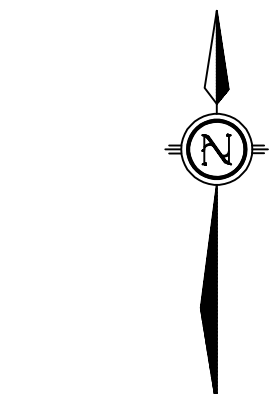
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SHEET
2 OF 3

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- 2) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 06057C0533E, EFFECTIVE FEBRUARY 3, 2010, THE SURVEYED PROPERTY (APN 019-030-008-000, 019-030-010-000, AND 019-030-051-000) IS LOCATED WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, WITH BASE FLOOD ELEVATIONS DETERMINED) AND UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). SEE THIS SHEET FOR A DEPICTION OF WHERE ZONE AE AND UNSHADED ZONE X ARE LOCATED.
- NOTE: THE FEMA FLOOD INSURANCE RATE MAP LISTED ABOVE HAS BEEN MODIFIED BY A LETTER OF MAP REVISION (LOMR), EFFECTIVE MARCH 22, 2021, CASE NO. 20-06-0383P. THE FLOOD ZONE DEPICTIONS SHOWN HEREON ARE REFLECTIVE OF THE MODIFICATIONS SHOWN IN SAID LETTER OF MAP REVISION.
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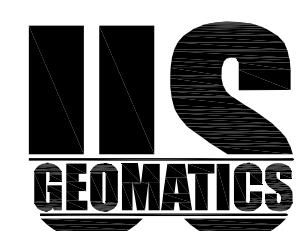
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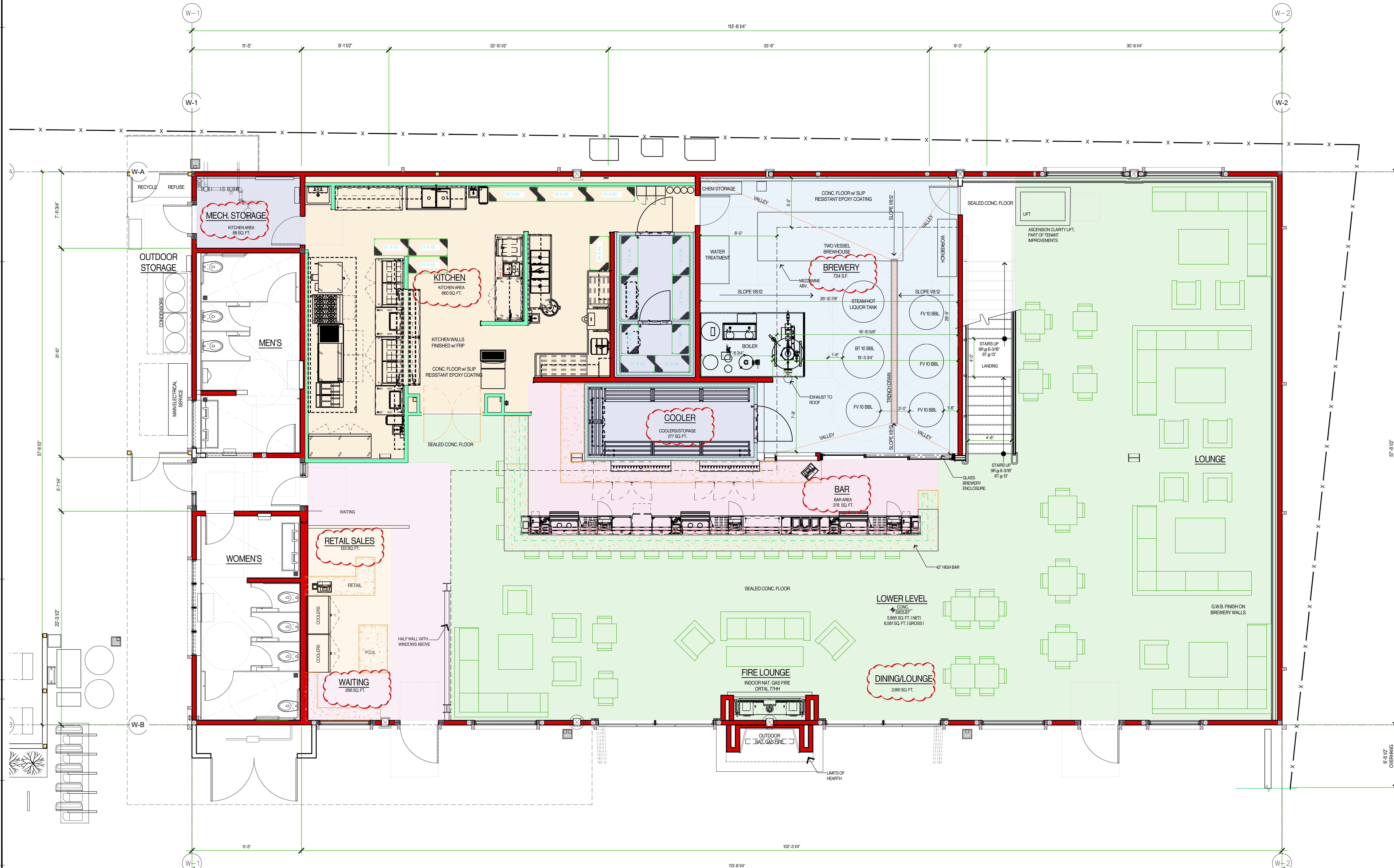
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SHEET
3 OF 3



RYAN GROUP ARCHITECTS

10800
CONNER PASS ROAD
NUMBER 200
TRUCKEE, CA
96161

530 587 3800
RYANGROUP.NET

FIFTY
FIFTY
BREWERY
TENANT
IMPROVEMENTS
AT
THE OLD
LUMBERYARD

AVANTI
AVANTI RESTAURANT
SOLUTIONS, INC.
3115C AIRPORT LOOP DRIVE
COSTA MESA, CA 92626
714.957.2519 714.957.4872

10242 CHURCH ST
TRUCKEE, CA
APR: 19.03.08 19.03.01

ISSUED
FOR
USE PERMIT

NOT FOR CONSTRUCTION
04 | 07 | 25

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IS PROTECTED BY COPYRIGHT.

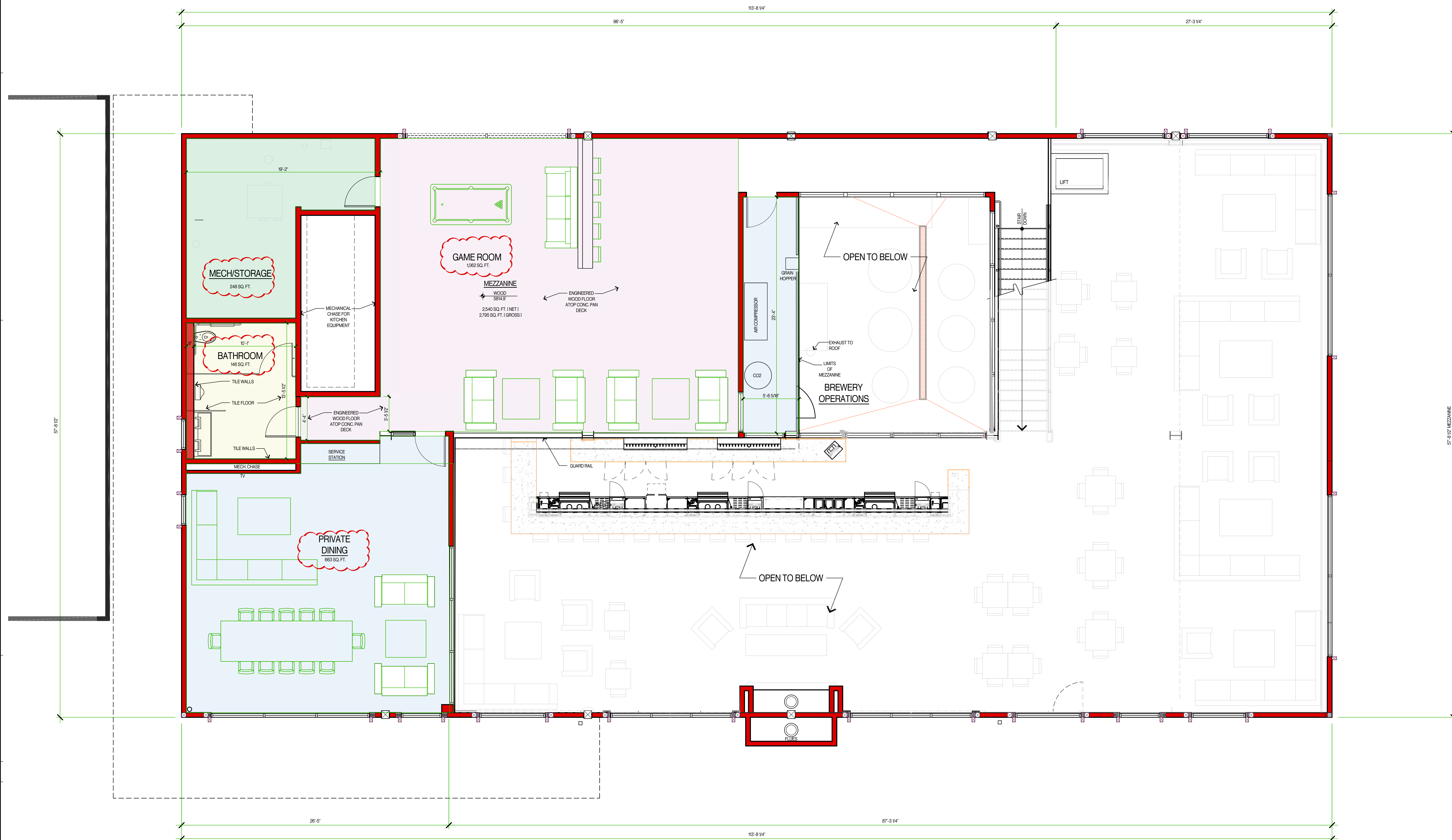
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DRAWN
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REVIEWED

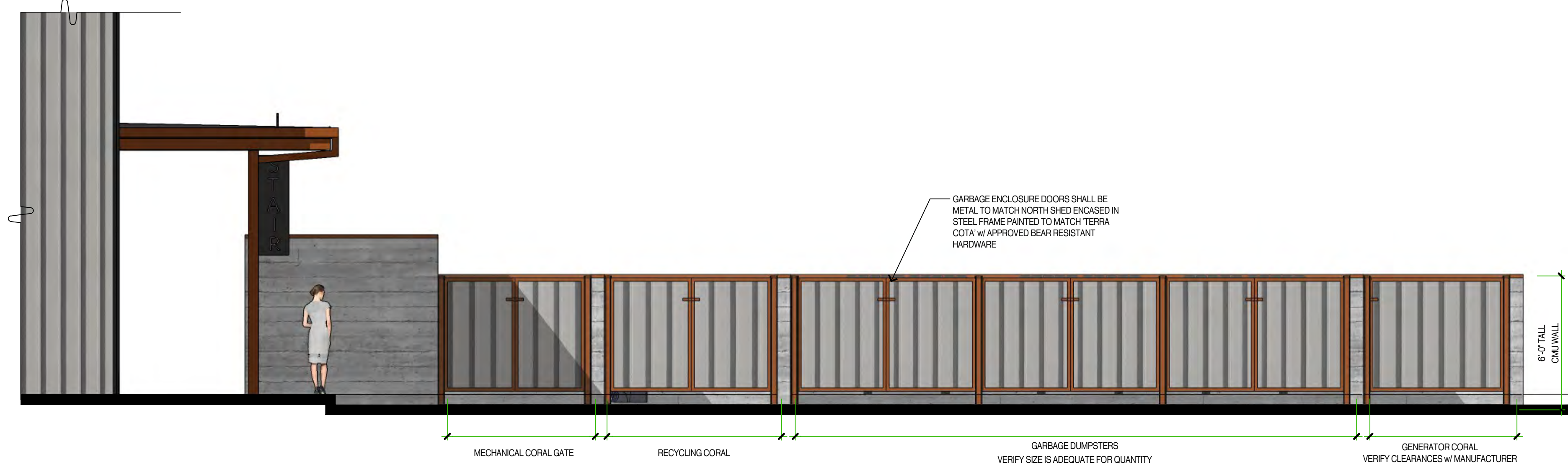
SUBMITTAL DATE
TBD

PLAN NORTH

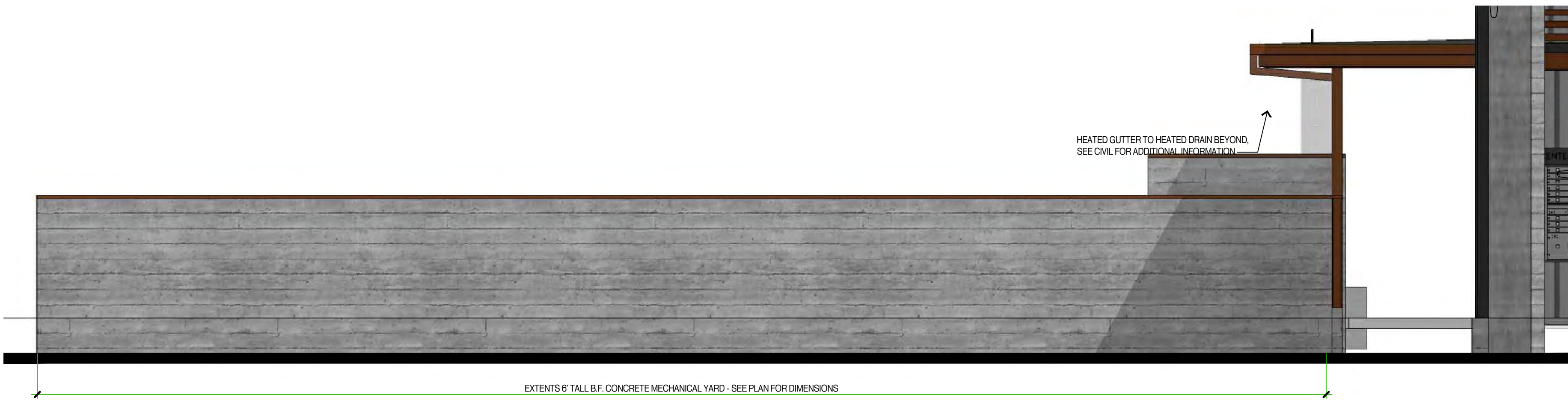
MAIN
LEVEL
FLOOR
PLAN

A - 2.1

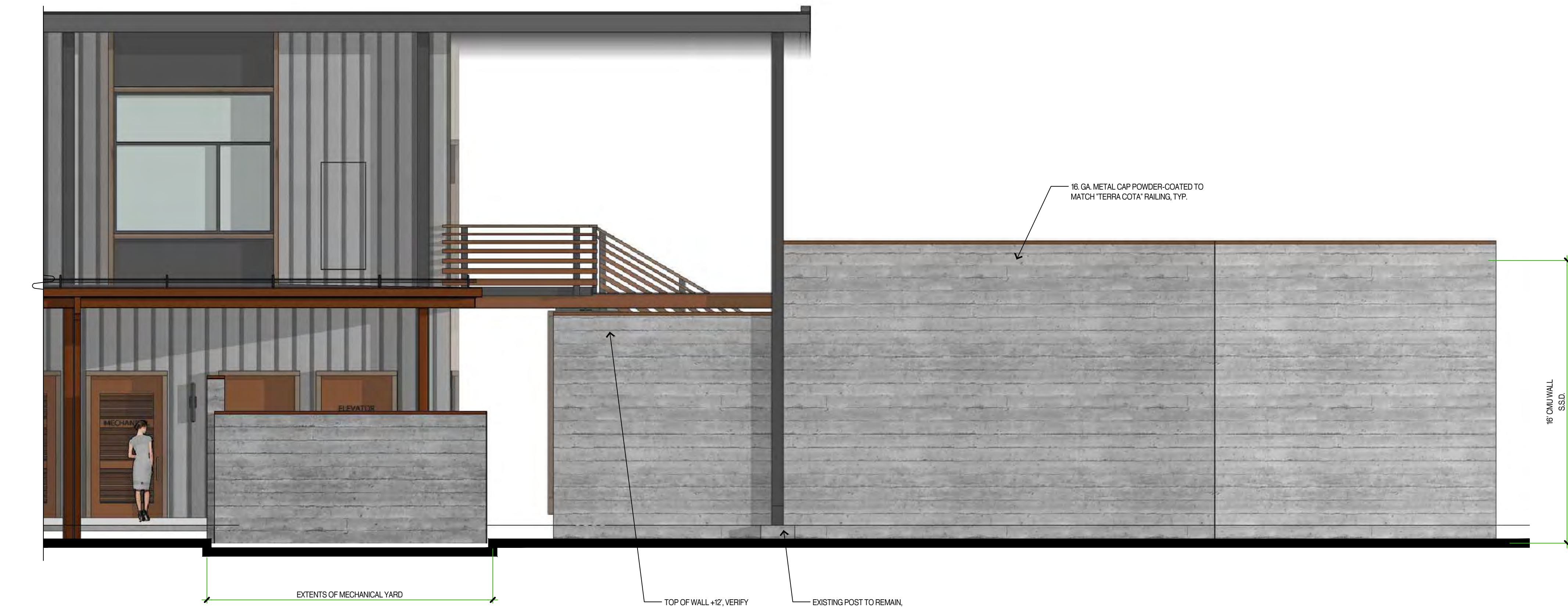




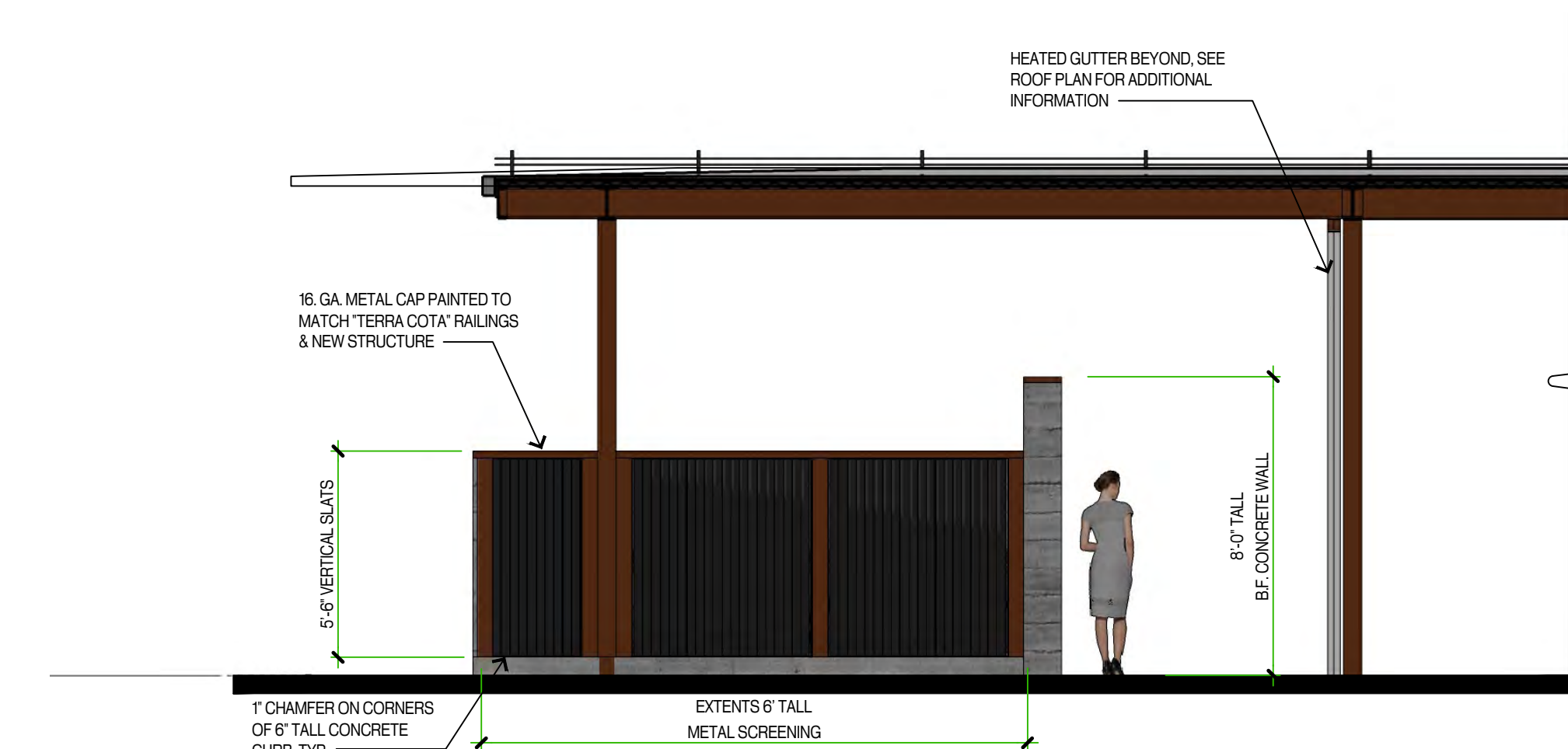
MECHANICAL YARD - EAST ELEVATION



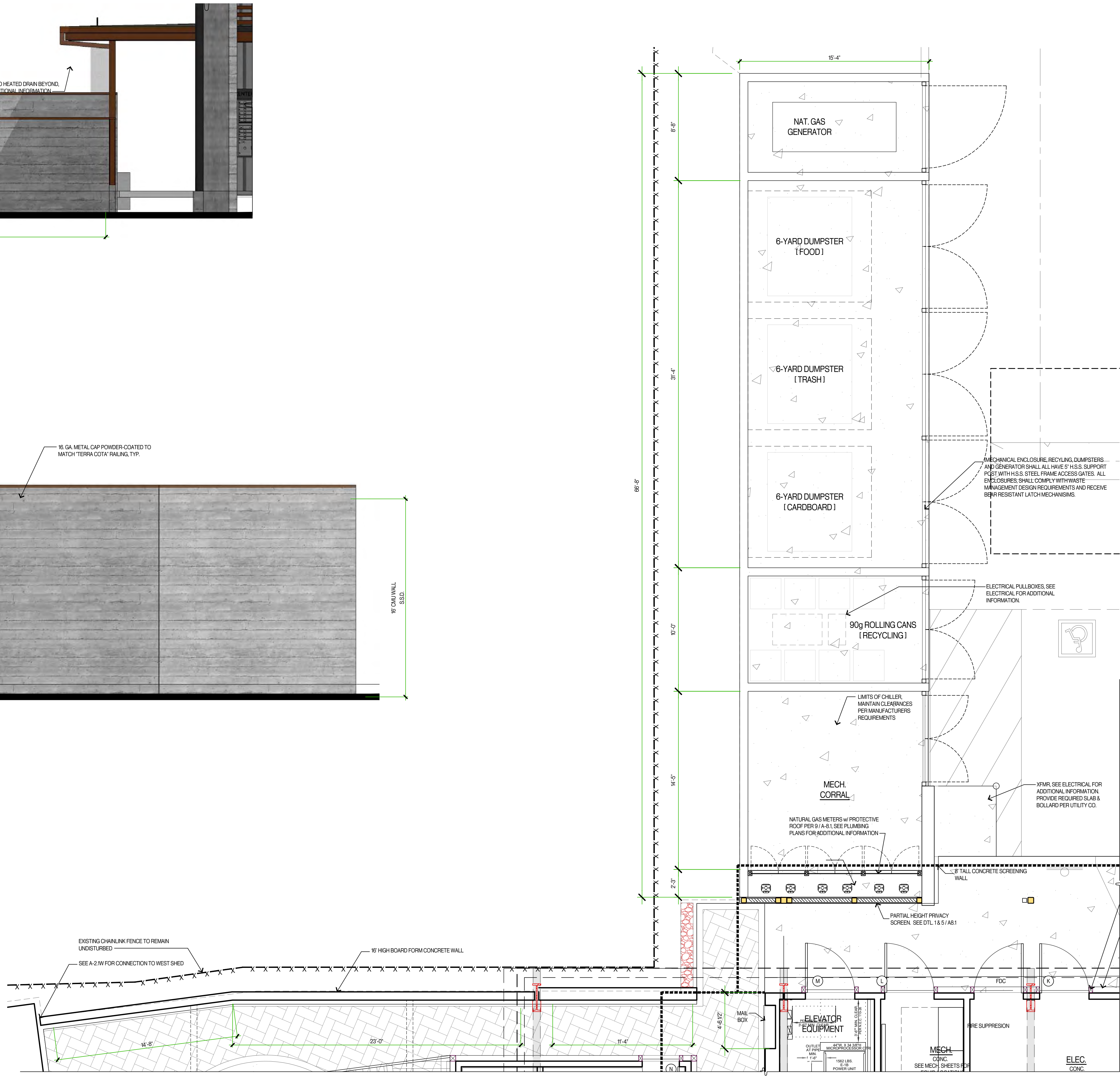
MECHANICAL YARD - WEST ELEVATION



CMU WALL + MECHANICAL YARD - NORTH ELEVATION



METAL SCREENING - HIDDEN SOUTH ELEVATION



MECHANICAL YARD + BRICK WALL - FLOOR PLAN

NO.	DATE	REMARKS
01	09/02/23	T.O.T. CORRECTIONS
02	11/30/23	T.O.T. CORRECTIONS
03	04/16/24	T.O.T. CORRECTIONS
04	05/26/23	T.O.T. CORRECTIONS
05	08/24/23	ELEVATOR LAYOUT
06	08/24/23	STRUCTURAL COR.
07	09/23/23	WEST SHED REVISIONS
08	10/01/23	NORTH SHED REVISIONS
09	11/30/23	NORTH SHED CHANGES
10	12/18/23	WEST SHED GAS METER
11	03/05/24	TOWN RESUBMIT
12	04/16/24	TRIM AND FABRIC
13	07/30/24	MECHANICAL CHANGES
14	10/20/24	WEST SHED REVISIONS
15	12/19/24	CHANGES AND ROOF SCREEN



NE NORTH EAST PERSPECTIVE



SE SOUTH EAST PERSPECTIVE

NO.	DATE	REMARKS

NO.	DATE	REMARKS



SOUTH ELEVATION



EAST ELEVATION + WEST SHED SIGN PROGRAM

EXTERIOR MATERIALS: WEST SHED

CONCRETE: FOUNDATION WALLS & PRIVACY SCREEN CURBS

Material: Board formed Concrete
Finish: Apply a minimum of 2 coats of Thompson Water Seal
Color: Clear

VERTICAL METAL SIDING

Material: PAC-Clad Smooth 11" Reveal Wall Panel 22 Gauge
Finish: Factory Paint
Color: Granite

WOOD SIDING

Material: 1x8 Shiplap VG Cedar Siding
Finish: Sanded smooth prior to installation. Flood Pro-Series Semi-Transparent Acrylic / Oil Stain. Or owner approved equal
Color: Natural / T.B.D. Verify w/ Owner

HORIZONTAL CEMENTIOUS SIDING

Material: James Hardie Aspyre Reveal Panel. 48T x 144"L
Finish: PFG - Manor Hall 100% Acrylic Latex Exterior Paint & Primer
Color: Salt Finish
Custom Terra Cotta to match Steel

ACM System

Material: 12 gauge heavy duty Pre-finished Aluminum.
Finish: Match Window & Door System
Color: Match Window & Door System

DOOR / STANDARD ENTRANCE SYSTEM

Material: Kawneer 350 Medium Sile Entrance Swing Doors with 10" bottom rails. Provide continuous gear hinge, surface applied enclosures, and concealed panic devices.
Finish: Painted
Color: Black
Glass: Double Thermal Break Clear Adjusted, 23 U-Factor, 23 SHGC

WINDOW SYSTEM

Material: Kawneer Trifab - VersaGlaze 451T Thermally broken aluminum framing system.
Finish: Finish shall meet the requirements of AAMA 2604.
Color: Black
Glass: Double Thermal Break Clear Adjusted, 23 U-Factor, 23 SHGC

WINDOW, DOOR & BUILDING TRIM

Material: 4x6 as required, DF#1 Old Growth Douglas Fir, VG S4S
Finish: Sanded smooth prior to installation and ready to receive high premium architectural finish. Flood Pro-Series Semi-Transparent Acrylic / Oil Stain. Or Owner approved Equal
Color: Natural / T.B.D. Verify with Owner

EXISTING STRUCTURAL: GLU-LAM BEAM GIRDERS

Material: All existing main structural Glu-Lam beams shall remain. Prepare for finish with a high pressure wash and light sanding.
Finish: Flood Pro-Series Semi-Transparent Acrylic / Oil Stain.
Color: Ebony (913)
Or Owner approved equal

DECORATIVE STEEL: GUTTERS, DOWNSPOUTS & PRIVACY SCREENING

Material: All decorative steel shall be shop-primed with red oxide primer. All steel shall be cleaned and prepped to be painted with a high quality duplex aliphatic polyurethane architectural coated finish.
Finish: Satin
Color: Colonial Red / TerraCotta & Black. See Exterior Elevations and Architectural detail sheets for more information.

SOFFITS

Material: James Hardie Artisan Shiplap siding, 10.25" width / 9" exposed.
Color: Khaki Brown

MODIFIED BITUMEN ROOFING: Contractor shall verify slope of existing frames to remain.

Material: Modified bitumen multi-layered roofing system. Roofing assembly shall provide a UL- listed Class-A Fire Rating and conformance with IBC 1507.1L. Provide 2-layers Polyglass SBS (Styrene Butadiene-Styrene) Elastoflex SA-V (Adesol self adhering membranes and Polyglass Elastoflex SA-V Polar Base Cap Fire rated Cap Sheet.
Finish: Color: Elastoflex SA-V Polar Base - Granular cap sheet
Color: Black

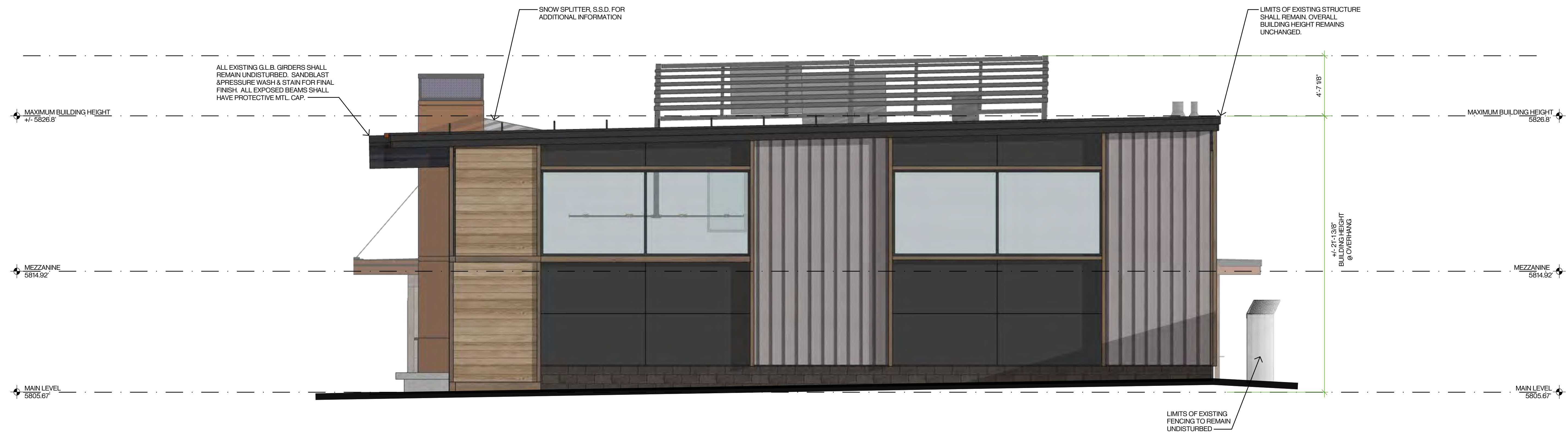
SINGLE PLY TPO ROOFING:

Material: TPO Membrane Roofing. Roofing assembly shall provide a UL- listed Class-A Fire Rating and conformance w/ IBC 1507.1L.
Color: Dark Bronze 220

SHEET NOTES:

- An on-site mock-up of all Exterior Materials, Paints and Stains must occur for Owner & Architect approval prior to the ordering of any materials.
- All Exposed Mechanical and Plumbing venting locations shall be painted a color that matches the surrounding material (Roof / Siding)
- All structural steel shall have all edges ground smooth with a continuous welded appearance. All weld splatters shall be removed to provide uniform / smooth welds that are free of fabrication marks.
- All exposed concrete site walls, concrete planter walls and privacy screen curbs shall have chamfered corners.
- All Materials shall comply with the following Wild Land Urban Interface requirements SFM CATEGORIES
810 - Decking Materials 8120 - Exterior Windows 8140 - Exterior Siding & Sheathing 8150 - Exterior Doors 8160 - Under Eaves & Overhangs

NO.	DATE	REMARKS



NORTH ELEVATION



WEST ELEVATION