

County Tax Collector's Certificate

I, Ginny Dunbar, Tax Collector of the County of Plumas, State of California, do hereby certify that there are no tax liens against the Parcels, as shown hereon, for unpaid state, county, municipal, or local taxes or special assessments which are a lien but not yet payable, are estimated to be in the amount of \$3148.00.

Dated: 4-24-06
Ginny Dunbar
Plumas County Tax Collector

County Recorder's Certificate
Filed this 1st day of May 2006 at 10:01 a.m. in Book 12 of Parcel Maps, at page 39-42 at the request of the County Surveyor.

Kathleen Williams
County Recorder

Fee: 14.00
Document No. 2006-0003478
By: D. Jewell 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 James W. Birks in August of 2005. All the monuments shown hereon are of the character and occupy the positions indicated and are sufficient to enable the survey to be retraced. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.

Gerald Joseph Tibbedeaux
P.L.S. 6051
License Exp. Date 6-30-07

Owner's Statement

I, James W. Birks, having record title interest in the subdivided lands do hereby consent to the preparation and recordation of this map. I am the only person whose consent is required to pass title to said lands. I do hereby offer for dedication Easement A shown hereon as a 40 foot wide private road and public utility easement and Easement B as a 20 foot wide public utility easement. The private roads shown as Easement A and Easement C (shown as Ingress/Egress easements on sheets 2 & 3) will be conveyed to all grantees of the affected property as shown thereon and for the purpose noted.

Dated: 7/11/06
James W. Birks

Notary
State of California
County of Plumas

On 4-4-06 before me Lorraine Sieck, Notary personally appeared James W. Birks, personally known to me or proved on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument, the persons or entity upon behalf of which the persons acted, executed the instrument.

Witness my Hand and Official Seal.

Lorraine Sieck
Signature of Notary

My Commission Expires July 11, 2007

Deed Reference Note:

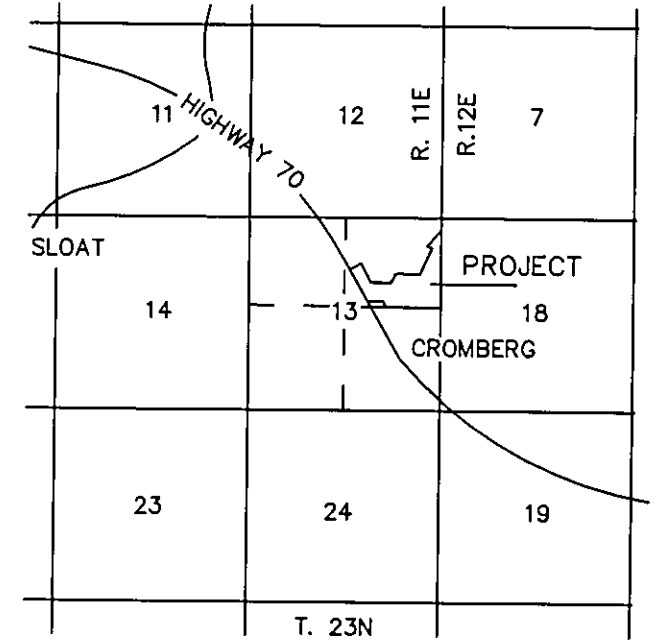
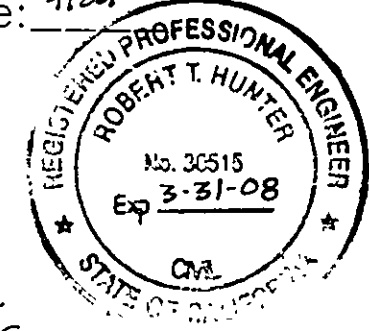
This map represents a subdivision of the lands as described in Book 800 of Official Records, Page 331.



County Surveyor's Statement

I have examined this map and find it 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. The offers of dedication for public utility easements as shown upon this map are accepted for the uses as noted.

Date: 4/26/06
Tom Hunter R.C.E. 30515
Plumas County Surveyor
License Exp. Date 3-31-08



LOCATION MAP
NOT TO SCALE

LEGEND

- ▲ FOUND 5/8" REBAR & CAP OSGOOD 445 (A)
◇ FOUND 5/8" REBAR, SET TAG P.L.S. 6051 (A)
◆ FOUND 1/2" REBAR & CAP L.S. 3297 (B)
○ SET 1/2" REBAR & CAP P.L.S. 6051
● FOUND 1/2" REBAR & CAP P.L.S. 6051 (A)
+ NOTHING FOUND OR SET, LOCATION FROM RECORD INFORMATION
(A) RECORD INFORMATION PER 13 R.S. 120
(B) RECORD INFORMATION PER BOOK 6 PM 109 RECORD PER (A) AND MEASURED
BASIS OF BEARINGS:
THE BEARING OF N 34°13'22" W FOR THE NE R/W OF CALIFORNIA HIGHWAY 70 AS SHOWN IN BOOK 13 OF RECORDS OF SURVEYS 120 IS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

PARCEL 1

NET AREA 3.44 ACRES
GROSS AREA 3.57 ACRES

LOT 1 (5 M 116)

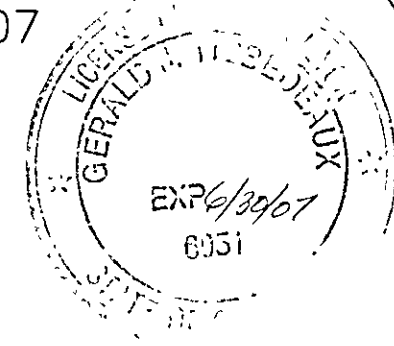
LOT 4 (5 M 116)

PARCEL 2

NET AREA 1.46 ACRES
GROSS AREA 1.80 ACRES

REMAINING LAND
35.69 ACRES (13 RS 120)

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 5 rows of survey data.



Planned Development Note:

The property shown hereon is subject to a Planned Development Permit which is recorded as Document # 2006-0003477 of Official Records. Future development of this property will be subject to the conditions of said permit.

Concurrent Map Beneficiaries Statement:

A Beneficiaries Certificate consenting to the preparation and recording of this map is on file with the Plumas County Recorder as Document # 2006-0003479 of Official Records.

SEE SHEET 2 OF 4

Tibbedeaux Surveying
PO Box 1960 - 565 Ridge Street
Portola, CA 96122
(530) 832-5772

PARCEL MAP AND PLANNED UNIT DEVELOPMENT FOR JAMES W. BIRKS

WITHIN THE NORTHEAST 1/4 SECTION 13, TOWNSHIP 23 NORTH, RANGE 11 EAST, MOUNT DIABLO MERIDIAN
DIVISION OF PARCEL 3, BOOK 6 OF PARCEL MAPS, PAGE 109
PLUMAS COUNTY CALIFORNIA
SCALE 1 INCH = 60 FEET AUGUST, 2005