

**SAN JOAQUIN VILLAS  
TRACT NO. 36-222**

LOT 1 FOR CONDOMINIUM PURPOSES

LOTS 2, 3, 4 AND 5 FOR PARCELIZATION PURPOSES

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF LOT LINE ADJUSTMENT PARCEL 1 OF LOT LINE ADJUSTMENT 05-06 PER CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NUMBER 2006005343 TOGETHER WITH THAT PROPERTY DEEDED TO THE TOWN OF MAMMOTH LAKES BY DEED RECORDED AS INSTRUMENT NUMBER 2001009202 IN THE RECORDS OF MONO COUNTY, CALIFORNIA

Gross Area: 23.26± Acres

**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 final map. We also reserve to ourselves, our heirs, and assigns, certain private road easements designated as Lot A and Lot B, and easements for snow storage purposes for the use and the benefit of the present and future owners of the lots affected by such easement as delineated herein.

As owners:

INTRASTAR MAMMOTH SIERRA STAR SUBSIDIARY 1, LLC, a Delaware limited liability company

By: IntraStar Mammoth, LLC, a Delaware limited liability company, its sole member

By: VII IntraStar Partners, L.L.C., a Delaware limited liability company, managing member

By: VII IntraStar Holdings, L.L.C., a Delaware limited liability company, sole member

By: US/D2 HOLDINGS, L.L.C., a Delaware limited liability company, sole member

By: [Signature]  
Sign name  
SEAN P. ARNOLD, VP  
Print name and title

As Owner:

Town of Mammoth Lakes, a Municipal Corporation

By: [Signature]  
Kirk Stapp, Mayor

As Beneficiary: (SEE SHEET 2)

State of Nevada }  
County of Washoe } ss.

On July 26, 2006 before me,  
M. Sylvia Gardner  
a Notary Public in and for said County and State, personally appeared

SEAN P. ARNOLD

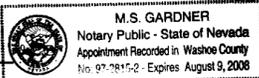
personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon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

WITNESS my hand and (optional) official seal:

[Signature] M.S. Gardner and print name

My commission expires: August 9, 2006

County of my principal place of business: Washoe



State of California }  
County of Mono } ss.

On August 11, 2006 before me,  
Debra S. McDonald, Notary Public  
a Notary Public in and for said County and State, personally appeared  
Kirk Stapp

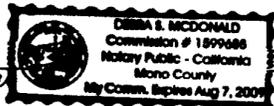
personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon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

WITNESS my hand and (optional) official seal:

[Signature] Debra S. McDonald and print name

My commission expires: 8-7-09

County of my principal place of business: Mono



**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 Declaration of Covenants, Conditions and Restrictions for Callahan Court recorded on August 15, 2006 as Instrument Number 2006006024 of Official Records, said instruments are on file in the Office of the Mono County Recorder.

**SOILS NOTE**

A Preliminary Geotechnical Investigation, Project No. 3.30514, dated August 2, 2005 was prepared by Sierra Geotechnical Services, Inc., for Intrawest California Holdings under the signature of Thomas A. Platz, R.C.E. 41039 and Joseph A. Adler, C.E.G. 2198

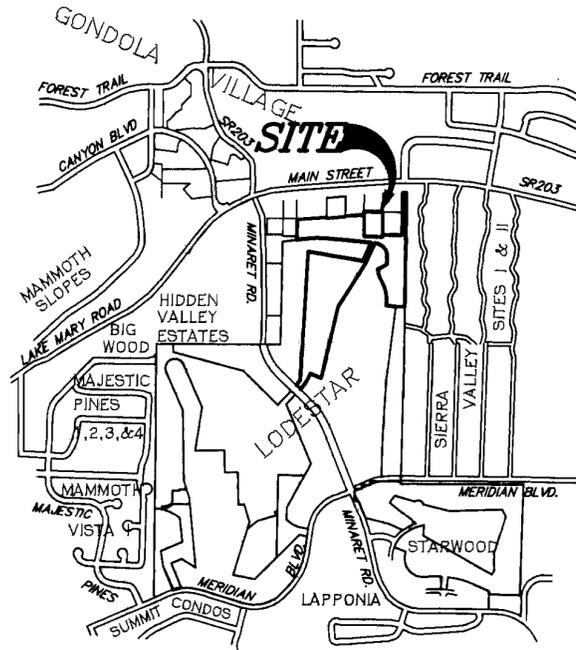
Said report is on file with the Town of Mammoth Lakes Public Works Department - Engineering Services Division.

**SIGNATURE OMISSIONS**

The signatures of the following companies, 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:

- Mammoth Community Water District 280/409 O.R.
- Intrawest/Lodestar Golf Limited Partnership 874/329 O.R.
- San Diego Ski Club Instrument No. 2002003067, 44/12 O.R.
- Project Sierra Housing Development Corp. Instrument No. 2003003399

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.



THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF 40 RESIDENTIAL DWELLING UNITS ON LOT 1, AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

**RECORDER'S CERTIFICATE**

Filed this 15<sup>th</sup> day of August, 2006 at 2:55 P.M., in Book 10 of Tract Maps at Page 100-1002, at the request of Intrastar Mammoth Sierra Star Subsidiary 1, and the Town of Mammoth Lakes

Instrument No. 2006006076 Fee: \$16.00  
Renn Nolan  
Mono County Recorder

By: [Signature]  
Deputy Mono County Recorder

**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 \$25,394.42 for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Rosemary Glazier  
Mono County Tax Collector

8/15/06  
Date

By: [Signature]  
Deputy Mono County Tax Collector

**PLANNING COMMISSION'S CERTIFICATE**

This final map was reviewed by the Town of Mammoth Lakes Planning Commission at its meeting of 7-26-06. The Commission found the Final Map to be in substantial conformance with the approved or conditionally approved tentative map and any amendments thereto.

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 Final Map is hereby approved.

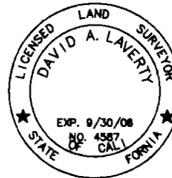
By: [Signature]  
Mark Wardlaw  
Community Services Director

7-27-06  
Date

**SURVEYOR'S STATEMENT**

This final map and survey were prepared by me or under my direction and are based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance performed in October, 2000 at the request of Intrawest California Holdings. I hereby state that this final map substantially conforms to the approved or conditionally approved tentative map. I hereby state that all the monuments are of the character and occupy the positions indicated, or will be set in such positions on or before Sept. 1, 2006, and that such monuments are, or will be, sufficient to enable the survey to be retraced.

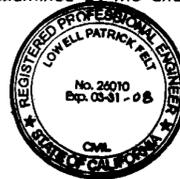
7/24/2006  
Date



[Signature]  
David A. Laverty, L.S. #587  
Lic. exp. 9/30/08

**TOWN SURVEYOR'S STATEMENT**

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



[Signature] 7/27/06  
Lowell P. Felt, RCE 26010 Date  
Mammoth Lakes Town Surveyor  
License Expires 03/31/08

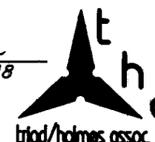
**TOWN ENGINEER'S STATEMENT**

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 map have been complied with.

7/27/06  
Date



[Signature]  
Raymond C. Jarvis, P.E. C 42318  
Mammoth Lakes Town Engineer  
Lic. exp.: 3-31-08



BOOK 10 OF TRACT MAPS AT PAGE 100