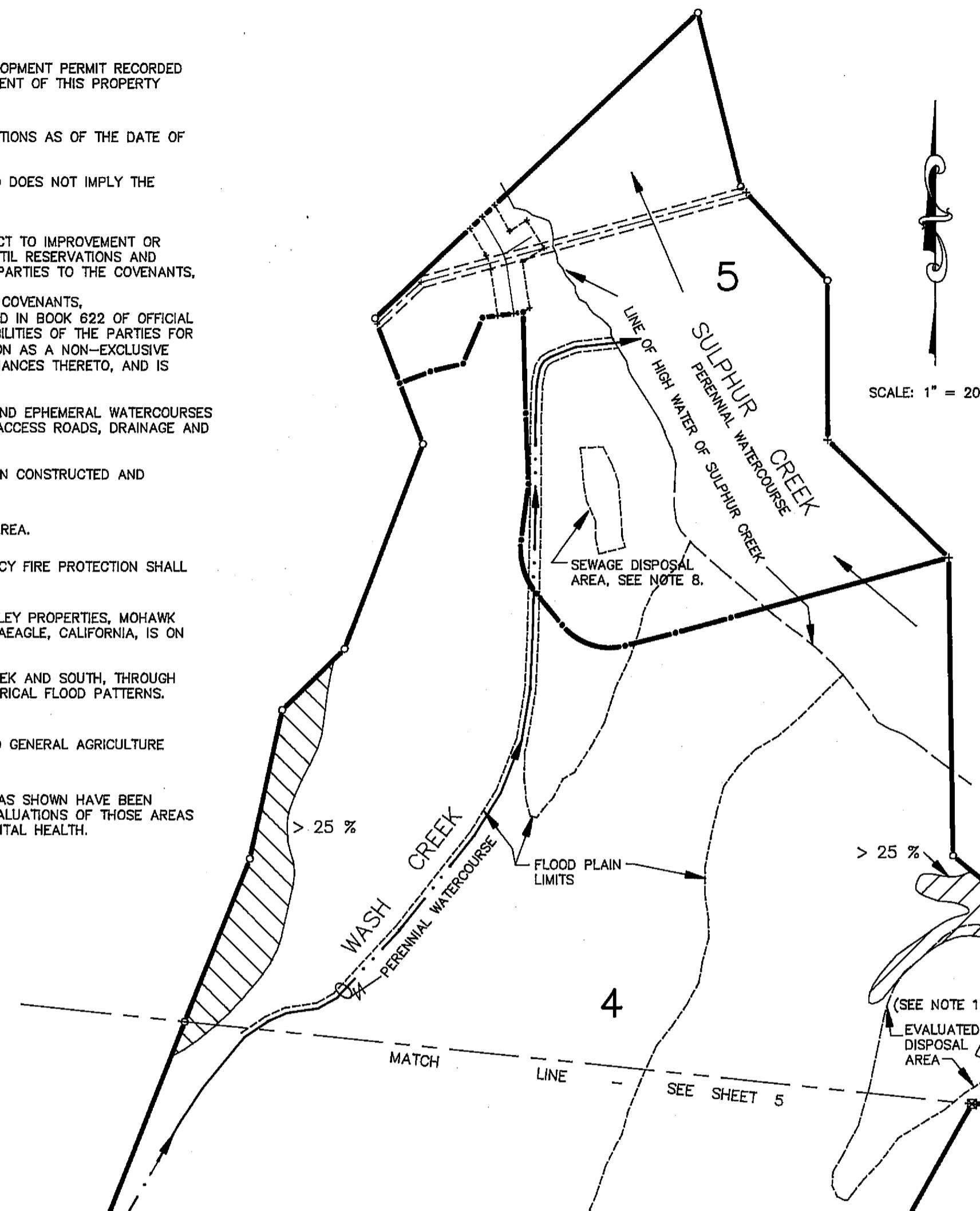
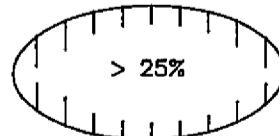


NOTES:

1. PLANNED DEVELOPMENT PERMIT: THE PROPERTY SHOWN HEREON IS SUBJECT TO A PLANNED DEVELOPMENT PERMIT RECORDED IN BOOK 604 OF OFFICIAL RECORDS AT PAGE 195, PLUMAS COUNTY RECORDS. FUTURE DEVELOPMENT OF THIS PROPERTY WILL BE SUBJECT TO THE CONDITIONS OF SAID PERMIT.
2. THE ADDITIONAL INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.
3. THE ADDITIONAL INFORMATION SHOWN HEREON IS DERIVED FROM PUBLIC RECORDS OF REPORTS, AND DOES NOT IMPLY THE CORRECTNESS NOR SUFFICIENCY OF THOSE RECORDS OF REPORTS BY THE PREPARER.
4. PRIVATE ROAD STATEMENT
THE ROAD SHOWN HEREON, NAMELY SOUTH CARMICHAEL ROAD IS A PRIVATE EASEMENT NOT SUBJECT TO IMPROVEMENT OR MAINTENANCE BY PLUMAS COUNTY. SUCH EASEMENT WILL NOT BECOME EFFECTIVE UNLESS AND UNTIL RESERVATIONS AND GRANTS ARE INCLUDED IN THE RESPECTIVE DEEDS. SAID ROAD WILL BE MAINTAINED BY ALL THE PARTIES TO THE COVENANTS.
5. SOUTH CARMICHAEL ROAD, AS SHOWN HEREON, WILL BE MAINTAINED BY ALL THE PARTIES TO THE COVENANTS. CONDITIONS AND RESTRICTIONS FOR MOHAWK VALLEY PROPERTIES, UNIT NO. 1, WHICH ARE RECORDED IN BOOK 622 OF OFFICIAL RECORDS AT PAGE 736 AND AMENDMENTS THERETO, WHICH SET FORTH THE RIGHTS AND RESPONSIBILITIES OF THE PARTIES FOR SAID EASEMENTS. SAID ROAD HAS BEEN GRANTED TO THE MOHAWK MEADOWS OWNER'S ASSOCIATION AS A NON-EXCLUSIVE EASEMENT FOR ACCESS, DRAINAGE, PUBLIC UTILITY AND COMMUNICATION PURPOSES, AND APPURTENANCES THERETO, AND IS RECORDED IN BOOK 713 OF OFFICIAL RECORDS AT PAGE 573, PLUMAS COUNTY RECORDS.
6. BUILDING AND DEVELOPMENT EXCLUSION AREAS INCLUDE AREAS WITHIN 50 FEET FROM PERENNIAL AND Ephemeral WATERCOURSES AND 50 FEET FROM THE PERIPHERY OF THE MEADOW HABITAT. DEVELOPMENT DOES NOT INCLUDE ACCESS ROADS, DRAINAGE AND IRRIGATION FACILITIES, AND UTILITIES.
7. AN ENGINEER-DESIGNED SUBSURFACE DISPOSAL SYSTEM FOR THE DEVELOPMENT OF LOT 5 HAS BEEN CONSTRUCTED AND HAS BEEN APPROVED BY THE PLUMAS COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
8. A WELL EXCLUSION AREA SHALL INCLUDE ALL AREAS WITHIN 100 FEET FROM A SEWAGE DISPOSAL AREA.
9. PRIOR TO FINAL INSPECTION FOR BUILDING CONSTRUCTION, 2,500 GALLONS OF WATER FOR EMERGENCY FIRE PROTECTION SHALL BE PROVIDED PER DWELLING UNIT IN CONFORMANCE WITH PLUMAS COUNTY CODE SECTION 9-4.1002.
10. A SOILS REPORT ENTITLED "PRELIMINARY SOILS REPORT AND EROSION CONTROL PLAN, MOHAWK VALLEY PROPERTIES, MOHAWK VALLEY," PREPARED IN FEBRUARY 1993 BY LARRY A. FITES, P.E., OF LARRY FITES ENGINEERING, GRAEAGLE, CALIFORNIA, IS ON FILE IN THE PLUMAS COUNTY ENGINEER'S OFFICE.
11. THE FLOOD PLAIN OF WASH CREEK IS LIMITED TO 10 FEET NORTHWEST OF THE THREAD OF THE CREEK AND SOUTH, THROUGH PORTIONS OF THE MEADOW, AS SHOWN HEREON. CONSTRUCTION SHALL NOT ALTER OFF-SITE HISTORICAL FLOOD PATTERNS. NO BUILDING CONSTRUCTION SHALL TAKE PLACE WITHIN A DESIGNATED FLOOD HAZARD AREA.
12. THE BOUNDARY BETWEEN LOT 4 AND LOT 5 HAS BEEN CONFIGURED SO THAT ALL LAND DESIGNATED GENERAL AGRICULTURE IS LOCATED WITHIN LOT 4.
13. THERE MAY BE ADDITIONAL DISPOSAL AREAS ACCEPTABLE FOR LEACH DISPOSAL. ONLY THOSE AREAS SHOWN HAVE BEEN EVALUATED. OTHER DISPOSAL AREAS CAN BE PROPOSED AT THE OPTION OF FUTURE OWNERS. EVALUATIONS OF THOSE AREAS SHALL BE PERFORMED UNDER THE DIRECTION OF THE PLUMAS COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH.

LEGEND

— INDICATES SLOPES GREATER THAN 25 PERCENT.

NOTES CONTINUED:

14. EROSION MITIGATIONS (SEE PRELIMINARY SOILS REPORT PER NOTE 10): THE FOLLOWING EROSION MITIGATIONS SHALL BE IMPLEMENTED WITH CONSTRUCTION ON EACH LOT WHERE APPLICABLE.
 - A. BUILDING AND GRADING PLANS –
 1. BUILDING AND GRADING PLANS SHALL SHOW ALL CUT AND FILL SLOPE AREAS BETWEEN 15 AND 25 PERCENT.
 - B. ROADWAYS AND DRIVEWAYS –
 1. ROADSIDE DITCHES SHALL HAVE THE INVERT LINED WITH 3/4" TO 3" ROCK, OR COBBLES WHERE THE LONGITUDINAL SLOPE EXCEEDS 6 PERCENT.
 2. CULVERT OUTLETS SHALL BE LOCATED ON NATURAL SOIL (NO FILL), AND /OR THE OUTLET CHANNEL INVERTS GREATER THAN 6 PERCENT SLOPE SHALL BE ROCK-LINED.
 - C. CUT AND FILL SLOPES –
 1. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
 2. ALL SLOPES LESS THAN 3 FEET IN HEIGHT SHALL BE GRADED 3:1 OR FLATTER.
 3. ALL CUT SLOPES STEEPER THAN 3:1 SHALL BE REVEGETATED, UNLESS CUT FACE IS DENSE ROCKY SILT.
 4. ALL FILL SLOPES OVER 3 FEET IN DEPTH SHALL BE TRACK OR SHEEPSFOOT-ROLLED ON COMPLETION, TO RESULT IN A TIGHT, DIMPLED SURFACE AND BE REVEGETATED.
 - D. BUILDING LOCATION –
 1. BUILDING CONSTRUCTION SHALL BE LIMITED TO SLOPES OF 25 PERCENT AND LESS.
 2. INTERCEPTOR DITCHES OF SWALES SHALL BE CONSTRUCTED AT THE BASE OF ALL CUT SLOPES (UPPER SIDE OF BUILDING PAD).
 3. ANY CONCENTRATED FLOW AREAS OR DOWNSPOUT GUTTERS STEEPER THAN 6 PERCENT SLOPE ON BUILDING SITES SHALL BE ARMORED TO THE POINT WHERE FLOW CHANGES TO SHEET FLOW.
 4. WHEN CONSTRUCTION OCCURS ON SLOPES BETWEEN 15 PERCENT AND 25 PERCENT, THE FINISHED GROUND SURFACE SHALL HAVE A SLOPE OF 3:1 OR FLATTER; AND UNPAVED SURFACES SHALL BE REVEGETATED AS PRESCRIBED BELOW, OR WITH LAWN, LANDSCAPED GROUND COVER OR RELATIVELY SHORT, FIRE-RESISTANT PLANTS OR GRASSES.
 - E. REVEGETATION SHALL BE BY –
 1. 40 POUNDS PER ACRE OF ORCHARDGRASS AND WHEATGRASS AND 250 POUNDS PER ACRE OF 16-20-0 FERTILIZER BROADCAST ON THE ROUGHENED OR DIMPLED SURFACE.
 2. 2 TONS PER ACRE OF STRAW SHALL BE SPREAD OVER THE SEEDED SLOPES AND IMPRESSED IN OR TACKED ONTO THE DIMPLED GROUND SURFACE.

ADDITIONAL INFORMATION MAP
MOHAWK VALLEY PROPERTIES
UNIT NO. 2, PHASE 2
A PLANNED DEVELOPMENT

FOR
MOHAWK VALLEY PROPERTIES, INC.
 A CALIFORNIA CORPORATION

WITHIN PORTIONS OF:
 SECTION 1 T. 21 N., R. 12 E. M.D.M.;
 SECTION 6 T. 21 N., R. 13 E. M.D.M.;
 SECTION 31 T. 22 N., R. 13 E. M.D.M.;
 PLUMAS COUNTY, CALIFORNIA

PREPARED BY:

BASTIAN ENGINEERING
 P.O. BOX 280
 GRAEAGLE, CALIFORNIA 96103
 LS 7045

APRIL, 1997

SHEET 4 OF 5