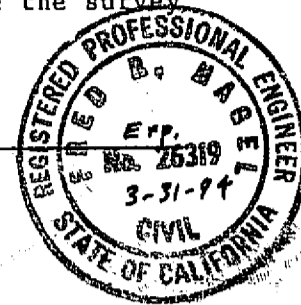


Engineer's Statement

This map and the survey performed therefore in SEPTEMBER, 1991, were made by me or under my direction. The survey is true and complete as shown. All of the monuments shown hereon are of the character and occupy the positions indicated and are sufficient to enable the survey to be retraced.

Dated: SEPTEMBER, 12, 1991

Fred R. Nagel
Fred R. Nagel
L.S. 3989
R.C.E. 26319



County Surveyor's Certificate

I have examined this map and find it 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 approval of the tentative map have been complied with and I am satisfied that the map is technically correct.

Dated: 10-10-91

Lawrence J. Brock
Lawrence J. Brock
R.C.E. 13528
Plumas County Surveyor
REGISTRATION EXPIRES: 3/31/93

County Tax Collector's Certificate

I, Barbara J. Coates, Tax Collector of the County of Plumas, State of California, do hereby certify that there are no tax liens against the units, as shown hereon, for unpaid State, 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 \$ 3,805.00.

Dated: 10-8-91

Barbara J. Coates by Jimmy Dunbar
Barbara J. Coates
Plumas County Tax Collector

County Clerk's Certificate

I, Judith Wells, Clerk of the County of Plumas, State of California and Ex-Officio Clerk of the Board of Supervisors of said county, hereby certify that the herein embodied map was approved by the said Board of Supervisors convened in a regular meeting upon the 8TH day of OCTOBER, 1991.

Dated: 10-8-91

Judith Wells by Joanne Keenan
Judith Wells
County Clerk

County Recorder's Certificate

Filed this 10TH day of OCTOBER, 1991, at 2:22 p.m. in Book 7 of Maps, at Page 34-39, at the request of the County Engineer.

Judith Wells
County Recorder

File No. 8172

Fee \$ 15.00

BY Jim A. Bay
Deputy

Owner's Statement

Top of the West, a California Limited Partnership, having record title interest in the herein subdivided lands, do hereby consent to the preparation and recordation of this Subdivision Map and Condominium Plan.

Top of the West, A California Limited Partnership
By: T.O.W. Developers Ltd., a California Corporation, **GENERAL PARTNER**

BY: Gary D. Kluge
Gary D. Kluge - President

TRUSTEE'S CERTIFICATE

CAL-SIERRA TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER THOSE DEEDS OF TRUSTS DESCRIBED BELOW DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP. ALL REFERENCES TO PLUMAS COUNTY OFFICIAL RECORDS.

1. DATED SEPTEMBER 25, 1991 RECORDED Sept. 25, 1991 BOOK 555 PAGE 662
2. DATED JULY 3, 1990 RECORDED JULY 25, 1990 BOOK 527 PAGE 181
3. DATED JULY 3, 1990 RECORDED JULY 25, 1990 BOOK 527 PAGE 183

Cal-Sierra Title Company
BY: David O. Windle
David O. Windle - President

STATE OF CALIFORNIA)
) SS.
COUNTY OF PLUMAS)

On Sept. 25, 1991 before me, the undersigned, a Notary Public in and for said State, personally appeared Gary D. Kluge

, 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.

Signature Pamela J. Emery
PAMELA J. EMERY
EXP. DATE: 1-15-94

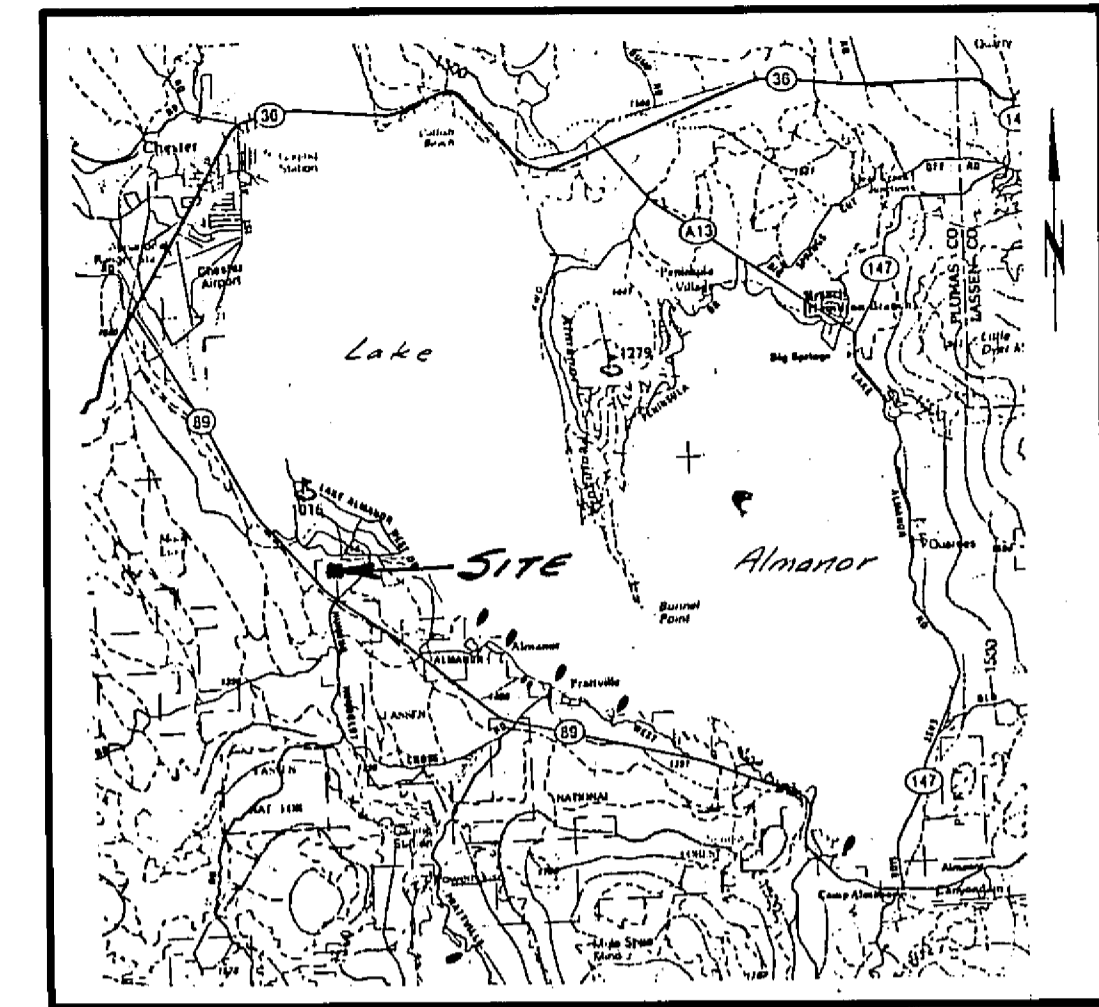
STATE OF CALIFORNIA)
) SS.
COUNTY OF Plumas)

On Sept. 27, 1991 before me, the undersigned, a Notary Public in and for said State, personally appeared David O. Windle

, 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.

Signature Pamela J. Emery
PAMELA J. EMERY
EXP. DATE: 1-15-94



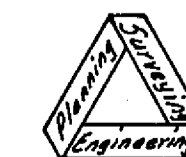
VICINITY MAP
Scale: 1" = 2.5 Mi.

NOTES:

THE "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF WEST ALMANOR HEIGHTS" IS RECORDED IN VOLUME 557 OF OFFICIAL RECORDS, AT PAGE 133-187, PLUMAS COUNTY RECORDS.

THE PROPERTY SHOWN HEREON IS SUBJECT TO A PLANNED DEVELOPMENT PERMIT FILED BY THE COUNTY OF PLUMAS AND RECORDED APRIL 19, 1991 IN BOOK 544 OF OFFICIAL RECORDS AT PAGE 65.

**WEST ALMANOR HEIGHTS
UNIT ONE
SUBDIVISION MAP AND CONDOMINIUM PLAN
IN SECTION 33, T.28N., R.7E., M.D.B. & M.
PLUMAS COUNTY, CALIFORNIA**



NST ENGINEERING ASSOCIATES, INC.
45 SO. ROOP STREET
SUSANVILLE, CALIF. 96130
916-257-5173

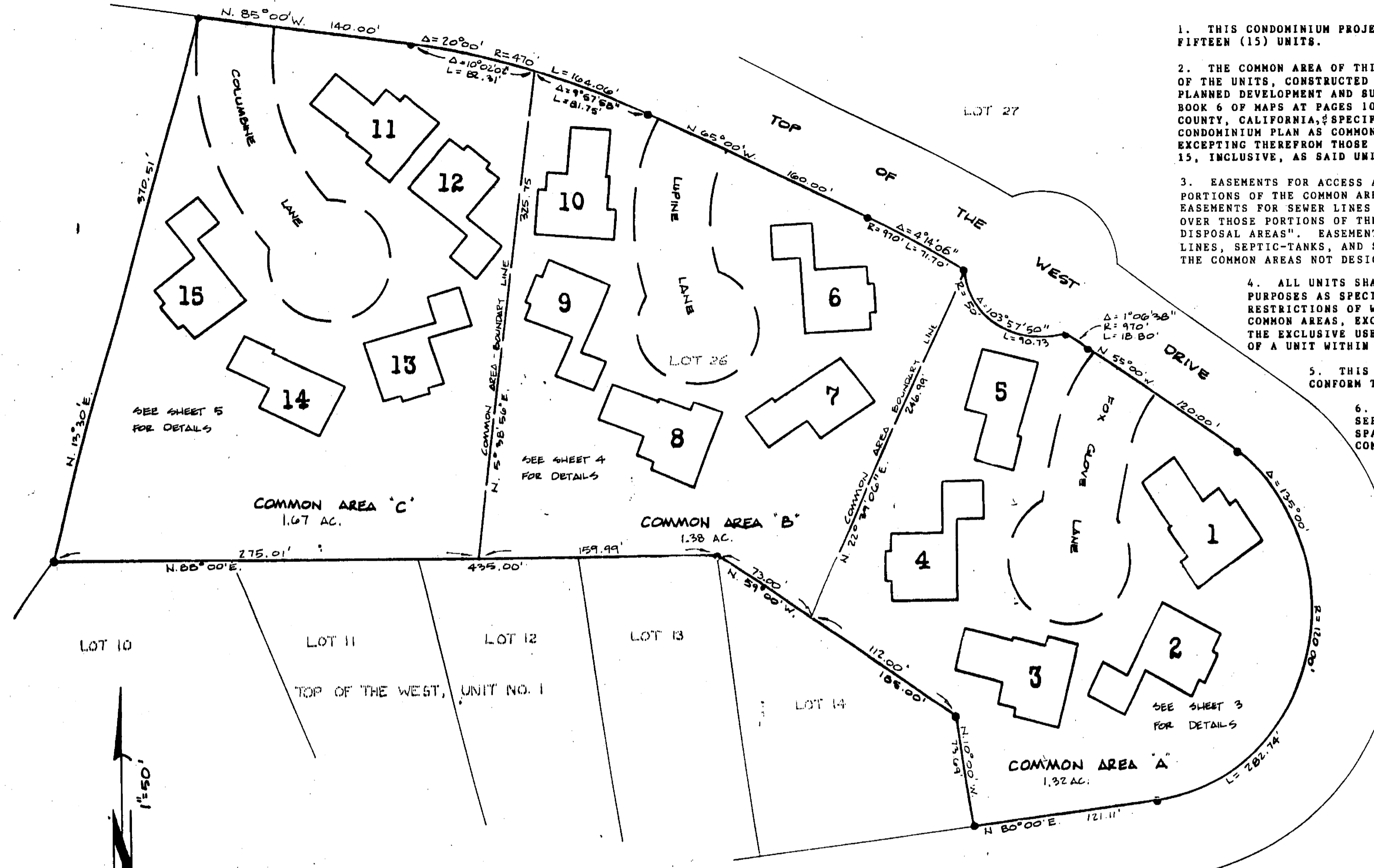
SHEET 1 OF 6

PROJECT AREA

| | |
|--------------------------|----------|
| ORIGINAL LOT 26: | 5.27 AC. |
| 15 UNITS: | .90 AC. |
| TOTAL COMMON AREA: | 4.37 AC. |
| TOTAL PRIVATE ROAD AREA: | .72 AC. |

CONDOMINIUM PLAN & NOTES

1. THIS CONDOMINIUM PROJECT IS COMPOSED OF THREE COMMON AREA PARCELS AND FIFTEEN (15) UNITS.
2. THE COMMON AREA OF THIS PROJECT IS ALL LAND AND ALL IMPROVEMENTS, EXCLUSIVE OF THE UNITS, CONSTRUCTED WITHIN THE BOUNDARY LINES OF LOT 26 AS SHOWN ON THAT PLANNED DEVELOPMENT AND SUBDIVISION MAP OF TOP OF THE WEST UNIT NO. 1, FILED IN BOOK 6 OF MAPS AT PAGES 107, 108, AND 109 IN THE OFFICE OF THE RECORDER, PLUMAS COUNTY, CALIFORNIA, SPECIFICALLY DESIGNATED ON THIS SUBDIVISION MAP AND CONDOMINIUM PLAN AS COMMON AREA "A", COMMON AREA "B", AND COMMON AREA "C", EXCEPTING THEREFROM THOSE PORTIONS WITHIN THE BOUNDARY LINES OF UNITS 1 THRU 15, INCLUSIVE, AS SAID UNITS ARE SHOWN AND DEFINED HEREON.
3. EASEMENTS FOR ACCESS AND PUBLIC UTILITY PURPOSES ARE CREATED OVER THOSE PORTIONS OF THE COMMON AREAS DESIGNATED AS "STREET AND UTILITY EASEMENTS". EASEMENTS FOR SEWER LINES AND SUBSURFACE SEWAGE DISPOSAL FACILITIES ARE CREATED OVER THOSE PORTIONS OF THE COMMON AREAS DESIGNATED AS "AVAILABLE SEWAGE DISPOSAL AREAS". EASEMENTS FOR NON-VEHICULAR ACCESS, PUBLIC UTILITIES, SEWER LINES, SEPTIC-TANKS, AND SERVICE LINES ARE CREATED OVER ALL THOSE PORTIONS OF THE COMMON AREAS NOT DESIGNATED "AVAILABLE SEWAGE DISPOSAL AREA".
4. ALL UNITS SHALL HAVE EQUAL RIGHTS OF USE FOR ALL DESIGNATED PURPOSES AS SPECIFIED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WEST ALMANOR HEIGHTS OVER ALL AREAS DESIGNATED AS COMMON AREAS, EXCEPT FOR ANY PORTION OF THE COMMON AREA DESIGNATED FOR THE EXCLUSIVE USE OF A PARTICULAR UNIT, IRRESPECTIVE OF THE LOCATION OF A UNIT WITHIN ANY PARTICULAR COMMON AREA OR PHASE OF THE PROJECT.



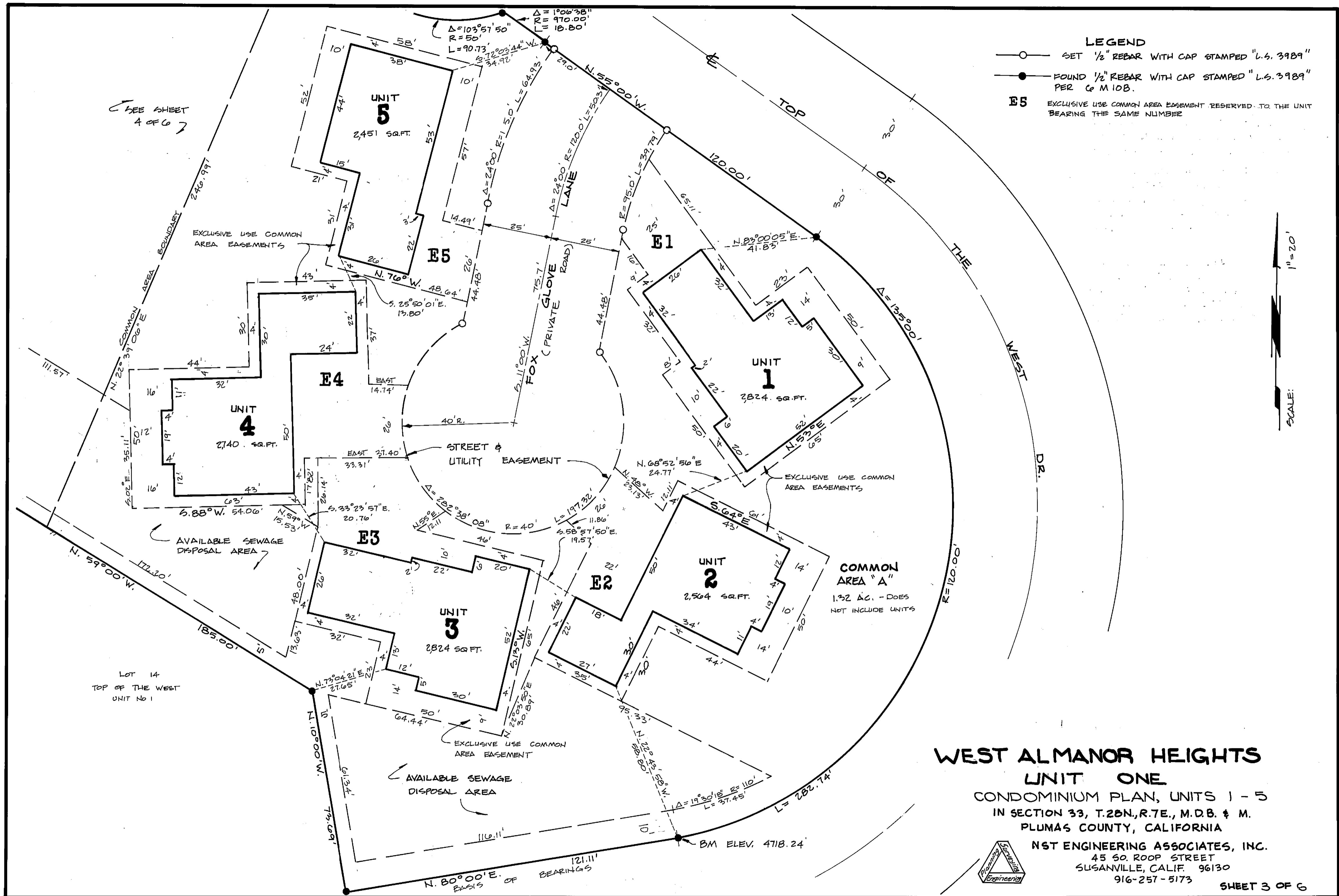
5. THIS PLAN AND THE DIMENSIONS SHOWN HEREON ARE INTENDED TO CONFORM TO CIVIL CODE SECTIONS 1351 (c) AND 1351 (f).
6. EACH OF THE UNITS OF THIS PROJECT SHALL BE A SEPARATE INTEREST AND FREEHOLD ESTATE TO INCLUDE ALL SPACE WITHIN, AND ALL IMPROVEMENTS NOW OR HEREAFTER CONSTRUCTED WITHIN, ITS BOUNDARY LINES.
7. SUBJECT TO LIMITATIONS UPON THE USE OF AIRSPACE IMPOSED, AND THE RIGHTS IN THE USE OF AIRSPACE GRANTED BY LAW, VERTICAL BOUNDARIES OF UNITS EXTEND UPWARD TO ELEVATION 4820.00 FEET, AND THE LOWER BOUNDARIES EXTEND DOWNWARD TO ELEVATION 4720.00 FEET.
8. EXCEPT AS OTHERWISE SHOWN HEREON, THIS CONDOMINIUM PLAN INTENTIONALLY OMITTS SPECIFIC DETAILS OF ANY BUILDINGS OR OTHER STRUCTURES.
9. UNLESS OTHERWISE NOTED, ALL UNIT LINES AND EXCLUSIVE USE COMMON AREA LINES ARE EITHER PARALLEL OR AT RIGHT ANGLES, AND ALL DIMENSIONS ARE TO BE INTERPRETED TO ONE-HUNDRETH OF A FOOT.
10. ELEVATION DATUM: PACIFIC GAS AND ELECTRIC COMPANY (PG&E) ELEVATION FOR THE LAKE ALMANOR PROJECT, PLUMAS COUNTY, CALIFORNIA. TO EQUATE TO USGS 1927 NORTH AMERICAN DATUM, 10.30 FEET MUST BE ADDED TO PG&E DATUM.
11. EXCLUSIVE USE COMMON AREA EASEMENTS, DESIGNATED E-1 THROUGH E-15 HEREON AND ENCOMPASSING AREAS SURROUNDING UNITS 1 THROUGH 15, RESPECTIVELY, ARE ALLOCATED AS EXCLUSIVE EASEMENTS FOR THE USE BY THE UNIT WHICH THEY SURROUND, SUBJECT TO EASEMENTS FOR DRAINAGE, UTILITIES AND SEWER LINES, AND PROVISIONS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF WEST ALMANOR HEIGHTS.

WEST ALMANOR HEIGHTS UNIT ONE SUBDIVISION MAP AND CONDOMINIUM PLAN IN SECTION 33, T.28N, R.7E, M.D.B. & M. PLUMAS COUNTY, CALIFORNIA



NST ENGINEERING ASSOCIATES, INC.
45 SO. ROOP STREET
SUSANVILLE, CALIF. 96150
916-257-5173

BASIS OF BEARINGS
THE BASIS OF BEARINGS IS THE RECORD BEARINGS FOUND IN GM 107, 108 & 109 SPECIFICALLY IDENTIFIED ON SHEETS 3, 4 & 5 OF G SHEETS.



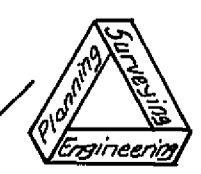
LEGEND

- SET 1/2" REBAR WITH CAP STAMPED "L.S. 3989"
- FOUND 1/2" REBAR WITH CAP STAMPED "L.S. 3989" PER G.M. 108.
- E5 EXCLUSIVE USE COMMON AREA EASEMENT RESERVED TO THE UNIT BEARING THE SAME NUMBER

SCALE: 1" = 20'

**WEST ALMANOR HEIGHTS
UNIT ONE**
CONDOMINIUM PLAN, UNITS 1 - 5
IN SECTION 33, T.28N., R.7E., M.D.B. & M.
PLUMAS COUNTY, CALIFORNIA

NST ENGINEERING ASSOCIATES, INC.
45 SO. ROOP STREET
SUSANVILLE, CALIF. 96130
916-257-5173

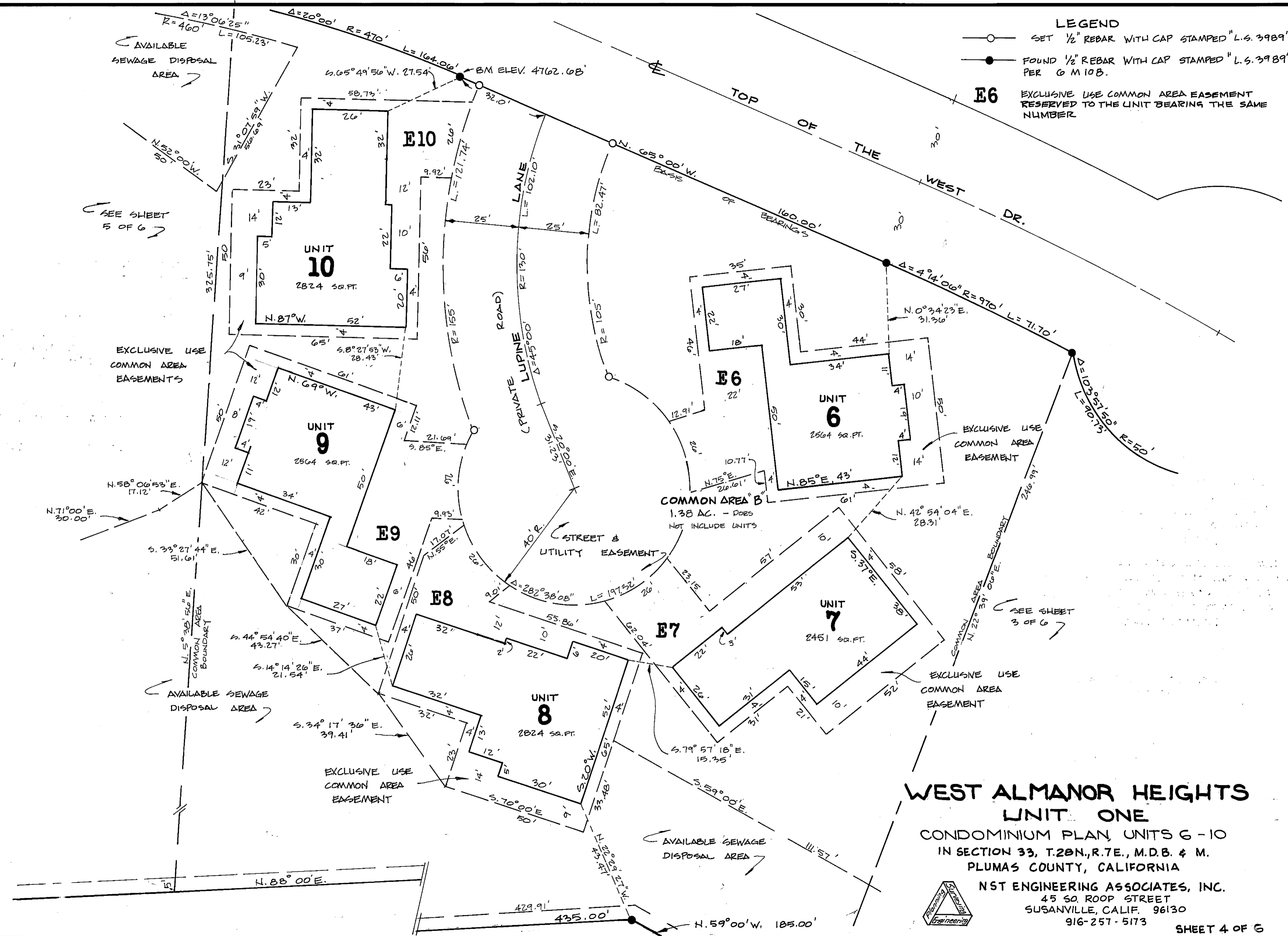


90-46

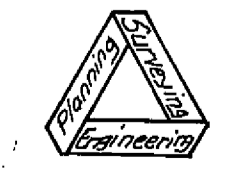
LEGEND

- SET 1/2" REBAR WITH CAP STAMPED "L.S. 3989"
- FOUND 1/2" REBAR WITH CAP STAMPED "L.S. 3989" PER G.M. 10B.
- E6** EXCLUSIVE USE COMMON AREA EASEMENT RESERVED TO THE UNIT BEARING THE SAME NUMBER

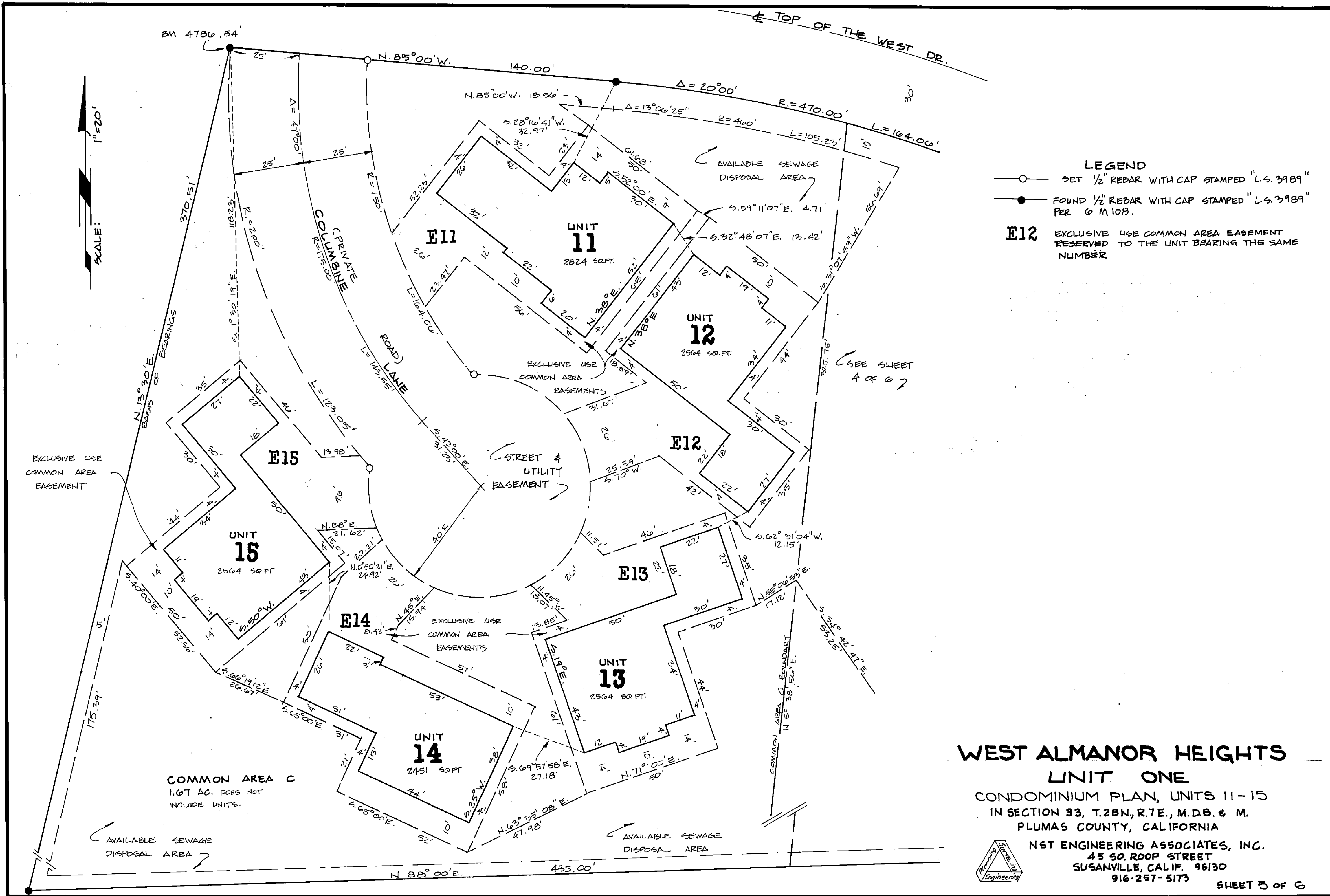
SCALE: 1"=20'



**WEST ALMANOR HEIGHTS
UNIT ONE**
CONDOMINIUM PLAN, UNITS 6 - 10
IN SECTION 33, T.28N., R.7E., M.D.B. & M.
PLUMAS COUNTY, CALIFORNIA



NST ENGINEERING ASSOCIATES, INC.
45 SO. ROOP STREET
SUSANVILLE, CALIF. 96130
916-257-5173

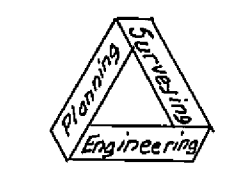


- LEGEND**
- SET 1/2" REBAR WITH CAP STAMPED "L.S. 3989"
 - FOUND 1/2" REBAR WITH CAP STAMPED "L.S. 3989" PER G.M. 108.
 - E12** EXCLUSIVE USE COMMON AREA EASEMENT RESERVED TO THE UNIT BEARING THE SAME NUMBER

WEST ALMANOR HEIGHTS

UNIT ONE

CONDOMINIUM PLAN, UNITS 11-15
 IN SECTION 33, T.28N., R.7E., M.D.B. & M.
 PLUMAS COUNTY, CALIFORNIA

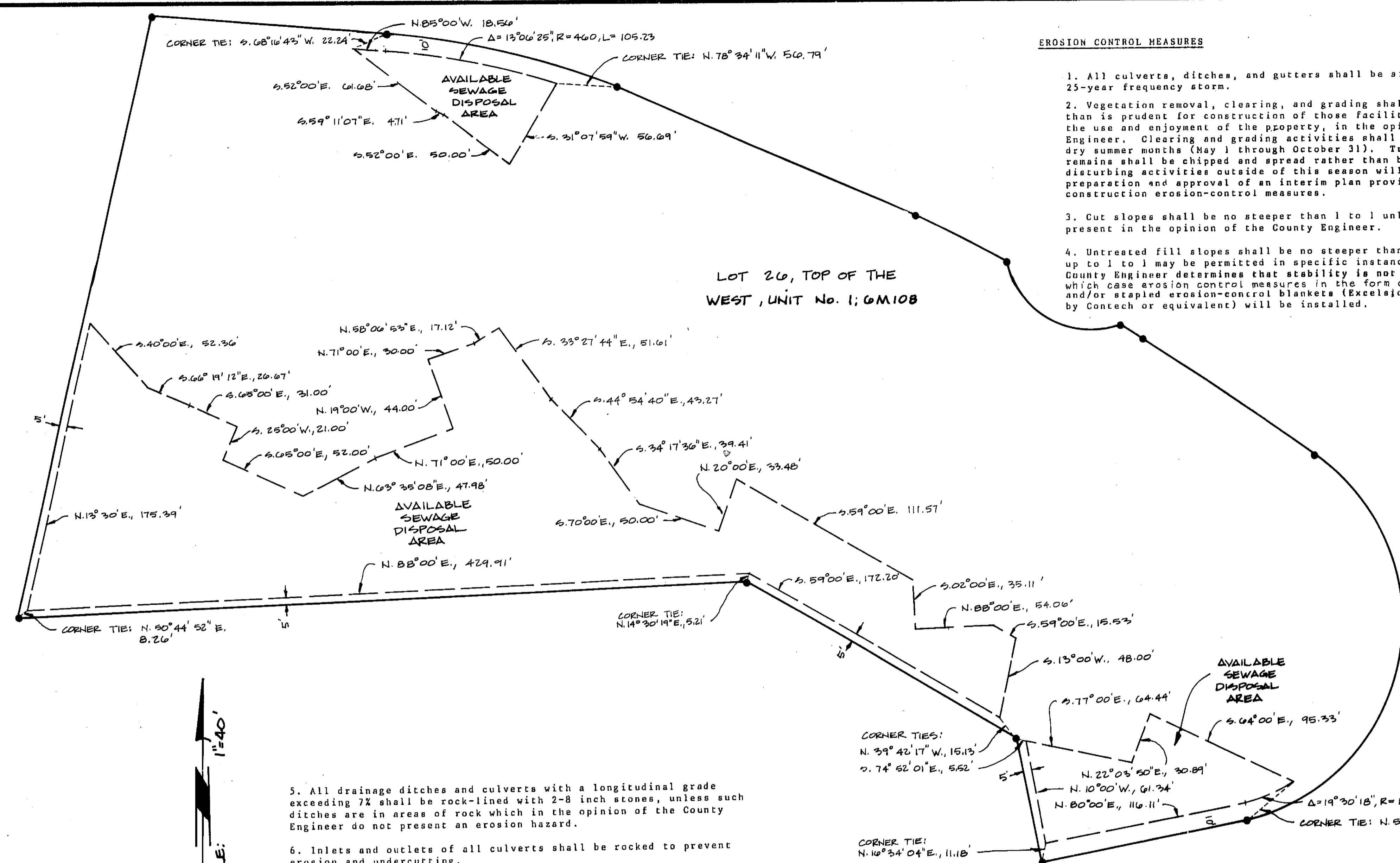


NST ENGINEERING ASSOCIATES, INC.
 45 SO. ROOP STREET
 SUSANVILLE, CALIF. 96130
 916-257-5173

SHEET 5 OF 6

90-40

7 M 38



EROSION CONTROL MEASURES

1. All culverts, ditches, and gutters shall be sized for a 1-hour, 25-year frequency storm.
2. Vegetation removal, clearing, and grading shall entail no more than is prudent for construction of those facilities necessary for the use and enjoyment of the property, in the opinion of the County Engineer. Clearing and grading activities shall be limited to six dry summer months (May 1 through October 31). Tree and brush remains shall be chipped and spread rather than burned. Earth-disturbing activities outside of this season will necessitate preparation and approval of an interim plan providing temporary construction erosion-control measures.
3. Cut slopes shall be no steeper than 1 to 1 unless stable rock is present in the opinion of the County Engineer.
4. Untreated fill slopes shall be no steeper than 1.5 to 1; slopes up to 1 to 1 may be permitted in specific instances where the County Engineer determines that stability is not compromised, in which case erosion control measures in the form of rock rip-rap and/or stapled erosion-control blankets (Excelsior "Standard Plus" by Contech or equivalent) will be installed.

LOT 26, TOP OF THE WEST, UNIT No. 1; 6M108



5. All drainage ditches and culverts with a longitudinal grade exceeding 7% shall be rock-lined with 2-8 inch stones, unless such ditches are in areas of rock which in the opinion of the County Engineer do not present an erosion hazard.
6. Inlets and outlets of all culverts shall be rocked to prevent erosion and undercutting.
7. Concentration of drainages should be avoided where possible by utilizing "sheet flow" from toes of fills.
8. All project work shall be reviewed by the County Engineer within 10 months of completion to insure the constructed facilities are performing satisfactorily, and/or to require any additional corrective measures to protect the quality of Lake Almanor. Any needed corrective work shall be done within 12 months of completion, or security posted subsequent to a Subdivision Improvement Agreement (time frames corresponding to normal one-year Contractor's warranty).
9. Low maintenance landscaping shall be provided in cleared and graded areas to the satisfaction of the County Engineer.

**WEST ALMANOR HEIGHTS
UNIT ONE
ADDITIONAL INFORMATION
IN SECTION 33, T.28N., R.7E., M.D.B. & M.
PLUMAS COUNTY, CALIFORNIA**



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