

OWNER'S CERTIFICATE

We hereby certify that we are the owners of the herein subdivided lands, and consent to the preparation and recording of this final map of "McKean Office Condominiums," a condominium situated in the incorporated area of Portola, California. We also certify that we are the only persons whose consent is required to pass clear title to said lands.

by *Brian McKeand*  
Brian McKeand

by *Linda McKeand*  
Linda D. McKeand

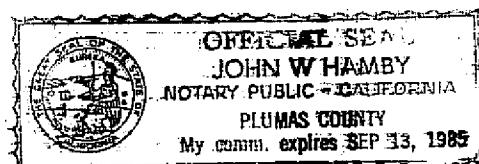
by *John D. McKeand*  
John D. McKeand

NOTARY ACKNOWLEDGMENTS

STATE of California s.s.  
COUNTY of Plumas

On this 12<sup>th</sup> day of December, 1983, before me, the undersigned, a Notary Public in and for said State, personally appeared Brian J. McKeand and Linda D. McKeand, known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

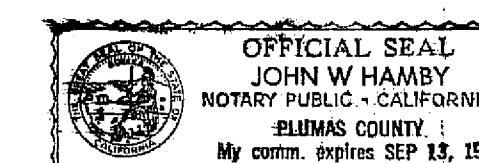


*John W. Hamby*  
Signature

STATE of California s.s.  
COUNTY of Plumas

On this 12<sup>th</sup> day of Dec., 1983, before me, the undersigned, a Notary Public in and for said State, personally appeared John D. McKeand, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.



*John W. Hamby*  
Signature

NOTES

(1) The term "Unit" shall mean and refer to a Unit as defined in § 1350(2) of the California Civil Code, i.e., that portion of any condominium which is not owned in common with other owners and which is designated as a Unit on the condominium plan herein. The boundaries of a Unit are designated in § 1353(a) of the California Civil Code provided that all interior surface coverings including but not limited to wallpaper, paint, paneling, and floor coverings, all doors, windows and fireplaces of a Unit and all fixtures and utility installations located within the Unit, including without limitation, space heaters and lighting fixtures, shall be a part of each Unit, provided further that soffits and furred down ceilings shall not be a part of such Unit. The water heater and its appurtenant exhaust piping and plumbing, located in Unit B, is not a part of any one unit but is part of the "Common Area," and shall be owned and maintained in common.

(2) "Common Area" shall mean the entire project except all units as defined herein. A nonexclusive easement for ingress, egress and support through said "Common Area" shall be reserved in deeds to be appurtenant to each Unit.

(3) The sidelines of all Units intersect at right angles unless otherwise noted or shown.

(4) In interpreting deeds and plans, the existing physical boundaries of a Unit, or of a Unit reconstructed in substantial accordance with the Condominium Plan, shall be conclusively presumed to be its boundaries, rather than the metes and bounds or other description expressed in the deed or Condominium Plan regardless of settling or of lateral movement of the building of which the Unit forms a part and regardless of change in physical boundaries which may hereafter exist in the event said Unit and building of which the Unit forms a part is reconstructed in substantial accordance with the Condominium Plan and regardless of minor variances between the physical boundaries shown on the Condominium Plan or in the deed and those of a building.

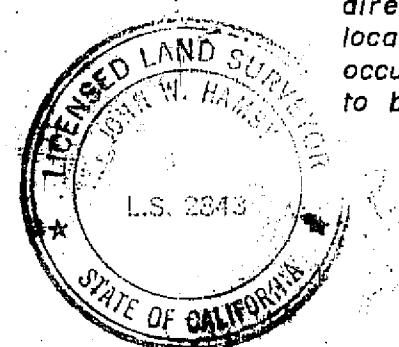
CITY ENGINEER'S CERTIFICATE

This final 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. All provisions of the Subdivision Map Act and any local ordinances applicable at the time of the approval of said tentative map have been complied with; and I am satisfied that this final map is technically correct this 15<sup>th</sup> day of December, 1983.

*Larry A. Fites*  
Larry A. Fites - City Engineer  
V.R.C.E. 13225

SURVEYOR'S CERTIFICATE

This final map of "McKean Office Condominiums," a condominium, represents a survey which is true and complete as shown, made by me or under my direction in conformance with the requirements of the Subdivision Map Act and local ordinances in June 1983. The monuments are of the character and occupy the positions indicated, and as shown are sufficient to enable the survey to be retraced.



*John W. Hamby*  
John W. Hamby — L.S. 2843

COUNTY TAX COLLECTOR'S CERTIFICATE

I, Barbara J. Cokor, Tax Collector of the County of Plumas, State of California, do hereby certify that there are no tax liens against the parcels, as shown herein, for unpaid 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 \$572.09.

Dated 2/28/84

*Barbara J. Cokor*  
Barbara J. Cokor  
Plumas County Tax Collector

COUNTY RECORDER'S CERTIFICATE

Filed this 29<sup>th</sup> day of February, 1984, at 8:35 M. in Book 5 of Subdivision Maps, at Page 122 at the request of the City Clerk.

Fee \$ 13.00  
File No. 6742

*Ilia Diggs*  
County Recorder

by *Patricia Lacey*  
Deputy

CITY CLERK'S CERTIFICATE

I, Clerk of the City Council of the City of Portola, hereby certify that the herein embodied map was approved by said City Council convened in a regular meeting on the 2<sup>nd</sup> day of August, 1982.

*Marsha L. Trerking*  
City Clerk

FINAL MAP  
OFMcKEAND OFFICE CONDOMINIUMS

BEING LOTS 6 & 7 OF BLOCK 7 WITHIN THE NORTHERN ADDITION TO PORTOLA TOWNSITE, WITHIN SECTION 36, T. 23 N., R. 13 E., WITHIN THE INCORPORATED AREA OF PORTOLA, CALIFORNIA

SCALE - 1" = 50'

**HAMBY SURVEYING INC.**  
LICENSED LAND SURVEYORS