

AREA 5 AT SIERRA STAR  
**PARCEL MAP NO. 08-001**

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA  
BEING A SUBDIVISION OF THE REMAINDER OF TRACT NO. 36-228 PER MAP RECORDED IN BOOK 10 OF TRACT MAPS AT PAGES 98 THROUGH 98B IN THE OFFICE OF THE COUNTY RECORDER OF MONO COUNTY, STATE OF CALIFORNIA

**OWNERSHIP STATEMENT**

We the undersigned, being all parties having any record title interest in the real property being subdivided, do hereby consent to the preparation and recordation of this parcel map. ~~We also hereby dedicate to the public, for street and right of way purposes that portion of West Bear Lake Road as so designated on this map.~~

As owner:  
GRM Properties II, LLC, a Delaware Limited Liability Company

BY: Michael Criscito  
Michael Criscito  
Authorized Signer

State of NEW YORK } ss.  
County of NEW YORK

On JANUARY 9, 2015 before me,  
SHARON D. WILLIAMS a Notary Public,  
personally appeared Michael Criscito

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature [Signature]  
Print Name SHARON D. WILLIAMS

A Notary Public in and for said state  
Principal place of business is the County of NEW YORK  
My commission expires: APRIL 13, 2017  
Commission No. of Notary: DIWI6203907

**C.C. & R.'s NOTE**

The real property described by this Final Map is burdened by the Declarations of Covenants, Conditions, Restrictions and Reservations (Sierra Star Golf Course Overflight Covenants) recorded May 1, 2000 in Book 900, Page 536 of Official Records on file in the Office of the Mono County Recorder and the Declarations of Covenants, Conditions, Restrictions and Reservations (Sierra Star Golf Course Overflight Covenants-Lots) recorded June 4, 2002 as Instrument No. 2002004322 of Official Records on file in the Office of the Mono County Recorder and the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Sierra Star West recorded on January 06, 2006 as Instrument Number 2006000154 of Official Records and as modified by The First Declaration of Annexation to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Sierra Star West, a Master Planned Development recorded April 26, 2006 as Instrument Number 2006003212 of Official Records, said instruments are on file in the Office of the Mono County Recorder.

**PLANNING COMMISSION'S CERTIFICATE**

This parcel map has been reviewed by the Town of Mammoth Lakes Planning Commission at its meeting of \_\_\_\_\_ 2015. The Commission found the Parcel Map to be in substantial conformance with the approved or conditionally approved tentative parcel map and any amendments thereto.

~~The Planning Commission did at its meeting of \_\_\_\_\_ 2015 Accept/Reject on behalf of the public, the Offer of Dedication, for street and right of way purposes, West Bear Lake Road as shown on this map.~~

Therefore, in accordance with the provisions of the Town of Mammoth Lakes Ordinance 84-10, Section 17.20.170 as amended by Town of Mammoth Lakes Ordinance 97-06, Section 17.20.170, this Parcel Map is hereby approved.

BY: Sandra Moberly 2-6-15  
Sandra Moberly  
Acting Community Development Department Director Date

**SIGNATURE OMISSIONS**

The signatures of the following, their successors and assigns, owners of easements as disclosed by the following deeds recorded in the Official Records of Mono County, have been omitted under the provisions of Section 66436 Subsection a-3Ai of the Subdivision Map Act:

- A. Easement agreement between GRM Properties II, LLC, A Delaware Limited Liability Co. and the Mammoth Community Water District by Instrument No. 2013005913 O.R.
- B. Grant of easement to Contel, formerly Continental Telephone Company of California by Book 370, Page 593 O.R.
- C. Easement for Golf Improvements by Acuff Properties LLC, A California Limited Liability Company and Intrawest/Lodestar Golf Limited Partnership by Book 874, Page 329, O.R.
- D. Agreement between Intrawest California Holdings, Inc., a California Corporation and Intrawest/Lodestar Golf Limited Partnership by Instrument No. 2002004322 O.R.
- E. Temporary turnaround easement to the Town of Mammoth Lakes by Instrument No. 2006003217 O.R.
- F. Easement agreement between Intrawest California Holdings Inc., A California Corporation and Sierra Star Communities Association, A non-profit mutual benefit corporation by Instrument No. 2006003219 O.R.

Those interests reserved by the United States of America per "N"/473, "Q"/548, and "S"/79 O.R. are included in this map, without consent, under the provisions of Section 66436, Subsection a-4 of the Subdivision Map Act.

**DEVELOPMENT COVENANTS**

1. No development is approved with this Parcel Map or Planning Commission Resolution PC-2008-09.
2. The owner(s) grant hereon emergency access easements to the Mammoth Lakes Fire Protection District and the Town of Mammoth Lakes.
3. The owner(s) shall grant secondary access as provided by code to and over Parcels 1-4, inclusive and only if required or necessary, for purposes of emergency services at the time of development of any parcel or parcels, regardless of the development sequence of such parcels.
4. Parcel 4 is encumbered by and shall provide access consistent with the Mammoth Lakes Fire Protection District and the Town of Mammoth Lakes Street Public Works Street Standards for the benefit of Parcels 1 and 3. A roadway easement and irrevocable offer of dedication shall be recorded on Parcel 4 at the time of any development of Parcel 1 or Parcel 3 or be the northerly and easterly 40 feet of Parcel 4 which may be relocated with the development of Parcel 4.
5. Development of Parcel 1, Parcel 3, or Parcel 4 require the Developer to provide the Town of Mammoth Lakes with a performance bond in accordance with the Town of Mammoth Lakes Subdivision Ordinance for the construction of access and utility improvements required for development of those parcels in addition to other required performance bonds required for site improvements.
6. An irrevocable offer of dedication shall be made to the Town of Mammoth Lakes for all drainage courses that pass through any of the parcels on this map at the time of development.

**RECORDER'S CERTIFICATE**

Filed this 18<sup>th</sup> day of FEBRUARY, 2015 at 2:34 P.M., in Book 5 of Parcel Maps at Pages 12-12C, at the request of GRM PROERTIES II, LLC, A Delaware Liability Company.

Instrument No. 2015000571 Fee: \$17.00

Bob Musil  
Mono County Recorder

By: [Signature]  
Deputy Mono County Recorder

**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 ordinance at the request of GRM Properties II, LLC, A Delaware Limited Liability Company in January, 2011. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative parcel map. I hereby state that all the monuments are of the character and occupy the positions indicated, and that such monuments are sufficient to enable the survey to be retraced.

01/07/15  
Date



Andrew K. Holmes  
Andrew K. Holmes L.S. 4428

**TAX COLLECTOR'S CERTIFICATE**

I hereby certify that, according to the records on file in this office, there are no liens against this subdivision, or any part thereof, for unpaid state, county, municipal, local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable. Taxes or special assessments collected as taxes which are a lien but not yet payable are estimated to be in the amount of \$ 205,053.17 for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Mono County Tax Collector

2-18-2015  
Date

By: [Signature]  
Deputy Mono County Tax Collector

**TOWN SURVEYOR'S STATEMENT**

This parcel map was examined by me and I am satisfied that this map is technically correct.

2/2/2015  
Date



Randall Scott West  
Randall Scott West, PLS 8663  
Mammoth Lakes Town Surveyor

**TOWN ENGINEER'S STATEMENT**

This map was 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 approval of the tentative parcel map have been complied with.

1/19/15  
Date

[Signature]  
Grady Dutton P.E. C 32974  
Mammoth Lakes Town Engineer



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