

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE DULY AUTHORIZED REPRESENTATIVE OF THE ONLY PERSONS OR ORGANIZATIONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION, AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND OFFER FOR DEDICATION, AND DO HEREBY DEDICATE TO THE TOWN OF TRUCKEE THE FOLLOWING FOR THE PURPOSES INDICATED:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED TO THE TOWN OF TRUCKEE IN FEE FOR PUBLIC PURPOSES:

1. THOSE STRIPS OF LAND SHOWN AND DESIGNATED AS LOT "A" (NEAR DONNER PASS ROAD & U.P.R.R. R/W), LOT "B" (TRUCKEE WAY, CHURCH STREET), LOT "C" (ROUNDHOUSE WAY, CHURCH STREET), LOT "D" (CHURCH STREET & FLYERS KNOT WAY), AND LOT "E" (CHURCH STREET).

THE REAL PROPERTIES DESCRIBED BELOW ARE DEDICATED AS EASEMENTS FOR PUBLIC PURPOSES:

2. OVER, ON, UNDER, AND ACROSS THOSE STRIPS OF LAND SHOWN AND DESIGNATED AS LOT "A" (NEAR DONNER PASS ROAD & U.P.R.R. R/W), LOT "B" (TRUCKEE WAY, CHURCH STREET), AND LOT "C" (ROUNDHOUSE WAY, CHURCH STREET), FOR WATER, GAS, SEWER, AND DRAINAGE PIPES AND APPURTENANCES THERETO FOR POLES AND OVERHEAD AND UNDERGROUND ANCHORS, GUY WIRES, CONDUIT, AND APPURTENANCES THERETO FOR ELECTRIC, TELEVISION, AND COMMUNICATION SERVICES. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR MAINTENANCE PURPOSES, AND TO TRIM AND REMOVE TREES, LIMBS AND BRUSH.
3. OVER, ON, UNDER, AND ACROSS THOSE STRIPS OF LAND SHOWN AND DESIGNATED AS LOT "D" (CHURCH STREET, FLYERS KNOT WAY), AND LOT "E" (CHURCH STREET) FOR WATER, GAS, SEWER, AND DRAINAGE PIPES AND APPURTENANCES THERETO FOR POLES AND OVERHEAD AND UNDERGROUND ANCHORS, GUY WIRES, CONDUIT, AND APPURTENANCES THERETO FOR ELECTRIC, TELEVISION, AND COMMUNICATION SERVICES. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR MAINTENANCE PURPOSES, AND TO TRIM AND REMOVE TREES, LIMBS AND BRUSH.
4. "ACCESS EASEMENT" (A.E.) OVER, ON, UNDER, AND ACROSS THE LAND DESIGNATED ON THIS MAP AS "ACCESS EASEMENT" (AE) FOR THE PURPOSE AND THE RIGHT OF INGRESS AND EGRESS AND REQUIRING A MINIMUM 6 FOOT CONTINUOUS CLEAR PATH OF TRAVEL.
5. "PUBLIC UTILITY EASEMENT" (P.U.E.) OVER, ON, UNDER, AND ACROSS THE LAND DESIGNATED ON THIS MAP AS "PUBLIC UTILITY EASEMENT" (PUE) FOR PUBLIC UTILITY PURPOSES INCLUDING WATER, GAS, SEWER, ELECTRIC, TELEVISION, AND COMMUNICATION SERVICES, DRAINAGE PIPES, DRAINAGE DITCHES, IRRIGATION, POLES, OVERHEAD AND UNDERGROUND ANCHORS, GUY WIRES, CONDUIT, WIRES AND APPURTENANCES THERETO, PROVIDED A 6 FOOT MINIMUM CLEAR PATH OF TRAVEL IS MAINTAINED WITHIN "ACCESS EASEMENT" (AE) DESCRIBED IN ITEM 3 ABOVE. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR MAINTENANCE PURPOSES, AND TO TRIM AND REMOVE TREES, LIMBS AND BRUSH.
6. "SEWER EASEMENT" (S.E.) OVER, ON, UNDER, AND ACROSS THE LAND DESIGNATED ON THIS MAP AS "SEWER EASEMENT" (SE) FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF SEWER PIPELINES, MANHOLES, AND APPURTENANCES THERETO AND TO TRIM AND REMOVE TREES, LIMBS AND BRUSH.
7. "DRAINAGE EASEMENT" (D.E.) OVER, ON, UNDER, AND ACROSS THE LAND DESIGNATED ON THIS MAP AS "DRAINAGE EASEMENT" (DE) FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF GRAVITY, PRESSURE PIPE OR OPEN DRAINAGE CHANNEL, ACCESS TO AND PROTECTION & MAINTENANCE OF STORM DRAINAGE WATER QUALITY ENHANCEMENT FACILITIES.
8. "SNOW STORAGE EASEMENT" (S.S.E.) DEDICATED TO THE TOWN OF TRUCKEE OVER, ON, UNDER, AND ACROSS THE LAND DESIGNATED ON THIS MAP AS "SNOW STORAGE EASEMENT" (SSE) FOR THE PURPOSE OF STORAGE OF SNOW.
9. "TROUT CREEK EASEMENT" (T.C.E.) OVER, ON, UNDER, AND ACROSS THE LAND DESIGNATED ON THIS MAP AS "TROUT CREEK EASEMENT" (TCE) FOR THE PURPOSE OF RESTORATION, MAINTENANCE AND PRESERVATION OF TROUT CREEK, AND APPURTENANCES THERETO AND TO TRIM AND REMOVE TREES, LIMBS AND BRUSH.

TRUCKEE DEVELOPMENT ASSOCIATES LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: Richard M. Holliday DATED 3/11/19
RICHARD M. HOLLIDAY, MANAGER

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

NOTARY ACKNOWLEDGMENT

STATE OF California } S.S.
COUNTY OF Alameda
ON March 11, 2019 BEFORE ME, Doris Jean Brown, Notary Public
(PRINT NAME, NOTARY PUBLIC)

PERSONALLY APPEARED Richard M. Holliday

WHO 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 ACKNOWLEDGE TO ME THE 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.

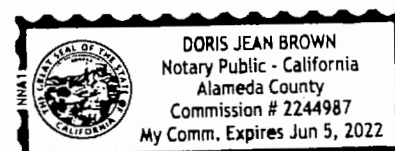
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

Doris Jean Brown
(SIGNATURE OF NOTARY)

PRINT NAME: Doris Jean Brown

MY PRINCIPLE PLACE OF BUSINESS IS Alameda COUNTY
MY COMMISSION NUMBER: 2244987 AND EXPIRES ON: June 5, 2022

**BENEFICIARY'S STATEMENT**

AS BENEFICIARY, UNDER DEED OF TRUST RECORDED JULY 31, 2017 PER INSTRUMENT NO. 20170016794, NEVADA COUNTY OFFICIAL RECORDS.

LOJA TRUCKEE 1, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: Thomas Engberg

PRINT NAME

DATE: 3-15-19

TITLE

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

NOTARY ACKNOWLEDGMENT

STATE OF California } S.S.
COUNTY OF Nevada
ON 3-15-19 BEFORE ME, Lee Fraser Shontz
(PRINT NAME, NOTARY PUBLIC)
PERSONALLY APPEARED Thomas K. Engberg

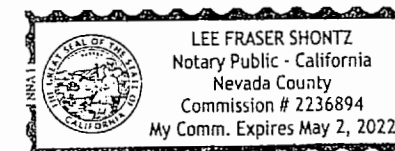
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGE TO ME THE HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), 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.

Lee Fraser Shontz
(SIGNATURE OF NOTARY)

SEAL



PRINT NAME: Lee Fraser Shontz

MY PRINCIPLE PLACE OF BUSINESS IS Nevada COUNTY
MY COMMISSION NUMBER: 2236894 AND EXPIRES ON: 5-2-22

TAX COLLECTOR'S STATEMENT

I, THE UNDERSIGNED, THE OFFICIAL COMPUTING REDEMPTION FOR THE COUNTY OF NEVADA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE THERE ARE NO LIENS FOR UNPAID TAXES, AND SPECIAL ASSESSMENTS COLLECTED AS TAXES AGAINST THE LANDS SUBDIVIDED HEREON, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET DUE AND PAYABLE, BUT CONSTITUTING A LIEN ARE

DATE: 3/22/2019

Tina Vernon
TINA VERNON
NEVADA COUNTY TREASURER-TAX COLLECTOR

TOWN ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED BY ME, AND THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF AND ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

Daniel P. Wilkins
DANIEL P. WILKINS R.C.E. 56267
LICENSE EXPIRES DECEMBER 31, 2020
TOWN ENGINEER

DATE: 3-18-2019

FINAL MAP NO. 2018-00000042/FM FOR TRUCKEE RAILYARD PHASE I

BEING PORTIONS OF SECTIONS 10, 11, 14 & 15
TOWNSHIP 17 NORTH, RANGE 16 EAST, M.D.M.
TOWN OF TRUCKEE NEVADA COUNTY CALIFORNIA
MARCH 2019



SAGE LAND SURVEYING INC.
TRUCKEE, CALIFORNIA

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE TRUCKEE DEVELOPMENT ASSOCIATES LLC. IN DECEMBER OF 2017. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT ALL MONUMENTS ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED ON OR BEFORE MAY 15, 2019, AND THEY ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



Kurt Margraf
KURT MARGRAF P.L.S. 8628
DATE: 3/15/19

TOWN COUNCIL STATEMENT

ON BEHALF OF THE TOWN COUNCIL AND UNDER THE AUTHORITY OF THE TOWN OF TRUCKEE MUNICIPAL CODE, TITLE 18 PER THE DEVELOPMENT CODE, EFFECTIVE AUGUST 11, 2017, THE TOWN ENGINEER HAS APPROVED THE FILING OF THIS FINAL MAP OF "TRUCKEE RAILYARD PHASE I" CONSISTING OF 9 SHEETS AND HAS ACCEPTED FOR PUBLIC USE OFFERS OF DEDICATION: ITEM 1, 2, 3, 4, 5, 6, 7, 8 & 9 OF THE OWNERS STATEMENT. BUT REJECTS ANY AND ALL MAINTENANCE RESPONSIBILITIES FOR ITEM 3.

Daniel P. Wilkins
DANIEL P. WILKINS R.C.E. 56267
LICENSE EXPIRES DECEMBER 31, 2020
TOWN ENGINEER

DATE: 3-18-2019

TOWN SURVEYOR'S STATEMENT

THIS PARCEL MAP HAS BEEN EXAMINED BY ME AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT THIS 21ST DAY OF MARCH, 2019



Stephen D. Williams
STEPHEN D. WILLIAMS P.L.S. 6878
LICENSE EXPIRES SEPTEMBER 30, 2020
TOWN OF TRUCKEE SURVEYOR

RECORDER'S STATEMENT

FILED THIS 1 DAY OF April, 2019, AT 10:00AM
IN BOOK 9 OF SUBDIVISIONS, AT PAGE 17 AT THE
REQUEST OF SAGE LAND SURVEYING, INC.

FEE: \$25.00
DOC. NO.: 2019-0005723

Gregory J. Diaz
GREGORY J. DIAZ
COUNTY RECORDER
Christine Peters
DEPUTY

SUPPLEMENTAL SHEET A

FINAL MAP NO. 2018-00000042/FM

FOR

TRUCKEE RAILYARD PHASE I

BEING PORTIONS OF SECTIONS 10, 11, 14 & 15
TOWNSHIP 17 NORTH, RANGE 16 EAST, M.D.M.

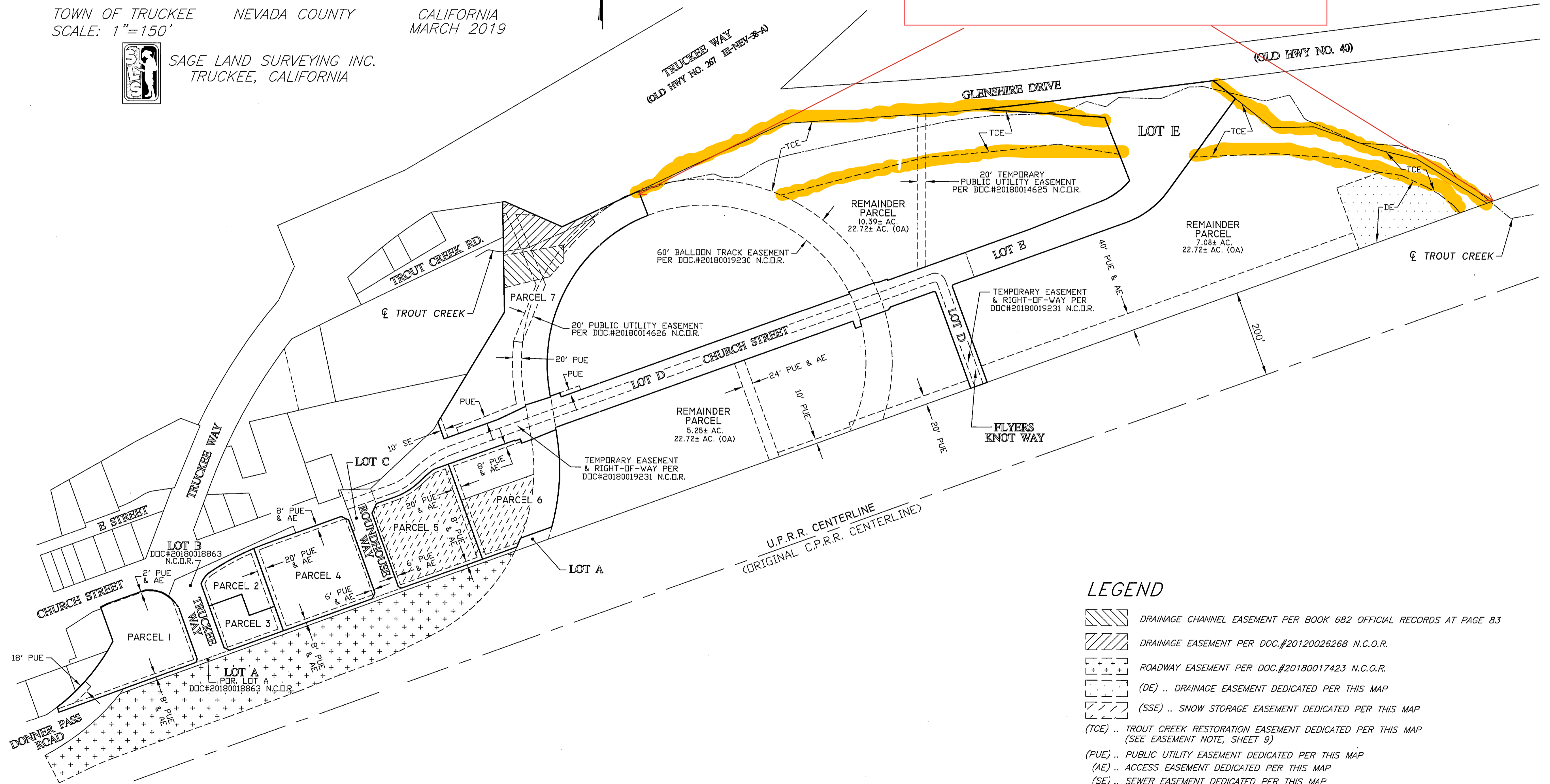
TOWN OF TRUCKEE NEVADA COUNTY CALIFORNIA
SCALE: 1"=150' MARCH 2019



SAGE LAND SURVEYING INC.
TRUCKEE, CALIFORNIA



Trout Creek Easement to Remain in Place



LEGEND

- DRAINAGE CHANNEL EASEMENT PER BOOK 682 OFFICIAL RECORDS AT PAGE 83
- DRAINAGE EASEMENT PER DDC#20120026268 N.C.O.R.
- ROADWAY EASEMENT PER DDC#20180017423 N.C.O.R.
- (DE) .. DRAINAGE EASEMENT DEDICATED PER THIS MAP
- (SSE) .. SNOW STORAGE EASEMENT DEDICATED PER THIS MAP
- (TCE) .. TROUT CREEK RESTORATION EASEMENT DEDICATED PER THIS MAP (SEE EASEMENT NOTE, SHEET 9)
- (PUE) .. PUBLIC UTILITY EASEMENT DEDICATED PER THIS MAP
- (AE) .. ACCESS EASEMENT DEDICATED PER THIS MAP
- (SE) .. SEWER EASEMENT DEDICATED PER THIS MAP

NOTES

1.

WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION CONSTRUCTION, LANDSCAPING, OR MAINTENANCE OF THE STREET OR HIGHWAY, RECORDED MAY 9, 1949 IN BOOK 138 OFFICIAL RECORDS AT PAGE 267.
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON SHEET 10)
2.

THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS OF INGRESS TO OR EGRESS FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT RECORDED IN BOOK 140 OF OFFICIAL RECORDS AT PAGE 154.
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. NOT SHOWN HEREON)
3.

THERE IS AN EASEMENT FOR DRAINAGE CHANNEL PURPOSES IN FAVOR OF COUNTY OF NEVADA RECORDED MARCH 18, 1974 IN BOOK 682, PAGE 83, OFFICIAL RECORDS.
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON SHEETS 5, 8 & 10)
4.

ANY RIGHTS, INTEREST OR CLAIMS AFFECTING SAID LAND WHICH MAY EXIST OR ARISE BY REASON OF ANY MATTER(S) THAT MAY BE SET FORTH AND/OR DISCLOSED BY A RECORD OF SURVEY RECORDED DECEMBER 23, 1986 IN BOOK 9 OF SURVEYS AT PAGE 274 NEVADA COUNTY RECORDS.
5.

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RELATED TO THE REDEVELOPMENT AGENCY PROJECT AREA #1 EXECUTED BY THE TOWN OF TRUCKEE NOVEMBER 6, 1998, RECORDED NOVEMBER 17, 1998 AS DOCUMENT NO. 98038475, NEVADA COUNTY OFFICIAL RECORDS.

REVISED NOTICE OF ADOPTION OF THE REDEVELOPMENT PLAN FOR THE TOWN OF TRUCKEE REDEVELOPMENT PROJECT RECORDED SEPTEMBER 13, 2007 AS DOCUMENT NO. 2007-0028937, NEVADA COUNTY OFFICIAL RECORDS.
(REFERENCE IS HEREBY MADE TO SAID DOCUMENTS FOR FULL PARTICULARS. NOT SHOWN HEREON)
6.

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT EXECUTED BY UNION PACIFIC RAILROAD COMPANY AND TRUCKEE DEVELOPMENT ASSOCIATES LLC, RECORDED JANUARY 9, 2004 AS DOCUMENT NO. 2004-0000833, NEVADA COUNTY OFFICIAL RECORDS.

(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.)

THE RESERVED EASEMENT AS CONTAINED THEREIN HAVING BEEN CANCELED AND RELEASED BY RELEASE AND QUITCLAIM OF EASEMENTS EXECUTED BY UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, RECORDED OCTOBER 1, 2018 AS DOCUMENT NO. 20180019229, NEVADA COUNTY OFFICIAL RECORDS.
7.

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT EXECUTED BY UNION PACIFIC RAILROAD COMPANY AND TRUCKEE DEVELOPMENT ASSOCIATES LLC, RECORDED DECEMBER 28, 2005 AS DOCUMENT NO. 2005-0051708, NEVADA COUNTY OFFICIAL RECORDS.

(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.)

THE RESERVED EASEMENTS AS CONTAINED THEREIN HAVING BEEN CANCELED AND RELEASED BY RELEASE AND QUITCLAIM OF EASEMENTS EXECUTED BY UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, RECORDED OCTOBER 1, 2018 AS DOCUMENT NO. 20180019229, NEVADA COUNTY OFFICIAL RECORDS.

LIST OF LEASES AND LICENSE AGREEMENT PER EXHIBIT "B" OF DOC.#2005-0051708 NEVADA COUNTY OFFICIAL RECORDS.
(1) INDUSTRIAL LEASE DATED JULY 16, 1965
TRUCKEE-TAHOE LUMBER CO. LEASE AUDIT NO. S147709
(2) COMMERCIAL LEASE DATED MAY 31, 1985
TRUCKEE DOWNTOWN MERCHANTS ASSOCIATION LEASE AUDIT NO. S203408
(LEASE TERMINATED BY DOCUMENT NO. 20180017422 N.C.O.R.)
(3) COMMERCIAL LEASE DATED FEBRUARY 7, 1991
TRUCKEE-TAHOE LUMBER CO. LEASE AUDIT NO. S211973
(4) LEASE OF PROPERTY DATED DECEMBER 18, 2001
BERRY-HINCKLEY INDUSTRIES LEASE AUDIT NO. S173555
(5) LEASE OF PROPERTY DATED MARCH 25, 2002
BENJAMIN & SUSAN MOULE LEASE AUDIT NO. S205649
(6) LICENSE AGREEMENT FOR OVERHEAD ELECTRIC LIGHT OR
POWER LINE CROSSING DATED DECEMBER 30, 1949
SOUTHERN PACIFIC COMPANY AND SIERRA POWER COMPANY
(LIBERTY UTILITIES)

NOTE:
FIDELITY NATIONAL TITLE COMPANY FINAL MAP GUARANTEE FOR TRUCKEE RAILYARD PHASE 1 PRELIMINARY TITLE REPORT FSSE-FTO1800343-RV, EFFECTIVE DATE OCTOBER 3, 2018:

STATES THAT ALL LEASES AND LICENSE AGREEMENTS REFERENCED IN EXHIBIT "B" OF GRANT DEED RECORDED DECEMBER 23, 2005 AS DOCUMENT NO. 2005-0051708, NEVADA COUNTY OFFICIAL RECORDS HAVE BEEN TERMINATED. NO OTHER DOCUMENTS WERE SUPPLIED.
8.

THERE IS A COVENANT AND ENVIRONMENTAL RESTRICTION RELATED TO SOIL MANAGEMENT, EXCAVATION, NOTIFICATIONS & ALLOWED USES ON SUBJECT PROPERTY IN FAVOR OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD FOR THE LAHONTAN REGION RECORDED FEBRUARY 5, 2010 AS DOCUMENT NO. 2010-0002897, NEVADA COUNTY OFFICIAL RECORDS.
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON SHEET 10)
9.

THERE IS AN EASEMENT FOR DRAINAGE PURPOSES IN FAVOR OF THE TOWN OF TRUCKEE RECORDED OCTOBER 2, 2012 AS DOCUMENT NO. 20120026268, NEVADA COUNTY OFFICIAL RECORDS.
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON SHEETS 5, 8 & 10)
10.

THERE IS A COVENANT AND ENVIRONMENTAL RESTRICTION RELATED TO SOIL MANAGEMENT, EXCAVATION, NOTIFICATIONS & ALLOWED USES ON SUBJECT PROPERTY IN FAVOR OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD FOR THE LAHONTAN REGION RECORDED JANUARY 12, 2012 AS DOCUMENT NO. 20120000872, NEVADA COUNTY OFFICIAL RECORDS.
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON SHEET 10)

NOTES CONTINUED

11.

THERE IS A COVENANT AND ENVIRONMENTAL RESTRICTION RELATED TO SOIL MANAGEMENT, EXCAVATION, NOTIFICATIONS & ALLOWED USES ON SUBJECT PROPERTY IN FAVOR OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD FOR THE LAHONTAN REGION RECORDED FEBRUARY 20, 2014 AS DOCUMENT NO. 20140003100, NEVADA COUNTY OFFICIAL RECORDS.
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON SHEET 10)
12.

ANY RIGHTS, INTEREST, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY PREPARED BY SAGE LAND SURVEYING INC., DATED JULY 14, 2017 FOR THE PURPOSE OF AN ALTA/NSPS LAND TITLE SURVEY FOR TRUCKEE DEVELOPMENT ASSOCIATES LLC.
13.

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RELATED TO A DEVELOPMENT AGREEMENT EXECUTED BY THE TOWN OF TRUCKEE AND TRUCKEE DEVELOPMENT ASSOCIATES LLC, DATED NOVEMBER 13, 2017, RECORDED JANUARY 11, 2018 AS DOCUMENT NO. 20180000447, NEVADA COUNTY OFFICIAL RECORDS.
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.)
14.

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RELATED TO A DECLARATION OF RESTRICTIVE COVENANTS FOR THE DEVELOPMENT AND OPERATION OF AFFORDABLE HOUSING, EXECUTED BY TRUCKEE DEVELOPMENT ASSOCIATES LLC, AND THE COMMUNITY REVITALIZATION AND DEVELOPMENT CORPORATION, RECORDED JUNE 7, 2018 AS DOCUMENT NO. 20180011267, NEVADA COUNTY OFFICIAL RECORDS.
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON SHEET 10)
15.

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RELATED TO A DECLARATION OF RESTRICTIVE COVENANTS FOR THE DEVELOPMENT AND OPERATION OF AFFORDABLE HOUSING, EXECUTED BY TRUCKEE DEVELOPMENT ASSOCIATES LLC, AND THE COMMUNITY REVITALIZATION AND DEVELOPMENT CORPORATION, RECORDED JUNE 7, 2018 AS DOCUMENT NO. 20180011268, NEVADA COUNTY OFFICIAL RECORDS.
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON SHEET 10)
16.

ANY RIGHTS, INTEREST OR CLAIMS AFFECTING SAID LAND WHICH MAY EXIST OR ARISE BY REASON OF ANY MATTER(S) THAT MAY BE SET FORTH AND/OR DISCLOSED BY A RECORD OF SURVEY RECORDED JUNE 28, 2018 IN BOOK 17 OF SURVEYS AT PAGE 24 NEVADA COUNTY RECORDS.
17.

THERE IS AN EASEMENT FOR TEMPORARY PUBLIC UTILITIES IN FAVOR OF TRUCKEE DONNER PUBLIC UTILITY DISTRICT RECORDED JULY 23, 2018 AS DOCUMENT NO. 20180014625, NEVADA COUNTY OFFICIAL RECORDS.
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON SHEETS 6, 8 & 10)
18.

THERE IS AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF TRUCKEE DONNER PUBLIC UTILITY DISTRICT RECORDED JULY 23, 2018 AS DOCUMENT NO. 20180014626, NEVADA COUNTY OFFICIAL RECORDS.
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON SHEETS 5, 8 & 10)
19.

AN OFFER TO DEDICATE IN FEE A PORTION OF SAID LAND FOR ROADWAY PURPOSES IN FAVOR OF THE TOWN OF TRUCKEE RECORDED SEPTEMBER 26, 2018 AS DOCUMENT NO. 20180018863 NEVADA COUNTY OFFICIAL RECORDS.
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON SHEETS 3, 4, 8 & 10)

SAID OFFER WAS ACCEPTED BY RESOLUTION, RECORDED SEPTEMBER 26, 2018 AS DOCUMENT NO. 20180018864 NEVADA COUNTY OFFICIAL RECORDS.
20.

THERE IS AN EASEMENT FOR PERPETUAL, EXCLUSIVE EASEMENT AND RIGHT-OF-WAY IN FAVOR OF UNION PACIFIC RAILROAD COMPANY RECORDED OCTOBER 1, 2018 AS DOCUMENT NO. 20180019230, NEVADA COUNTY OFFICIAL RECORDS.
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON SHEETS 4, 5, 6, 8 & 10)
21.

THERE IS AN EASEMENT FOR A TEMPORARY, NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY IN FAVOR OF UNION PACIFIC RAILROAD COMPANY RECORDED OCTOBER 1, 2018 AS DOCUMENT NO. 20180019231, NEVADA COUNTY OFFICIAL RECORDS.
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON SHEETS 3, 4, 6, 8 & 10)
22.

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT RELATED TO DECLARATION OF RESTRICTIONS EXECUTED BY TRUCKEE DEVELOPMENT ASSOCIATES LLC, RECORDED OCTOBER 1, 2018 AS DOCUMENT NO. 20180019233, NEVADA COUNTY OFFICIAL RECORDS.
(REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON SHEET 10)

THE FOLLOWING ITEM CANNOT BE DETERMINED OF RECORD.

23.

THERE IS A SUPPLEMENTAL AGREEMENT FOR A LICENSE FOR 8 INCH AND 10 INCH SANITARY SEWER PIPES AND SEPTIC TANKS IN FAVOR OF THE TRUCKEE SANITARY DISTRICT RECORDED MARCH 20, 1929 IN BOOK 2, PAGE 107, OFFICIAL RECORDS.
24.

RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHERY WHICH MAY EXIST OVER THAT PORTION OF SAID LAND LYING BENEATH THE WATERS OF TROUT CREEK.
25.

ANY RIGHTS IN FAVOR OF THE PUBLIC WHICH MAY EXIST ON SAID LAND IF SAID LAND OR PORTIONS THEREOF ARE OR WERE AT ANY TIME USED BY THE PUBLIC.
26.

WATER RIGHT, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

THE FOLLOWING EASEMENTS DO NOT AFFECT THE SUBJECT PROPERTIES.

1.

THERE IS AN EASEMENT FOR WATER MAIN AND FACILITIES IN FAVOR OF TRUCKEE DONNER PUBLIC UTILITY DISTRICT RECORDED JUNE 1, 1968 IN BOOK 448 OF OFFICIAL RECORDS AT PAGE 509.
2.

THERE IS AN EASEMENT FOR ROAD PURPOSES IN FAVOR OF ROBERT B. DENNEY JR. RECORDED DECEMBER 22, 1983 AS DOCUMENT NO. 83-33052, NEVADA COUNTY OFFICIAL RECORDS.

SUPPLEMENTAL SHEET B
FINAL MAP NO. 2018-00000042/FM
FOR
TRUCKEE RAILYARD PHASE I
*BEING PORTIONS OF SECTIONS 10, 11, 14 & 15
TOWNSHIP 17 NORTH, RANGE 16 EAST, M.D.M.*
TOWN OF TRUCKEE NEVADA COUNTY CALIFORNIA
MARCH 2019



SAGE LAND SURVEYING INC.
TRUCKEE, CALIFORNIA

EASEMENT NOTES

TROUT CREEK DRAINAGE EASEMENT HAS BEEN OFFERED FOR DEDICATION. TROUT CREEK RESTORATION REACH 4 AND 5 PROJECT IS FOR THE PROPOSED RESTORATION OF TROUT CREEK. IT IS ANTICIPATED, BUT NOT GUARANTEED, THAT THE TROUT CREEK RESTORATION REACH 4 AND 5 HYDROLOGICAL REPORT WILL ALLOW FOR A REDEFINITION OF THE LIMITS OF THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOODPLAIN SO THAT A LETTER OF MAP REVISION (LOMR), IF APPROVED, CAN BE FILED WITH FEMA.

FLOOD ZONE INFORMATION

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. THE SUBJECT PROPERTIES ARE LOCATED IN THE FOLLOWING FLOOD ZONE(S). "UNSHADED ZONE X", "SHADED X", AND "AE" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 06057C0533E, EFFECTIVE DATE FEBRUARY 3, 2010 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

A PORTION OF SUBJECT PROPERTIES ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA. ZONE "SHADED X" DENOTES AREAS OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD) AND 500 YEAR FLOOD PLANES, OR AREAS PROTECTED BY LEVEE.

ZONE "AE" DENOTES AREAS OF HIGH RISK AND ARE SPECIAL FLOOD HAZARD AREAS WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.