

Recording Requested By:

and

Return to: Town of Truckee  
Judy Price, Town Clerk  
10183 Truckee Airport Road  
Truckee CA 96161

**CONDITIONAL CERTIFICATE OF COMPLIANCE**

(Filed pursuant to State of California Government Code Section 66499.35)

The one described parcel of property, situated in the Town of Truckee, Nevada County, State of California, described in Exhibit "A" and depicted in Exhibit "B" attached, and the division of property creating said parcel complies with applicable provisions of the Subdivision Map Act and local ordinances, with incorporation of the conditions set forth in the attached Exhibit "C", enacted pursuant thereto.

This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcel described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval.

**Current Owner(s):** Keri Buchanan and Brian Fewster

**Assessor's Parcel Number(s):** 019-390-012-000

Town of Truckee, State of California

By: \_\_\_\_\_  
Jen Callaway  
Town Manager

Date: \_\_\_\_\_

State of California }  
County of Nevada }

On \_\_\_\_\_ before me, \_\_\_\_\_  
personally appeared \_\_\_\_\_

who proved to me on the basis of satisfactory evidence to be the persons(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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

**WITNESS my hand and official seal.**

\_\_\_\_\_  
Signature of Notary

**EXHIBIT A**

**Legal Description**

(To be drafted for review)

**EXHIBIT B**

**Plat**

(To be drafted for review)

## **EXHIBIT C**

### **Conditions**

The following conditions shall apply to APN 019-390-012-000 for which this Conditional Certificate is issued unless otherwise stated herein.

1. The following requirements shall be met unless a Variance is approved by the Truckee Fire Protection District:
  - a. Barnes Drive from the end of the cul-de-sac to the end of the driveway shall be improved to a 14-foot width;
  - b. A turnout shall be installed halfway down the length of the Barnes Drive driveway; and
  - c. A turnaround shall be required at the end of the Barnes Drive driveway.