

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION; THAT THEY HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS PARCEL MAP, AND DO HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE TOWN OF TRUCKEE AN EASEMENT FOR PUBLIC UTILITY PURPOSES OVER, ON AND UNDER AREA 'J' AND AREA 'K' AND THEY DO HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE PUBLIC FOR THE HEREINAFTER DESCRIBED PURPOSES THE FOLLOWING:

1. PUBLIC UTILITY EASEMENTS FOR INSTALLATION AND MAINTENANCE OF WATER SEWER, NATURAL GAS AND POLES FOR OVERHEAD AND/OR CONDUITS FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICE, TOGETHER WITH ALL APPURTENANCES THERETO, ON OVER, UNDER AND ACROSS THOSE CERTAIN STRIPS OF LAND SHOWN HEREON AND DESIGNATED AS 'PUE'.
2. EMERGENCY ACCESS EASEMENTS THROUGH AND OVER THE AREAS SHOWN AS AREA 'J' AND AREA 'K' FOR USE BY PUBLIC, COUNTY, OR STATE AGENCIES IN RESPONSE TO LAW ENFORCEMENT, FIRE, MEDICAL, OR NATURAL DISASTER CAUSED EMERGENCIES TOGETHER WITH ALL APPURTENANCES THERETO.
3. PEDESTRIAN EASEMENT FOR PUBLIC INGRESS AND EGRESS TRAIL ON, OVER AND ACROSS THOSE CERTAIN STRIPS OF LAND SHOWN HEREON AND DESIGNATED AS 'PE'.
4. DRAINAGE EASEMENTS FOR DRAINAGE PURPOSES AND INCIDENTALS THERETO, INCLUDING THE INSTALLATION AND MAINTENANCE OF STRUCTURAL STORM WATER QUALITY ENHANCEMENT FACILITIES, GRAVITY FLOW, PRESSURE PIPE OR OPEN DRAINAGE CHANNEL, UPON, OVER, UNDER AND ACROSS THOSE AREAS DESIGNATED 'DE'.

END OF PUBLIC DEDICATIONS

THE UNDERSIGNED HEREBY DEDICATE TO THE PIONEER COMMERCE CENTER PROPERTY OWNERS ASSOCIATION THE FOLLOWING FOR THE HEREINAFTER DESCRIBED PURPOSES:

1. ACCESS AND PUBLIC UTILITY EASEMENT (PUE) ON, OVER, UNDER AND ACROSS THE LAND DESIGNATED WITHIN THE PRIVATE ROADS DESIGNATED AS AREA 'J' - PUE AND AREA 'K' - PUE, AND SHALL CONSIST OF NON-EXCLUSIVE EASEMENTS FOR THE FOLLOWING PURPOSES:
 - A) FOR THE INSTALLATION AND MAINTENANCE OF WATER, GAS, AND SANITARY SEWER, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO.
 - B) FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION, TELEPHONE, TELECOMMUNICATION, AND OTHER COMMUNICATION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO.
 - C) FOR SURFACE DRAINAGE, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO.
 - D) SNOW STORAGE EASEMENT, 10 FEET WIDE, ADJACENT TO ALL ROAD RIGHT OF WAYS, FOR THE STORAGE OF SNOW REMOVED FROM ROAD RIGHT OF WAYS, ON OVER AND ACROSS THOSE CERTAIN STRIPS OF LAND SHOWN AND DESIGNATED AS 'SSE'.
 - E) FOR INGRESS AND EGRESS TO THE PARCELS SHOWN HEREON FROM PIONEER TRAIL.

PENDRELL TRUCKEE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
HIDDEN LAKE PROPERTIES, INC., A CALIFORNIA CORPORATION

BY: Charles K. Pendrell BY: Ciro Mancuso
PRINT NAME AND TITLE PRINT NAME AND TITLE
Managing Partner President

NOTARY STATEMENT

STATE OF CALIFORNIA }
COUNTY OF NEVADA } S.S.
ON 10-13-05 BEFORE ME, Ron C. Davidson
PERSONALLY APPEARED Charles K. Pendrell

☐ 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 AND OFFICIAL SEAL
NOTARY PUBLIC, STATE OF CALIFORNIA
Ron C. Davidson
PRINT NAME AND TITLE

MY COMMISSION NO. 1518667 AND EXPIRES ON: 10-09-08

MY PRINCIPLE PLACE OF BUSINESS: NEVADA COUNTY

TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE INSURANCE COMPANY, TRUSTEE UNDER THE DEED OF TRUST DATED SEPTEMBER 8, 2005 AND RECORDED ON SEPTEMBER 9, 2005 AS DOC. NO. 2005-035721, OFFICIAL RECORD OF PLACER COUNTY.

BY: Ron C. Davidson BY: _____
TRUSTEE TRUSTEE

Ron C. Davidson Manager
PRINT NAME AND TITLE PRINT NAME AND TITLE

NOTARY STATEMENT

STATE OF CALIFORNIA }
COUNTY OF NEVADA } S.S.
ON 10-13-05 BEFORE ME, J. Ferrell
PERSONALLY APPEARED Ron C. Davidson

☐ 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 AND OFFICIAL SEAL
NOTARY PUBLIC, STATE OF CALIFORNIA
J. Ferrell
PRINT NAME AND TITLE

MY COMMISSION NO. 1366565 AND EXPIRES ON: 7-26-06

MY PRINCIPLE PLACE OF BUSINESS: NEVADA COUNTY

NOTARY STATEMENT

STATE OF CALIFORNIA }
COUNTY OF NEVADA } S.S.
ON 10-13-05 BEFORE ME, Ron C. Davidson
PERSONALLY APPEARED Ciro Mancuso

☐ 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 AND OFFICIAL SEAL
NOTARY PUBLIC, STATE OF CALIFORNIA
Ron C. Davidson
PRINT NAME AND TITLE

MY COMMISSION NO. 1518667 AND EXPIRES ON: 10-09-08

MY PRINCIPLE PLACE OF BUSINESS: NEVADA COUNTY

TAX COLLECTOR'S STATEMENT

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

DATE: _____
E. CHRISTINA DABIS
NEVADA COUNTY TAX COLLECTOR

RECORDER'S STATEMENT

FILED THIS 20th DAY OF October, 2005 AT 9:00 AM.
IN BOOK 19 OF PARCEL MAPS, AT PAGE 175 NEVADA COUNTY RECORDS,
AT THE REQUEST OF ANDREGG GEOMATICS.

DOCUMENT NO. 2005-0041928 KA SMITH
NEVADA COUNTY RECORDER

FEE: \$ 14.00 BY: Eileen Moody
DEPUTY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF HIDDEN LAKE PROPERTIES, INC. IN APRIL, 2005. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, AND THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 31, 2006 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ANDREGG, GEOMATICS
Christine Marion Johnson 10-13-05
CHRISTINE MARION JOHNSON, L.S. 6596 DATE
RENEWAL DATE: 12/31/05



TOWN SURVEYOR'S STATEMENT

THIS PARCEL MAP HAS BEEN EXAMINED BY ME AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT

John H. Rietsjens 10-13-05
JOHN RIETJENS, TOWN SURVEYOR DATE
P.L.S. 4323, LICENSE EXPIRES 6/30/06



TOWN ENGINEER'S STATEMENT

THIS PARCEL MAP HAS BEEN EXAMINED BY ME AND THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND ACCEPTS FOR PUBLIC USE OFFERS OF DEDICATION: ITEMS 1-4, INCLUSIVE, OF THE OWNER'S STATEMENT, SUBJECT TO IMPROVEMENTS BUT REJECTS ANY/ALL PUBLIC MAINTENANCE OF ABOVE OFFERS.

DATE: 10-14-05 Daniel P. Wilkins
DANIEL P. WILKINS, TOWN ENGINEER
R.C.E. 56267, RENEWAL DATE: 12/31/06

PARCEL MAP NO. 01-076B PIONEER COMMERCE CENTER PHASE III

A SUBDIVISION OF PARCEL 12
OF PARCEL MAP 01-076 FILED IN
BOOK 19 PARCEL MAPS PAGE 95 N.C.R.
BEING A PORTION OF THE S.E. 1/4 OF
SECTION 10, T.17 N., R.16 E., M.D.M.
TOWN OF TRUCKEE, NEVADA COUNTY, CALIFORNIA
OCTOBER 13, 2005

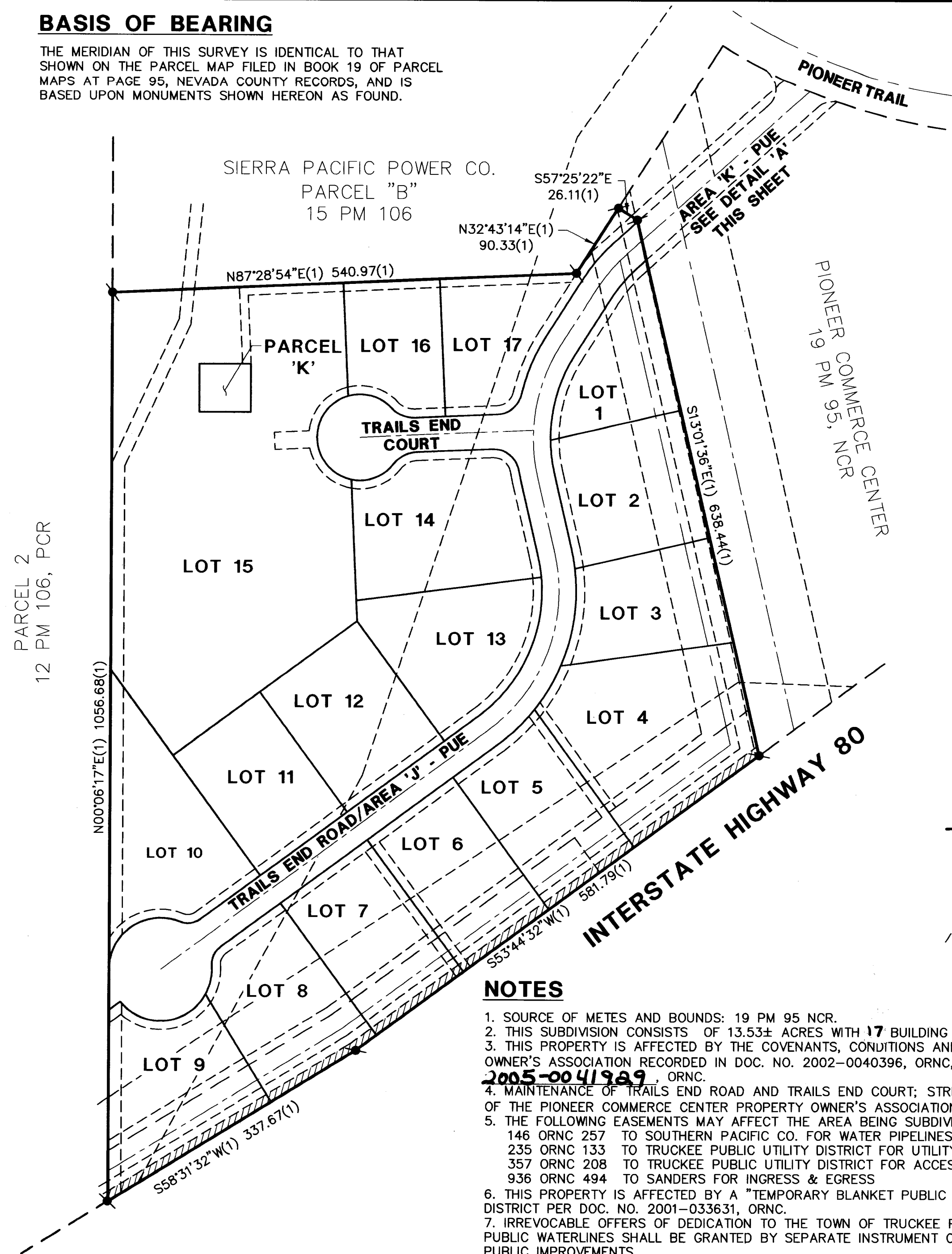
ANDREGG
GEOMATICS
www.andregg.com
800-400-7072

MAP 175.

PM 10/17/05
DPR

BASIS OF BEARING

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE PARCEL MAP FILED IN BOOK 19 OF PARCEL MAPS AT PAGE 95, NEVADA COUNTY RECORDS, AND IS BASED UPON MONUMENTS SHOWN HEREON AS FOUND.

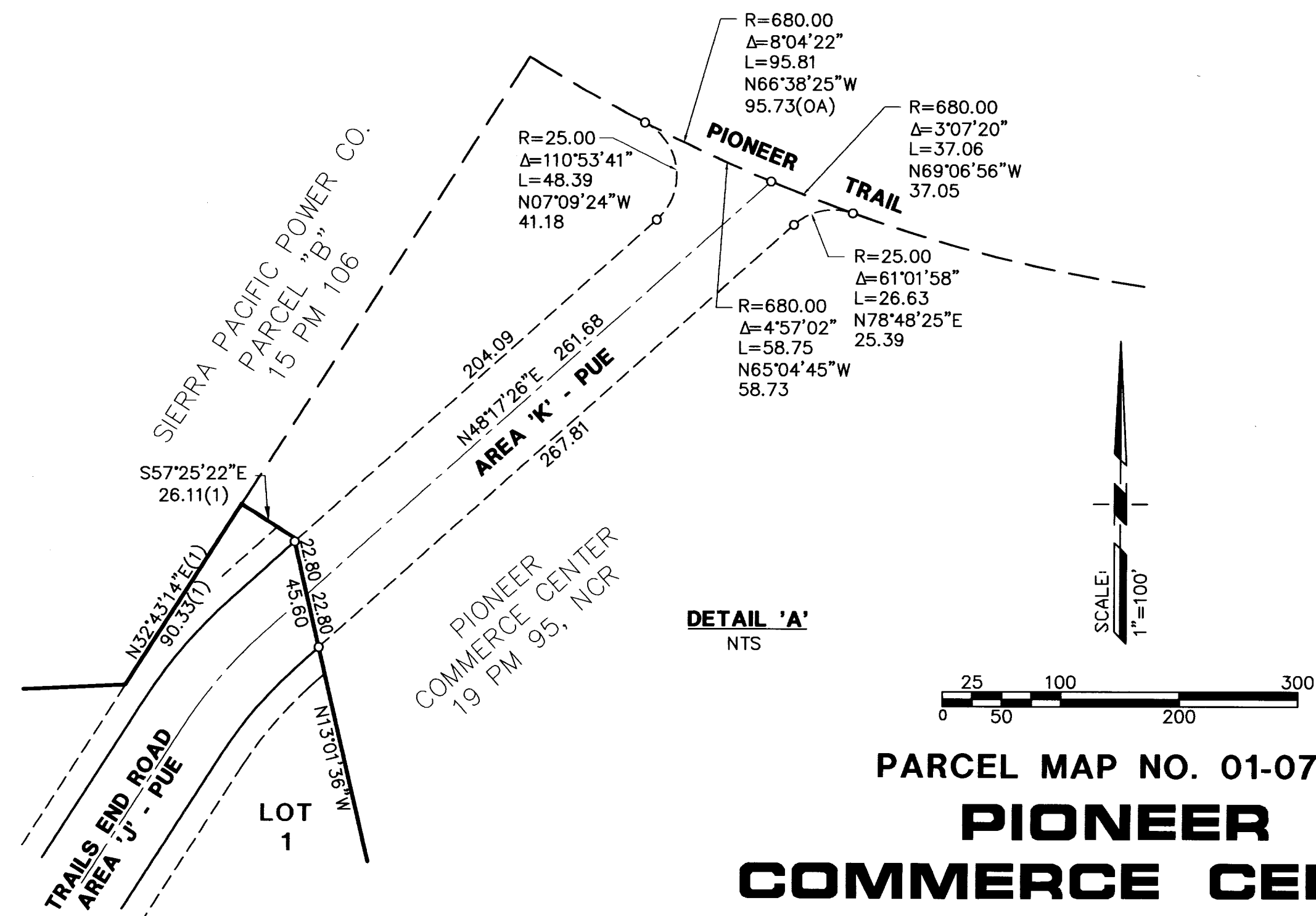


NOTES

- SOURCE OF METES AND BOUNDS: 19 PM 95 NCR.
- THIS SUBDIVISION CONSISTS OF 13.53± ACRES WITH 17 BUILDING LOTS AND 1 LOT FOR UTILITY PURPOSES.
- THIS PROPERTY IS AFFECTED BY THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR PIONEER COMMERCE CENTER PROPERTY OWNER'S ASSOCIATION RECORDED IN DOC. NO. 2002-0040396, ORNC, DOC. NO. 2002-0040396, ORNC, AND DOC. NO. 2005-0041927, ORNC.
- MAINTENANCE OF TRAILS END ROAD AND TRAILS END COURT; STREET LIGHTING SHOWN HEREON ARE THE SOLE RESPONSIBILITY OF THE PIONEER COMMERCE CENTER PROPERTY OWNER'S ASSOCIATION.
- THE FOLLOWING EASEMENTS MAY AFFECT THE AREA BEING SUBDIVIDED AT THIS TIME BUT ARE NOT LOCATABLE OF RECORD:
146 ORNC 257 TO SOUTHERN PACIFIC CO. FOR WATER PIPELINES
235 ORNC 133 TO TRUCKEE PUBLIC UTILITY DISTRICT FOR UTILITY & WATER PIPELINES
357 ORNC 208 TO TRUCKEE PUBLIC UTILITY DISTRICT FOR ACCESS & POLE LINES
936 ORNC 494 TO SANDERS FOR INGRESS & EGRESS
- THIS PROPERTY IS AFFECTED BY A "TEMPORARY BLANKET PUBLIC UTILITY EASEMENT" TO TRUCKEE-DONNER PUBLIC UTILITY DISTRICT PER DOC. NO. 2001-033631, ORNC.
- IRREVOCABLE OFFERS OF DEDICATION TO THE TOWN OF TRUCKEE FOR PUBLIC UTILITY EASEMENTS, SANITARY SEWERS AND PUBLIC WATERLINES SHALL BE GRANTED BY SEPARATE INSTRUMENT ON OR BEFORE TOWN ACCEPTANCE OF THE CONSTRUCTED PUBLIC IMPROVEMENTS.
- PEDESTRIAN EASEMENTS SHOWN ON BOOK 19 PARCEL MAPS PAGE 95, NCR, WHICH ARE NOT SHOWN ON THIS MAP ARE BEING ABANDONED BY THE TOWN OF TRUCKEE PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT.
- AREA 'K' ACROSS OWNER'S ADJACENT PROPERTIES IS BEING DEDICATED HEREON FOR PUBLIC UTILITIES AND INGRESS AND EGRESS TO AND FROM PIONEER TRAIL.
- THE ENTIRE PROPERTY SHOWN HEREON IS AFFECTED BY THE AVIGATION EASEMENT TO THE TRUCKEE TAHOE AIRPORT DISTRICT RECORDED IN DOC. NO. 2005-0041927, ORNC.

LEGEND

- • • • FOUND 3/4" IRON PIN STAMPED: L.S. 4751(1)
- • • • SET 3/4" IRON PIN W/COPPER COLLAR STAMPED: L.S. 6596
- • • • SET RAILROAD SPIKE STAMPED: L.S. 6596
- • • • DIMENSION POINT - NOTHING FOUND OR SET
- (1) • • • • RECORD PER 19 PM 95, NCR
- PUE • • • • PUBLIC UTILITY EASEMENT
- SSE • • • • SNOW STORAGE EASEMENT
- DE • • • • DRAINAGE EASEMENT
- PE • • • • PEDESTRIAN EASEMENT
- • • • NO INGRESS/EGRESS RIGHTS LINE
- • • • 50' DRAINAGE EASEMENT



DETAIL 'A'
NTS

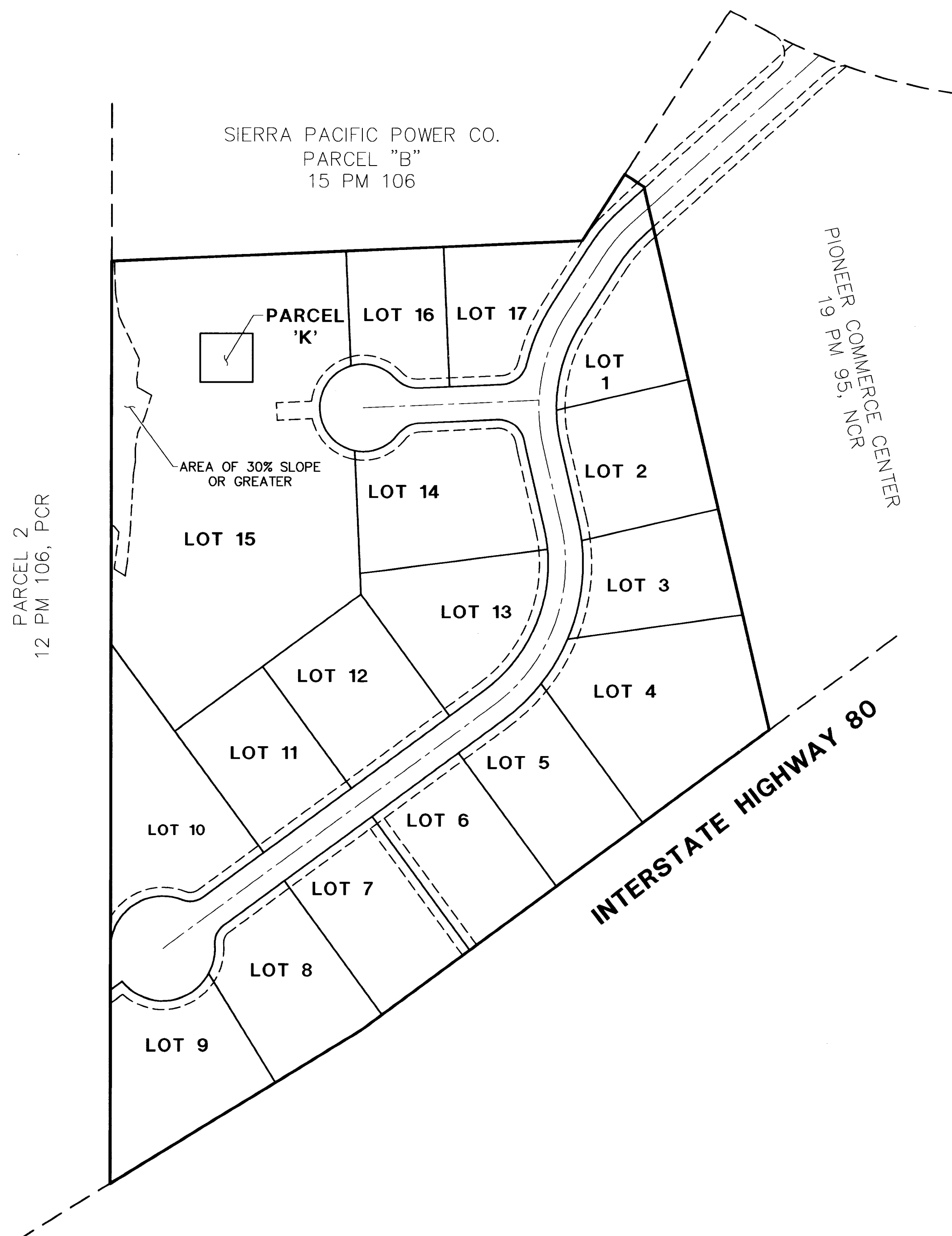
PARCEL MAP NO. 01-076B

PIONEER COMMERCE CENTER PHASE III

A SUBDIVISION OF PARCEL 12
OF PARCEL MAP 01-076 FILED IN
BOOK 19 PARCEL MAPS PAGE 95 N.C.R.
BEING A PORTION OF THE S.E. 1/4 OF
SECTION 10, T.17 N., R.16 E., M.D.M.
TOWN OF TRUCKEE
NEVADA COUNTY, CALIFORNIA
SCALE: 1"=100' OCTOBER 13, 2005

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PM 10/17/05
DPM



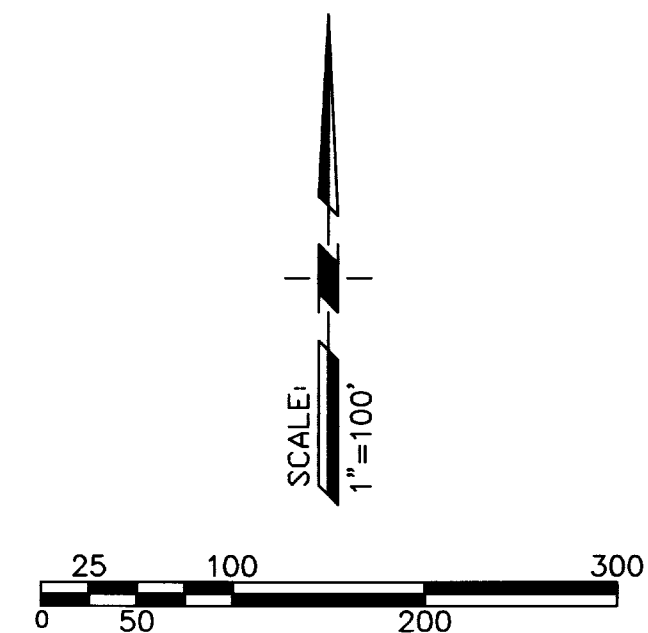
NOTES:

1. AN AIR QUALITY MITIGATION FEE OF \$132.00 PER 1,000 SQUARE FOOT OF GROSS FLOOR AREA WILL BE REQUIRED FOR ALL DEVELOPMENT.
2. WOODSTOVES AND OTHER WOOD-BURNING DEVICES SHALL BE PROHIBITED.
3. THERE SHALL BE NO TREE REMOVAL WITHIN 50 FEET FROM THE SOUTHERN MOST PROPERTY LINE FOR LOTS 4 THROUGH 8. TREES SHALL BE REPLACED, ONLY UPON APPROVAL BY THE TOWN PLANNER. IF THE TREE TO BE REPLACED IS DISEASED AND REQUIRED TO BE FELLED, THE TOWN PLANNER MAY REQUIRE THE PREPARATION OF AN ARORIST STUDY PRIOR TO REMOVAL OF ANY DESIASED TREE.
4. 2.6 ACRES OF LOTS 10 AND 15 COMBINED WILL BE RESTRICTED FROM BUILDING AND ANY DISTURBANCE. THIS AREA WILL BE HELD AS OPEN SPACE AND WILL BE MAINTAINED BY THE PIONEER COMMERCE CENTER PROPERTY OWNER'S ASSOCIATION. THE AREA(S) OF NON DISTURBANCE WILL BE DETERMINED AND AGREED UPON BY THE TOWN OF TRUCKEE PRIOR TO ANY PERMITS FOR GRADING, BUILDING OR DEVELOPMENT OF LOTS 10 AND 15 BEING APPROVED.
5. ALL AREAS HAVING A SLOPE GREATER THAN 30% AS SHOWN HEREON SHALL BE RESTRICTED AS AREAS OF NON-DISTURBANCE AND SHALL NOT BE DEVELOPED OR BUILT UPON.
6. OUTDOOR RETAIL, STORAGE, AND ACTIVITY AREAS SHALL BE PROHIBITED ON LOTS 4, 5, 6, 7, 8 AND 9.

INFORMATION SHEET

THE INFORMATION ON THIS SHEET IS FOR INFORMATION PURPOSES AS REQUIRED BY SECTION 66434.2 OF THE SUBDIVISION MAP ACT, AS AMENDED, AND LOCAL ORDINANCE.

THE INFORMATION SHOWN DESCRIBES CONDITIONS AS OF THE DATE OF FILING. IT IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THE INFORMATION IS DERIVED FROM PUBLIC RECORDS OR REPORTS AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THIS ADDITIONAL INFORMATION SHEET.



PARCEL MAP NO. 01-076B

PIONEER COMMERCE CENTER PHASE III

A SUBDIVISION OF PARCEL 12
OF PARCEL MAP 01-076 FILED IN
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SCALE: 1"=100' OCTOBER 13, 2005

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PM 19/11/05
DPL