

Alturas Property- Modoc County

APN# 022-490-019	(155.97 acres)
APN# 022-490-020	(12.79 acres)
APN# 022-490-021	(10.33 acres)
APN# 022-490-022	(15.37 acres)
APN# 022-490-023	(20.24 acres)

Alturas California 215 Acres

Location: Alturas, CA. Near the intersections of interstates 299 and 395. Bordering 4th street to the north and the city, airport to the east. Pit River and Modoc Refuge to the south and west.

Parcels: Five parcels totaling 215 Acres, once the old mill site, this property has gone a phase I and phase II environmental clearance and parcel 19: 155.97 acres just completed and extensive wetlands restoration for waterfowl and uplands **game** habitats with NRCS, U.S.F.W. and D.U.

Parcel 19: 155.97

Parcel 20: 12.79

Parcel 21: 10.33

Parcel 22: 15.37

Parcel 23: 20.24

Zoning;_ All parcels are zoned industrial.

Water: One domestic well, one large agricultural well with new pump. Damning and water rights to the Pit River.

Improvements: One 5,000 sq. ft. metal building, one 6,000 sq. ft. older tin building, cyclone fencing to the north and east. Three custom double hunting blinds.

Services: Pacific Power & light; electrical & natural gas, union pacific rail to the south, paved acres to the site off 4th St. Union Pacific Rail Road, and Modoc Airport.

Price: \$1,295,000.00



Tax Area Code

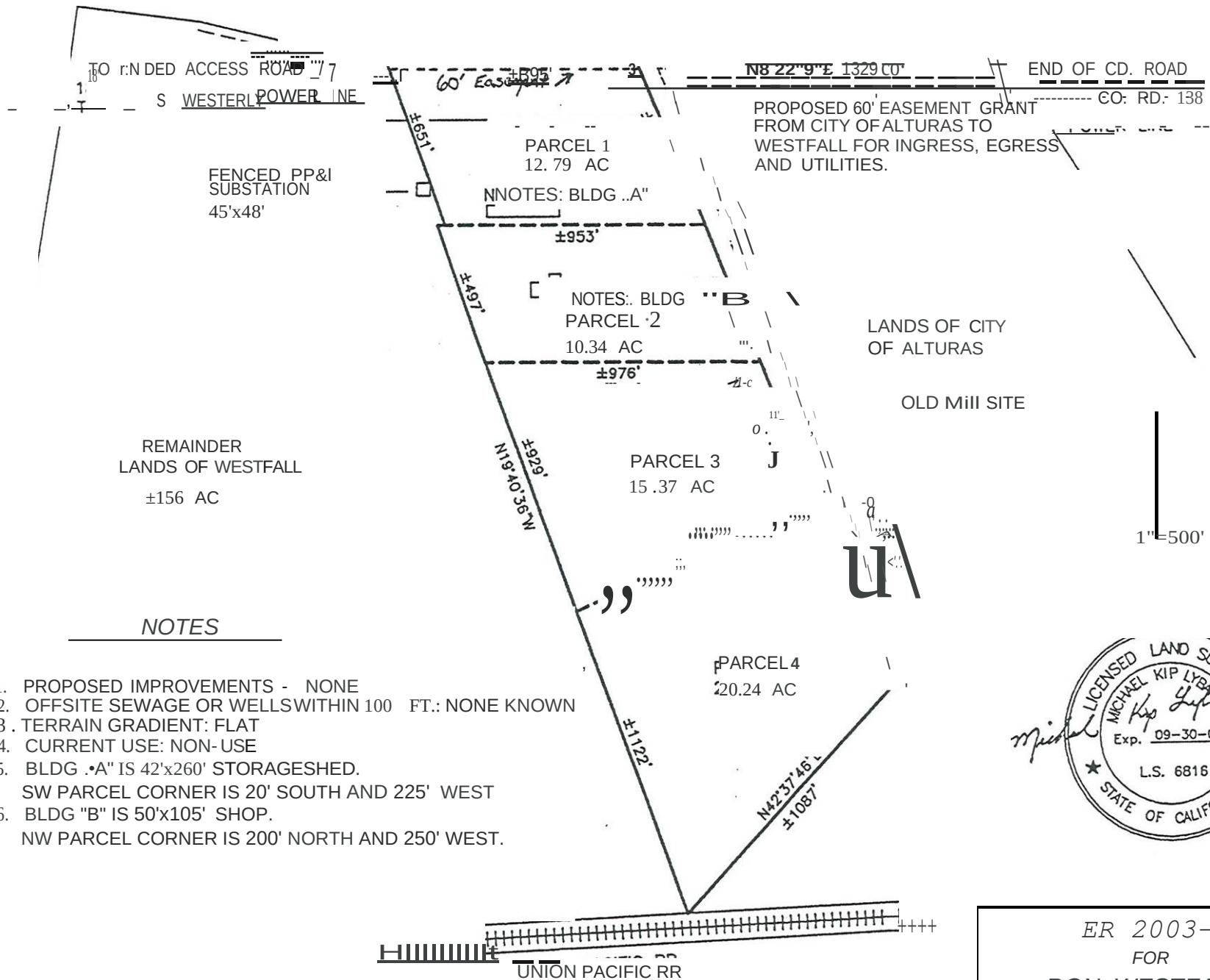
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NOTE - ASSESSOR'S BLOCK
& LOT NUMBERS
SHOWN IN GREEN

Assessor's Map 22-49

County of Modoc, California



ER 2003-	
FOR	
RON WESTFALL	
Aftec Engineering PO BOX 758, LTUAAS 92521-2453	July 2003 Sheet 1 of 1 Job: OJ-J

ft.



Google earth

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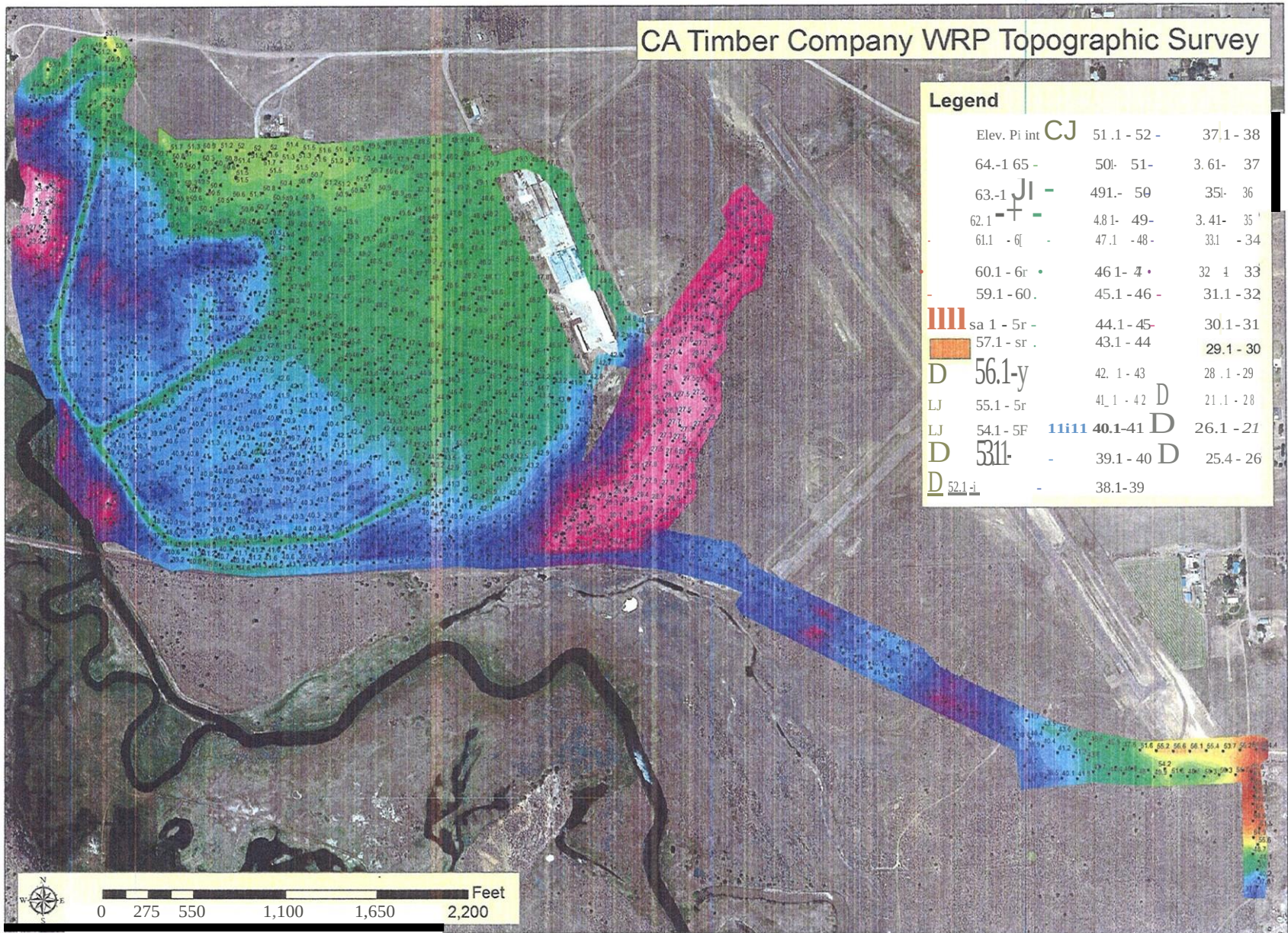
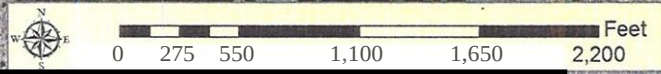
1000 ft



CA Timber Company WRP Topographic Survey

Legend

Elev. Pi int	CJ	51.1 - 52 -	37.1 - 38
64.1-1 65 -		50- 51-	3.61- 37
63.1-1	JL -	491.- 50	35- 36
62.1 -	+	48.1- 49-	3.41- 35
61.1 - 6		47.1 - 48-	3.1 - 34
60.1 - 6r		46.1 - 4	32 1 33
59.1 - 60.		45.1 - 46 -	31.1 - 32
sa 1 - 5r -		44.1 - 45-	30.1 - 31
57.1 - sr .		43.1 - 44	29.1 - 30
D 56.1-y		42. 1 - 43	28. 1 - 29
LJ 55.1 - 5r		41. 1 - 42	D 21.1 - 28
LJ 54.1 - 5F	1111	40.1-41	D 26.1 - 27
D 53.1-		39.1 - 40	D 25.4 - 26
D 52.1-j		38.1-39	



CA Timber Company WRP Design

Legend

- island
- Concrete Tower (Crush Box Culvert and Fill Around with Dirt)
- Water Control Structure
- Berm Removal to 41.5
- Line Valve
- Boundary
- New Swale
- NJ Pipeline
- Down Levee
- Fill Area
- Levee Cut Down Material (Seed with Perennial Grasses)
- Possible Cut Area
- Restored Wetland Habitat Area
- Wetland Habitat Area (No Project Related Activities)

Possible Cut Area for Large Fill Area in Unit 2
Cut Area not to exceed 38.8

Cut 1.5' Deep Swale Following Land Profile Down Hill

Well House

Top of Valve @ 44.5
5 Tons of Rock Placed Around Valve

At least 30" of cover over 6" pipeline

Top of Valve @ 44.5
5 Tons of Rock Placed Around Valve

Cut 1.5' Swale Following Land Profile Downhill

Avg. of fill area 31.5
1.6 acres
Fill to at least 33.5

3x7 Weir w/ Screwgate
60' of 24" Pipe
with Metal Trashrack

Unit 2
Avg Grade in Wetland Area as Drawn
(Not counting fill areas) = 38.6
HWSE 39.8
Existing Levee @ 49.4
Cut down Levees to 45.4
Islands @ 40.3-40.8

3x5 Weir
60' of 24" Pipe
with Metal Trashrack

Fill 38.4

Fill to 38.7

Fill 37.8

Fill 39.1

Unit 1
Avg. Grade in Wetland Area as Drawn
(Not counting fill areas) = 40.4
HWSE = 41.6
Existing Levees @ 48.7
Cut down Levees to 45.2
Islands @ 42.3-42.8

0 175 350 700 1,050 1,400 Feet



