

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 tract map.

As Owner:

SNOWCREEK INVESTMENT COMPANY II LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Charles R. Lande, Authorized Signatory

As Beneficiary:

Mammoth Community Water District under Deed of Trust recorded July 7, 2015, as Instrument No. 2015002521 of Official Records of Mono County.

Mark Busby, General Manager

ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THESE CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

State of California) ss.
County of Los Angeles

On April 20, 2023 before me,
Faramarz Rabizadeh a Notary Public,
personally appeared Charles R. Lande

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.

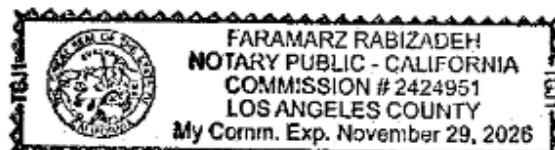
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand:

Signature: Faramarz Rabizadeh

Print Name: Faramarz Rabizadeh
A Notary Public in and for said state of California

Principal place of business is the County of Los Angeles
My commission expires: 11/29/2026
Commission No. of Notary: 2424951



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-3A1 of the Subdivision Map Act:

Mammoth Community Water District for sewer purposes: 576/168 O.R. 576/170 O.R., MB 10/21, MB 10/25, 727/340 O.R., Inst. 2019000060 O.R.

Frontier Communications: 114/463 O.R., 360/518 O.R., 397/117 O.R.

Southern California Edison 32/187 O.R.

PLANNING AND ECONOMIC DEVELOPMENT COMMISSION'S CERTIFICATE

This final map has been reviewed by the Town of Mammoth Lakes Planning and Economic Development Commission at its meeting of April 12, 2023. The Commission found the Final Map to be in substantial conformance with the approved or conditionally approved tentative tract 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 Tract Map is hereby approved.

BY: Sandra Moberly, Community and Economic Development Director

5.3.23 Date

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 tract map have been complied with.

5.3.23 Date

Haislip Hayes, P.E. 78268
Mammoth Lakes Town Engineer

TOWN SURVEYOR'S STATEMENT

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

5-5-2023 Date



Randell Scott West, PLS 8663
Mammoth Lakes Town Surveyor

ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THESE CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

State of California) ss.
County of Mono

On May 2, 2023 before me,
Stephanie Elaine Hake a Notary Public,
personally appeared Mark Donald Busby

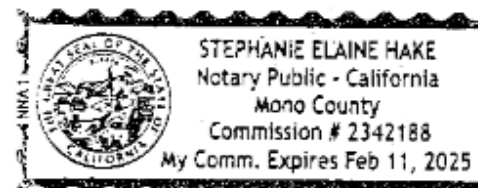
who proved to me on the basis of satisfactory evidence to be the persons whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the persons, or the entity upon behalf of which the 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:

Signature: Stephanie Elaine Hake
Print Name: Stephanie Elaine Hake

A Notary Public in and for said state
Principal place of business is the County of Mono
My commission expires: 02/11/2025
Commission No. of Notary: 2342188



RECORDER'S CERTIFICATE

Filed this 31 day of August, 2023 at 3:01 P.M., in Book 12 of Tract Maps at Pages 22A-H, inclusive, at the request of

Instrument No. 2023002100

Fee: \$

Shannon Kendall
Mono County Recorder

By: 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 \$285,173.07 for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Mono County Tax Collector

8/31/2023 Date

By: Deputy Mono County Tax Collector

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 Jay Bretton in MARCH, 2022. I hereby state that this final map substantially conforms to the approved or conditionally approved tentative tract 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.

11-04-23 Date



Alan C. Eder P.L.S. 8466

SOILS NOTE

A Preliminary Geotechnical Investigation, Project No. 3.00856.1, was prepared for this property, by Sierra Geotechnical Services, Inc. Dated October 4, 2006 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.

SNOWCREEK VIII TRACT MAP NO. 09-002

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA
FOR PARCELIZATION PURPOSES

BEING A SUBDIVISION OF LOTS 3, 4, 5 AND 6 AND THE CERTAIN STRIPS OF LAND DESIGNATED AS FAIRWAY DRIVE AND MINARET ROAD AS SHOWN ON TRACT MAP 36-166 RECORDED IN BOOK 10 OF MAPS AT PAGE 12 AND LOT LINE ADJUSTMENT PARCEL 2 OF LOT LINE ADJUSTMENT 2003-06 PER CERTIFICATE OF COMPLIANCE RECORDED ON OCTOBER 22, 2003 AS INSTRUMENT NO. 2003011728 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND TRACTS 46 AND 47 IN SECTION 2, OF TOWNSHIP 4 SOUTH, RANGE 27 EAST, MOUNT DIABALO BASE AND MERIDIAN, MONO COUNTY, CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

GROSS AREA: 221.404 ACRES ±

SHEET 1 OF 8

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of land, and that are not shown in the Public Records.

(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.

Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the public records.

The herein described land lies within the Mammoth Community Water District and is subject to any liens or assessments thereof.

The herein described land lies within the Mammoth Water Bond District and is subject to any liens or assessments thereof.

Matters, defects, liens, encumbrances, facts, rights, interests or claims which are shown by the records or information at the Bureau of Land Management (BLM) and/or the District Land Office and/or Land Office.

Blanket easement for underground telephone, telegraph, and communication structures to Continental Telephone Company of California dated August 28, 1970, per Book 114, Page 463 of Official Records.

A 10' wide easement for aerial and underground telephone, telegraph, and communication structures, as the existed, to Continental Telephone Company of California dated August 12, 1982, per Book 360, Page 518 of Official Records.

The effect of an instrument entitled "Appointment of Agent", upon terms and conditions contained therein, dated August 4, 1983, executed by Mammoth County Water District and Dempsey Construction Corporation, recorded August 31, 1983 in Book 388 Page 479 of Official Records.

An agreement dated August 4 1983 as disclosed by that certain "Memorandum of Agreement executed by Mammoth County Water District and Dempsey Construction Corporation and recorded August 31, 1983 in Book 388 Page 485 of Official Records.

An Agreement between Turner Gas Company and Dempsey Construction Corporation dated June 25, 1987 and recorded August 7, 1987 in Book 485 Page 273 of Official Records.

An Offer of Dedication and incidental purposes in favor of The Town of Mammoth Lakes, recorded November 9, 1989 in Book 542 Page 564 of Official Records.

Matters disclosed by a Record of Survey filed in Book 5, Page 1, Record of Survey maps, in the office of the County Recorder of said county relating to the location and dimensions of said land and other property.

Matters disclosed by a Record of Survey filed in Book 2, Page 129, Record of Survey maps, in the office of the County Recorder of said county relating to the location and dimensions of said land and other property.

An instrument entitled "Road and Maintenance Agreement" executed December 6, 1993 by Fairway Ranch Owners Association and Dempsey Construction Corporation, a California Corporation, recorded December 17,1993 in Book 666 Page 248 of Official Records.

An instrument entitled "Mutual Covenants Running with Land and Maintenance Agreement" executed December 15, 1997 by and between Snowcreek Fairway Owner Association, a California Corporation and Dempsey Construction Corporation, a California Corporation and recorded January 2, 1998 in Book 785 Page 406 of Official Records.

Compliance No. 2003-06 executed October 17, 2003 by the Town of Mammoth Lakes, recorded October 22, 2003 as Instrument No. 2003011728 of Official Records.

Covenants, conditions, restrictions, and servitudes contained in that certain "Covenant" made the 15th day of February, 2005, by and between Snowcreek Investment Co., a California Corporation and the Town of the Mammoth Lakes, a Municipality recorded April 20, 2005 as Instrument No. 2005003071 of Official Records and the amended agreement recorded June 8, 2017 as Instrument No. 2017002137 of Official Records.

CONTINUED:

Matters disclosed by a Record of Survey filed in Book 4, Page 6, Record of Survey maps, in the office of the County Recorder of said county relating to the location and dimensions of said land and other property.

Matters contained in that certain "Assignment and Assumption Agreement" dated as of November 18, 2003 by and between Dempsey Construction Corporation, a California Corporation, ("Assignor") and Snowcreek VI Associates, L.P., a California Limited Partnership ("Assignee"); recorded November 18, 2003 as Instrument No 2003012776 of Official Records.

Community Developments Director's Determination No. CDDD 2007-18 a Determination of the Community Development Director approving an Administrative Permit request to amend the Snowcreek VII Grading Permit (GP 2006-15) to allow for the stockpiling of dirt and boulders from Phase 1 of the Snowcreek VII Project to disturbed areas of the Snowcreek VIII site, recorded August 9, 2007 as Instrument No. 2007005510 of Official Records

A lease, affection the premises herein stated, executed by and between the parties named herein, for the term and upon the terms, covenants and conditions therein provided. Lessor: Dempsey Construction Corporation, Lessee: United States of America, recorded February 8, 2005, as Instrument No. 2005001027, of Official Records.

Community Development Department Determination No. CDDD 2008-15 a Determination of the Community Development Director approving Time Extension Request 2008-004 to allow a 3 year time extension for Administrative Permit 2005-07, Snowcreek Temporary Construction Offices for property located at 3995 Minaret Road, subject to the conditions contained therein, recorded October 21, 2008 as Instrument No. 2008005023 of Official Records.

Resolution No. PC-2009-03 1) Recommending that the Town Council certify the Final Environmental Impact Report for the Snowcreek VIII, Snowcreek Master Plan Updated 2007,2) making CEQA Findings, 3) Adopting a statment of overriding considerations, 4) Adopting the Mitigation Monitoring and Reporting Program, 5) Recommending Approval to the Town Council of Zone Code Amendment 2006=04 and Minor General Plan Amendment 2009.01, and Adoption of the Snowcreek Master Plan Update 2007 for property located on approximately 237 acres on the southeast portion of town, subject to the condition contained therein, recorded July 29, 2009 as Instrument No. 2009003815 of Official Records.

Resolution No. PC-2009-08 a Resolution of the Mammoth Lakes Planning Commission Approving Tentative Tract Map 09-002 to allow parcelization of approximately 222 acres within the Snowcreek Master Plan Update Area, subject to the conditions contained therein, recorded January 14, 2010 as Instrument No. 2010000197, of Official Records.

Community Development Department Determination No. CDDD-2009-25 a Determination of the Community Development Director approving Administrative Permit 09-004 to allow a Temporary Restaurant/Bar at the Snowcreek Golf Course and to extend the Approval for the Temporary Snowcreek Golf Course Clubhouse for 5 years for property located at 4 Fairway Drive, subject to the conditions contained therein, recorded January 20, 2019, as Instrument No 2010000269, of Official Records.

Resolution No. PC-2010-10 a Resolution of the Mammoth Lakes Planning Commission Recommending Approval to the Town Council of Development Agreement 09-001 between the Town of Mammoth Lakes and the Snowcreek Hilltop Development company, L.P. and Snowcreek Investment Company, L.P. for property located within the Snowcreek Master Plan Area (Snowcreek VII and VIII Project Sites), subject ot the conditions contained therein, recorded July 13, 2010 as Instrument No. 2010003239 of Official Records.

A Development Agreement by and among Town of Mammoth Lakes, a Municipal Corporation, Snowcreek Hilltop Development Company L.P., a California Limited Partnership, Snowcreek Investment Company L.P., a Limited Partnership, recorded July 13 2010 as Instrument No 2010003240 of Official Records.

An Agreement between Mammoth Community Water District and the Snowcreek Investment Company, L.P., a California Limited Partnership, concerning recycled water and untreated groundwater service dated as of 7/21/2010 as disclosed by that certain Memorandum of Recycled Water and Untreated Groundwater Service Agreement made and entered into as of 7/21, 2010, by and between Snowcreek Investment Company L.P., a California Limited Partnership and Mammoth Community Water District, upon the terms and conditions contained therein, recorded February 2, 2011 as Instrument No. 2011000795 of Official Records, an Amendment to said Agreement was recorded October 4, 2012 as Instrument No. 2012005193, of Official Records.

Second amendment to agreement between Mammoth Community Water District and the Snowcreek Investment Company, L.P., concerning recycled water and untreated ground service made and entered into as of April 8, 2015, by and between Mammoth Community Water District and Snowcreek Investment Company, L.L.C., a California limited liability company (formally Snowcreek Investment Company, L.P., a California limited partnership, recorded July 7, 2015, as Instrument No. 2015002520 of Official Records.

CONTINUED:

Time Extension Request 15-001 Community & Economic Development Director's Determination No. CEDDD 2015-01 to allow a three year time extension for Administrative Permit 09-004, Snowcreek Golf Course Temporary Restaurant Located at 4 Fairway Drive, subject to the conditions contained therein, recorded September 3, 2015, as Instrument No. 2015003447 of Official Records.

An agreement between Mammoth Community Water District and Snowcreek Investment Company, L.P., regarding groundwater exploration and possible well development made on April 8, 2015 between Mammoth Community Water district and Snowcreek Investment Company, L.L.C., a California limited liability company (formerly Snowcreek Investment Company, L.P., a California limited partnership), recorded July 7, 2015, as Instrument no. 2015002522, of Official Records.

An Instrument entitled "Notice Memorandum" dated as of January 18, 2017 by and between Snowcreek Investment Company LLC, a California Limited Liability Company and Snowcreek Investment Company LLC II, a Delaware Limited Liability Company, upon the terms, covenants and condition contained therein, recorded January 25, 2017 as Instrument No. 2017000328 of Official Records.

DEVELOPMENT NOTES

An application shall be made to Mono Local Agency Formation Commission (LAFCO) for the necessary annexations and Tax Rate Area boundary changes prior to the submittal of the first final map to the Town in order to satisfy Condition 13 of the approved Resolution.

Future drainage easements shall be shown and offered for dedication on future phased final maps or use permits.

Snow Removal/Storage Plan shall be submitted by the applicant and approved by the Community Economic Development Department and the Public Works Department. This plan and provisions for maintenance of private roadways and drainage facilities are included in the master CC&R's.

A Preliminary soils report and hydrology and hydraulics study shall be filed for each project phase and reviewed by the Town Engineer. The report shall address and make recommendations as to the compacted and un-compacted fills on-site, fills related to any previous mass grading. A note shall be placed on final maps indicating which lots require grading remediation. An "As-Graded" soils report shall be provided to the Town upon completion of grading operations

Owner shall be responsible to acquire off-site right of way on the northeast property corner for the roundabout purposes to satisfy Condition of Approval 41(a) of the approved Resolution.

Owner shall enter into an agreement with the Town for annexation of the property into a Benefit Assessment District in accordance with Condition of Approval 45 of the approved Resolution.

Owner shall provide public access multi-use paths/pedestrian paths, throughout all phases of the project.

Owner shall provide an easement for public transit using the street network to and from the project.

Owner shall apply for the vacation of the irrevocable offer of dedication for the portion of Minaret Road and Fairway Drive prior to approval of the first final map.

This project will be required to contribute to a town wide traffic monitoring program. The owner shall work with the Town to satisfy this requirement prior to approval of the final map.

SNOWCREEK VIII
TRACT MAP NO. 09-002

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA
FOR PARCELIZATION PURPOSES

BEING A SUBDIVISION OF LOTS 3, 4, 5 AND 6 AND THE CERTAIN STRIPS OF LAND DESIGNATED AS FAIRWAY DRIVE AND MINARET ROAD AS SHOWN ON TRACT MAP 36-166 RECORDED IN BOOK 10 OF MAPS AT PAGE 12 AND LOT LINE ADJUSTMENT PARCEL 2 OF LOT LINE ADJUSTMENT 2003-06 PER CERTIFICATE OF COMPLIANCE RECORDED ON OCTOBER 22, 2003 AS INSTRUMENT NO. 2003011728 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND TRACTS 46 AND 47 IN SECTION 2, OF TOWNSHIP 4 SOUTH, RANGE 27 EAST, MOUNT DIABALO BASE AND MERIDIAN, MONO COUNTY, CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

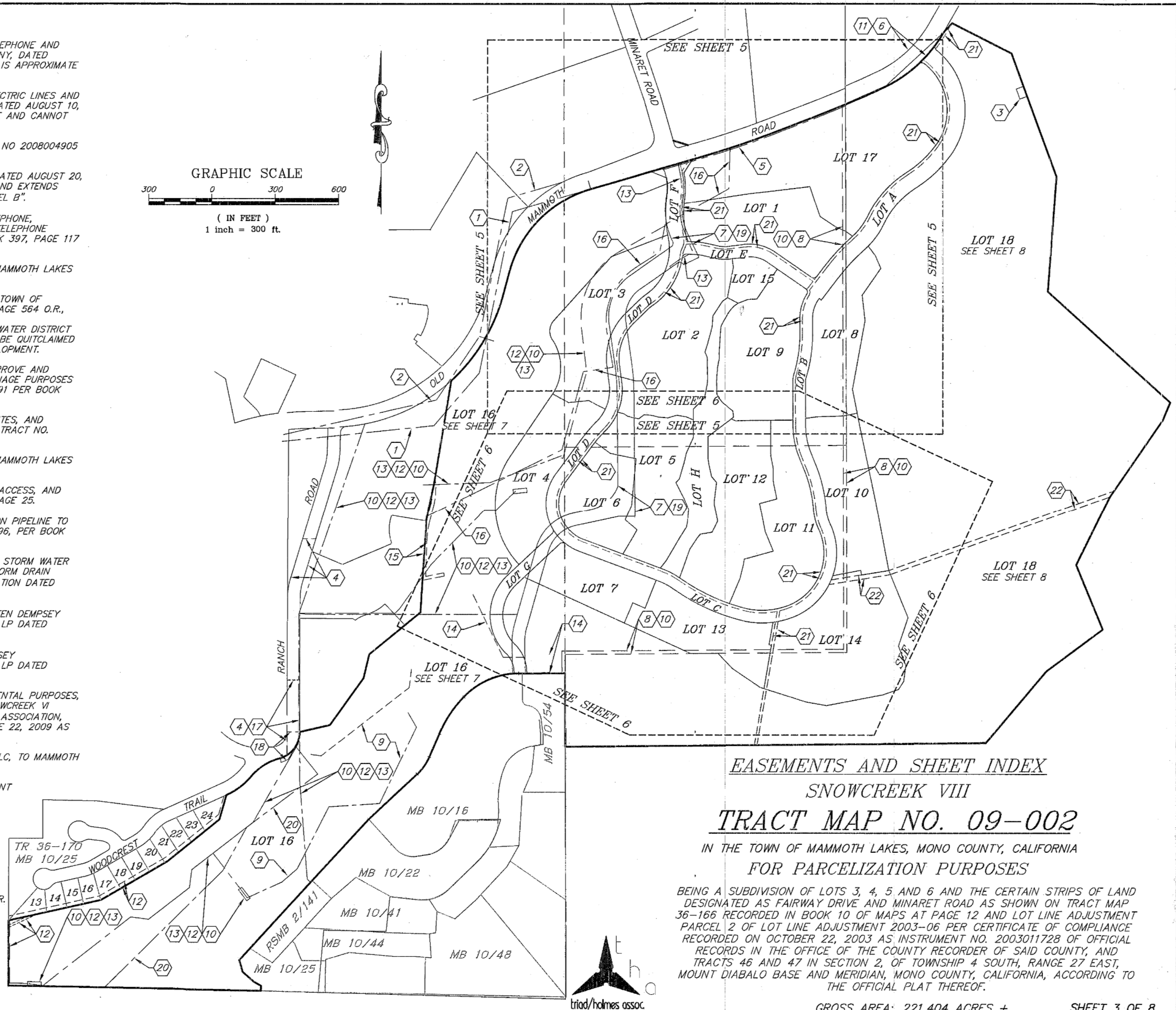
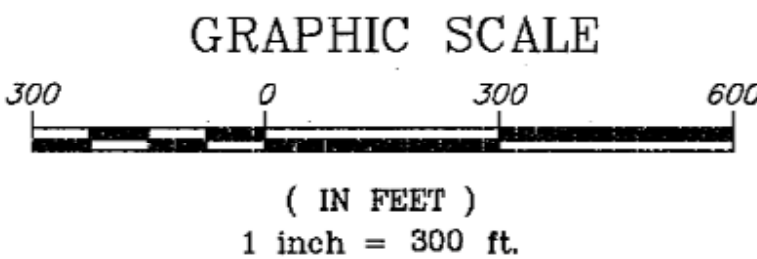
GROSS AREA: 221.404 ACRES ±

SHEET 2 OF 8



EASEMENT NOTES

- 1 CENTERLINE OF AN EASEMENT OF UNDISCLOSED WIDTH FOR TELEPHONE AND TELEGRAPH LINES IN FAVOR OF INTERSTATE TELEGRAPH COMPANY, DATED NOVEMBER 16, 1943, PER BOOK 19, PAGE 270 O.R., LOCATION IS APPROXIMATE AND CANNOT BE ACCURATELY LOCATED BY DEED.
- 2 CENTERLINE OF AN EASEMENT OF UNDISCLOSED WIDTH FOR ELECTRIC LINES AND TELEPHONE LINES TO CALIFORNIA ELECTRIC POWER COMPANY DATED AUGUST 10, 1954 PER BOOK 32, PAGE 187 O.R., LOCATION IS APPROXIMATE AND CANNOT BE ACCURATELY LOCATED
- 3 MONITORING WELL EASEMENT AGREEMENT TO MCWD PER INST. NO 2008004905 O.R.
- 4 A ROADWAY AND UTILITY EASEMENT TO THOMAS J. DEMPSEY DATED AUGUST 20, 1985 PER BOOK 436, PAGE 577 O.R., AFFECTS RANCH ROAD AND EXTENDS SOUTHERLY TO MEET THE WESTERLY PROPERTY LINE OF "PARCEL B".
- 5 CENTERLINE OF A 15' WIDE EASEMENT FOR UNDERGROUND TELEPHONE, TELEGRAPH, AND COMMUNICATIONS SYSTEMS TO CONTINENTAL TELEPHONE COMPANY OF CALIFORNIA DATED DECEMBER 15, 1983 PER BOOK 397, PAGE 117 O.R.
- 6 AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY TO TOWN OF MAMMOTH LAKES DATED MAY 24, 1990, PER BOOK 557, PAGE 363, O.R.
- 7 AN OFFER OF DEDICATION AND INCIDENTAL PURPOSES TO THE TOWN OF MAMMOTH LAKES DATED NOVEMBER 9, 1989 PER BOOK 542, PAGE 564 O.R.,
- 8 AN EASEMENT FOR SEWER AND WATER TO MAMMOTH COUNTY WATER DISTRICT DATED FEBRUARY 6, 1991 PER BOOK 576, PAGE 168 O.R., TO BE QUITCLAIMED AFTER RELOCATION OF SEWER IMPROVEMENTS IN FUTURE DEVELOPMENT.
- 9 AN EASEMENT TO OPERATE, INSPECTS, MAINTAIN, REPLACE, IMPROVE AND REMOVE WATER PIPELINE AND APPURTENANCES AND FOR DRAINAGE PURPOSES TO MAMMOTH COUNTY WATER DISTRICT DATED FEBRUARY 6, 1991 PER BOOK 576, PAGE 170 O.R.
- 10 AN EASEMENT FOR ACCESS, SEWER, WATER MAIN, AND WELL SITES, AND INCIDENTAL PURPOSES SHOWN OR DEDICATED BY THE MAP OF TRACT NO. 36-166, MAP BOOK 10 PAGE 21, MAP BOOK 10 PAGE 21.
- 11 AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY TO TOWN OF MAMMOTH LAKES DATED NOVEMBER 28, 1990, PER BOOK 0571, PAGE 592, O.R.
- 12 AN EASEMENT FOR WATER LINE, SEWER LINE, DRAINAGE, WELL ACCESS, AND GOLF COURSE PURPOSES PER TRACT 36-170, MAP BOOK 10 PAGE 25.
- 13 CENTERLINE OF A 15' WIDE EASEMENT FOR WATER TRANSMISSION PIPELINE TO MAMMOTH COMMUNITY WATER DISTRICT DATED JANUARY 12, 1996, PER BOOK 727, PAGE 340 O.R.
- 14 A NON-EXCLUSIVE SUBSURFACE EASEMENT FOR UNDERGROUND STORM WATER DISPOSAL FACILITIES AND A NON-EXCLUSIVE 10-FOOT WIDE STORM DRAIN EASEMENT TO SNOWCREEK FAIRWAY HOMES I OWNER'S ASSOCIATION DATED JUNE 24, 1999, PER BOOK 0858, PAGE 078 O.R.
- 15 A GRANT OF NON-EXCLUSIVE EASEMENT (STORM DRAIN) BETWEEN DEMPSEY CONSTRUCTION CORPORATION AND SNOWCREEK VI ASSOCIATES, LP DATED NOVEMBER 18, 2003 PER INSTRUMENT NO. 2003012774.
- 16 CENTERLINE OF A 15' WIDE EASEMENT (SEWER) BETWEEN DEMPSEY CONSTRUCTION CORPORATION AND SNOWCREEK VI ASSOCIATES, LP DATED NOVEMBER 18, 2003 PER INSTRUMENT NO. 2003012775.
- 17 A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND INCIDENTAL PURPOSES, BY AND BETWEEN SNOWCREEK INVESTMENT COMPANY L.P., SNOWCREEK VI CONDOMINIUM OWNER'S ASSOCIATION, FAIRWAY RANCH OWNERS ASSOCIATION, AND RANCH AT SNOWCREEK OWNERS ASSOCIATION, DATED JUNE 22, 2009 AS INSTRUMENT NO. 2009003040, O.R.,
- 18 A GRANT OF EASEMENT FROM SNOWCREEK INVESTMENT CO II LLC, TO MAMMOTH COMMUNITY WATER DISTRICT, A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY AND OTHER MATTERS AS DISCLOSED THEREIN RECORDED JANUARY 8, 2019 AS INSTRUMENT NO. 2019000060 OF OFFICIAL RECORDS.
- 19 AN EASEMENT AND MUTUAL RELEASE AGREEMENT BETWEEN SNOWCREEK INVESTMENT CO II, AND SNOWCREEK FAIRWAY HOMES II OWNERS ASSOCIATION RECORDED JULY 23, 2019 AS INSTRUMENT NO. 2019002590 OF OFFICIAL RECORDS,
- 20 Q OF 15' WIDE EASEMENT TO THE PUBLIC FOR WINTER PEDESTRIAN RIGHT OF ACCESS FROM SHERWIN RANGE TO RANCH ROAD PER INSTRUMENT NO. 20230020916 O.R.
- 21 12' WIDE MULTI USE PATH I.O.D. TO THE TOWN OF MAMMOTH PER INSTRUMENT NO. 20230020915 O.R.
- 22 20' WIDE EASEMENT FOR EMERGENCY VEHICLE ACCESS, UNDERGROUND UTILITIES, FIRE HYDRANTS AND WATERLINES, I.O.D. TO THE TOWN OF MAMMOTH LAKES INSTRUMENT PER INSTRUMENT NO. 20230020913 O.R.



EASEMENTS AND SHEET INDEX
SNOWCREEK VIII

TRACT MAP NO. 09-002

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA
FOR PARCELIZATION PURPOSES

BEING A SUBDIVISION OF LOTS 3, 4, 5 AND 6 AND THE CERTAIN STRIPS OF LAND DESIGNATED AS FAIRWAY DRIVE AND MINARET ROAD AS SHOWN ON TRACT MAP 36-166 RECORDED IN BOOK 10 OF MAPS AT PAGE 12 AND LOT LINE ADJUSTMENT PARCEL 2 OF LOT LINE ADJUSTMENT 2003-06 PER CERTIFICATE OF COMPLIANCE RECORDED ON OCTOBER 22, 2003 AS INSTRUMENT NO. 2003011728 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND TRACTS 46 AND 47 IN SECTION 2, OF TOWNSHIP 4 SOUTH, RANGE 27 EAST, MOUNT DIABALO BASE AND MERIDIAN, MONO COUNTY, CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

GROSS AREA: 221.404 ACRES $\pm$

SHEET 3 OF 8

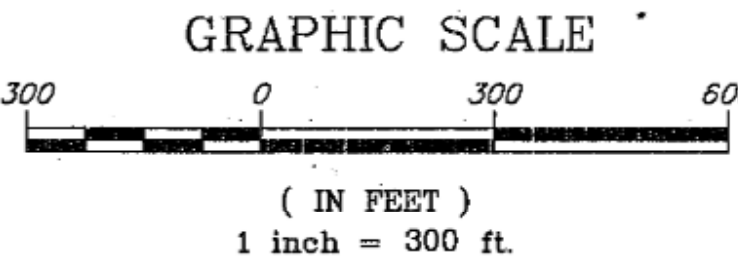
LINE COURSE TABLE		
Line #	Direction	Length
L1	N43°56'28"E (M) S43°56'20"W (R4)	70.25' (M) 1.064CH, 70.22' (R4)
L2	S89°52'10"W (M) S89°52'03"W (R3)	219.85' (M) 220.13' (R3)
L3	S23°35'35"W (M) S23°37'03"W (R2)	120.00' (R2,M)
L4	S47°07'07"W (M) S47°08'35"W (R2)	313.67' (R2,M)
L5	S42°43'21"W (M) S42°44'49"W (R1,R2)	690.05' (R1,R2,M)
L6	S42°50'23"W (M) S42°51'51"W (R2,R3)	212.69' (R2,R3,M)
L7	S16°05'58"E (M) S16°04'30"E (R2,R3)	57.54' (R2,R3,M)
L8	S48°12'34"E (M) S48°11'06"E (R2,R3)	69.53' (R2,R3,M)
L9	S61°05'49"E (M) S61°04'21"E (R2,R3)	40.02' (R2,R3,M)
L10	S1°05'36"W (M) S01°07'04"E (R2,R3)	23.76' (R2,R3,M)
L11	N77°30'57"E (M) S77°32'23"E (R1,R2,R3)	447.26' (M) 447.20' (R1,R2,R3)
L12	N59°55'54"E (M) N59°57'03"E (R1)	365.53' (M) 365.53' (R1)
L13	N51°08'57"E (M) N51°10'32"E (R1,R2)	315.25' (M) 315.18' (R1,R2)

Curve Table			
Curve #	Delta	Radius	Length
C1	1°42'07" (M) 01°41'36" (R3)	5040.00' (R3,M)	149.71' (M) 148.95' (R3)
C2	46°17'06" (M) 41°40'24" (R2,R3)	360.00' (R2,R3,M)	290.82' (M) 261.84' (R2,R3)
C3	20°00'30" (M) 20°00'00" (R2,R3)	600.00' (R2,R3,M)	209.53' (M) 209.44.84' (R2,R3)
C4	23°31'32" (R2,M)	240.00' (R2,M)	98.54' (R2,M)
C5	25°24'57" (R1,M)	330.00' (R1,M)	146.38' (R1,M)
C6	34°23'58" (M) 34°25'09" (R1)	270.00' (R1,M)	162.10' (M) 162.20' (R1)
C7	74°33'01" (M) 74°31'02" (R1)	130.00' (R1,M)	169.15' (M) 169.07' (R1)
C8	32°18'36" (M) 32°18'26" (R3)	840.00' (R3,M)	473.69' (M) 473.65' (R3)
C9	58°34'06" (M) 58°33'59" (R3)	560.00' (R3,M)	572.44' (M) 572.42' (R3)
C10	4°52'05" (M) 4°52'01" (R3)	4040.00' (R3,M)	343.26' (M) 343.17' (R3)
C11	3°25'40" (M)	360.00' (M)	21.54' (M)

LINE COURSE TABLE		
Line #	Direction	Length
L14	N16°06'47"E (M) N16°08'22"E (R1,R2)	118.99' (M) 118.96' (R1,R2)
L15	N77°01'53"E (M) N77°03'19"E (R1)	147.29' (M) 147.27' (R1)
L16	N35°42'42"E (M) N35°44'51"E (R1)	272.13' (M) 272.10' (R1)
L17	N13°37'54"E (M) N13°40'02"E (R1)	116.15' (M) 116.14' (R1)
L18	N50°42'04"E (M) N50°44'12"E (R1)	312.35' (M) 312.44' (R1)
L19	N3°42'20"E (M) N03°44'15"E (R1)	447.56' (M) 447.64' (R1)
L20	N12°10'52"E (M) N12°12'51"E (R1)	167.93' (M) 167.91' (R1)
L21	N9°33'06"E (M) N09°33'27"E (R1)	493.53' (M) 493.62' (R1)
L22	N15°15'57"E (M) N15°17'42"E (R3)	118.94' (M) 118.92' (R3)
L23	N73°50'01"E (M) N73°51'41"E (R3)	553.18' (M) 553.29' (CFR3)
L24	N68°54'41"E (M) N68°56'43"E (R3)	226.30' (M) 226.33' (R3)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS S73°50'01"W, BEING THE BEARING BETWEEN FOUND CENTERLINE MONUMENTS IN OLD MAMMOTH ROAD AS SHOWN ON TRACT 36-236A PER MAP RECORDED IN BOOK 10 OF TRACT MAPS AT PAGE 105 IN THE OFFICE OF THE COUNTY RECORDER

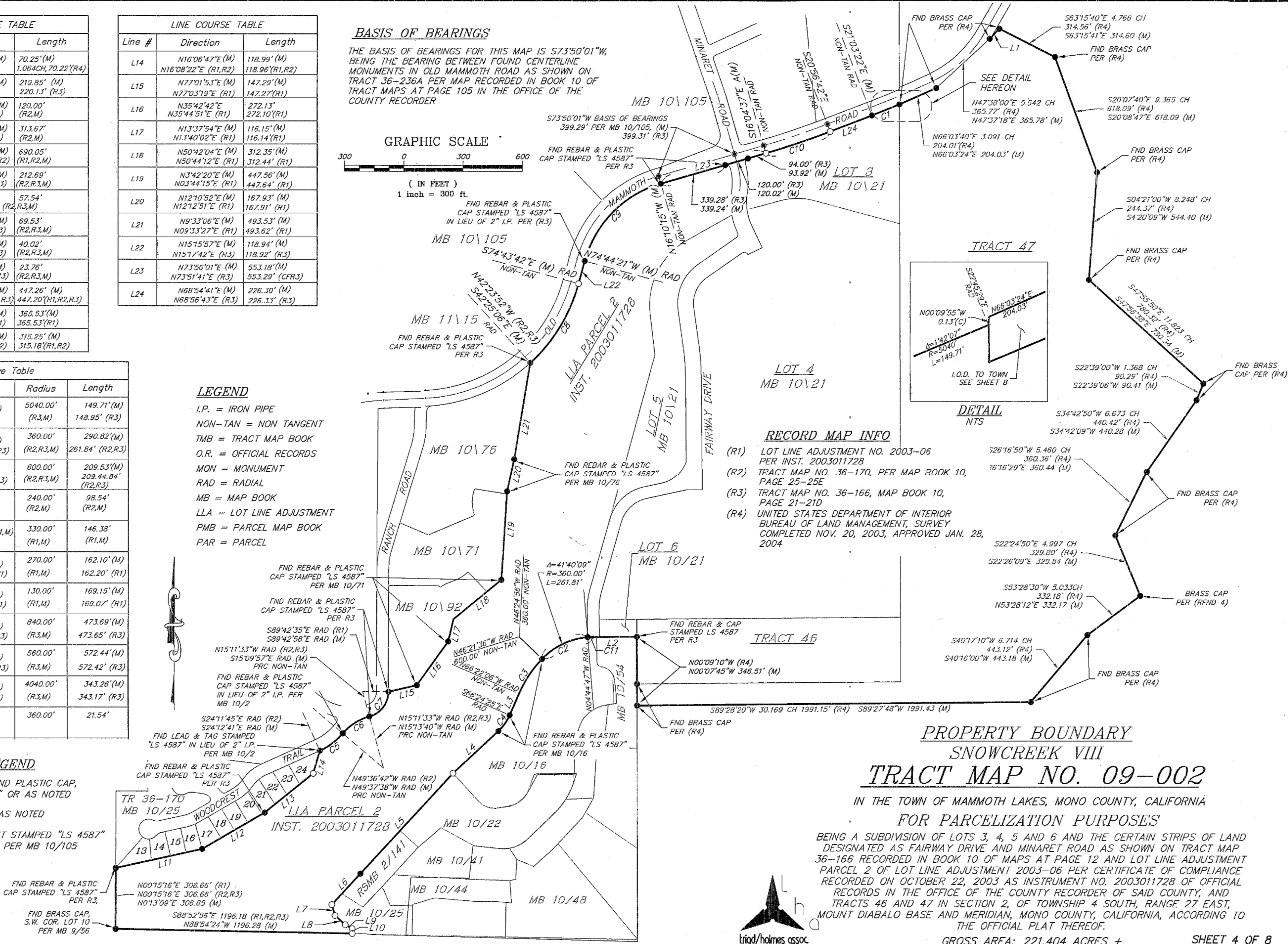


LEGEND

I.P. = IRON PIPE
NON-TAN = NON TANGENT
TMB = TRACT MAP BOOK
O.R. = OFFICIAL RECORDS
MON = MONUMENT
RAD = RADIAL
MB = MAP BOOK
LLA = LOT LINE ADJUSTMENT
PMB = PARCEL MAP BOOK
PAR = PARCEL

MONUMENT LEGEND

- SET 5/8" REBAR AND PLASTIC CAP, STAMPED "LS 8466" OR AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND @ MONUMENT STAMPED "LS 4587" IN MONUMENT WELL PER MB 10/105



ABBREVIATIONS

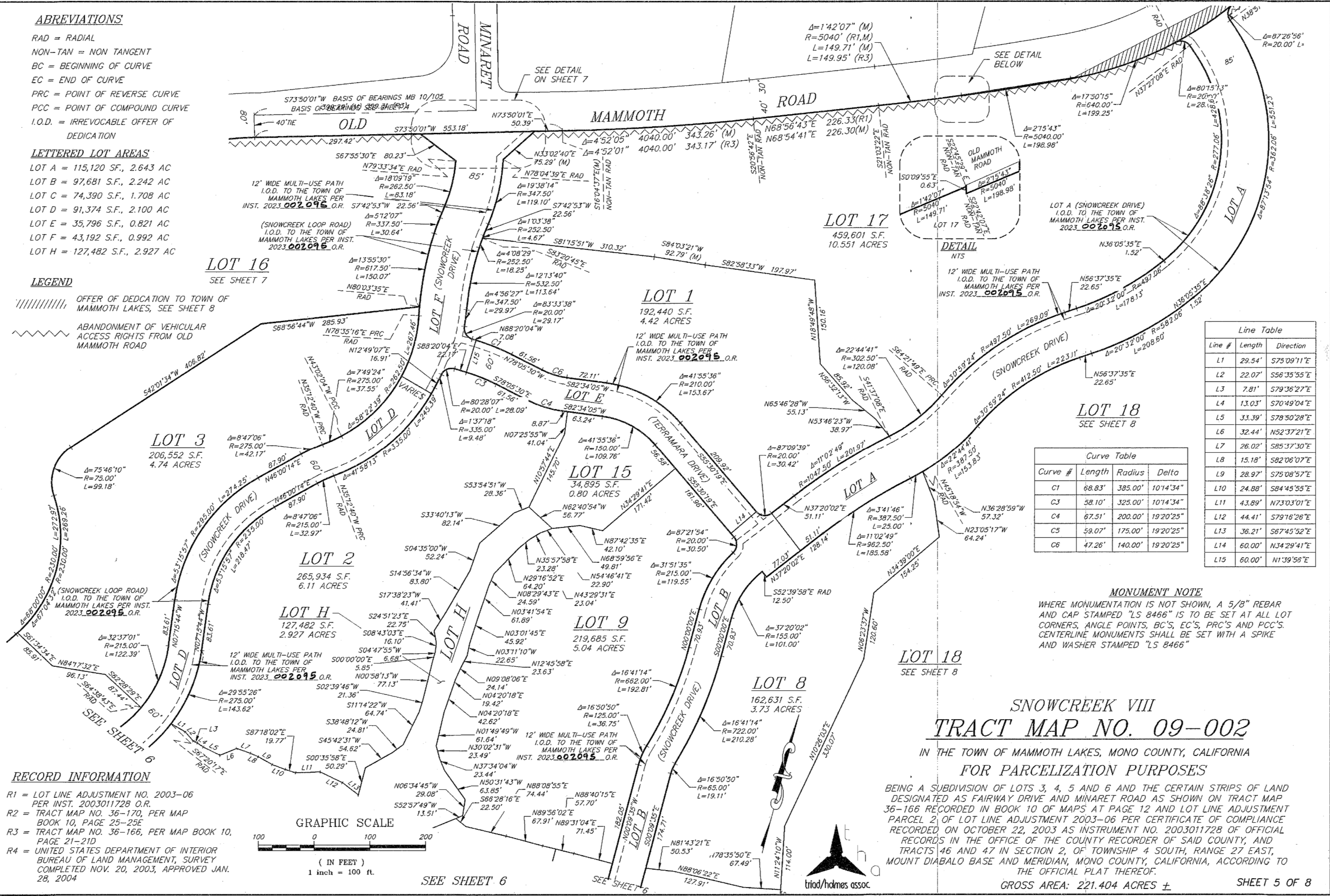
RAD = RADIAL
NON-TAN = NON TANGENT
BC = BEGINNING OF CURVE
EC = END OF CURVE
PRC = POINT OF REVERSE CURVE
PCC = POINT OF COMPOUND CURVE
I.O.D. = IRREVOCABLE OFFER OF DEDICATION

LETTERED LOT AREAS

LOT A = 115,120 S.F., 2.643 AC
LOT B = 97,681 S.F., 2.242 AC
LOT C = 74,390 S.F., 1.708 AC
LOT D = 91,374 S.F., 2.100 AC
LOT E = 35,796 S.F., 0.821 AC
LOT F = 43,192 S.F., 0.992 AC
LOT H = 127,482 S.F., 2.927 AC

LEGEND

OFFER OF DEDICATION TO TOWN OF MAMMOTH LAKES, SEE SHEET 8
ABANDONMENT OF VEHICULAR ACCESS RIGHTS FROM OLD MAMMOTH ROAD



Line Table		
Line #	Length	Direction
L1	29.54'	S75°09'11"E
L2	22.07'	S56°35'55"E
L3	7.81'	S79°36'27"E
L4	13.03'	S70°49'04"E
L5	33.39'	S78°50'28"E
L6	32.44'	N52°37'21"E
L7	26.02'	S85°37'30"E
L8	15.18'	S82°06'07"E
L9	28.97'	S75°08'57"E
L10	24.88'	S84°45'55"E
L11	43.89'	N73°03'01"E
L12	44.41'	S79°16'26"E
L13	36.21'	S67°45'52"E
L14	60.00'	N34°29'41"E
L15	60.00'	N1°39'56"E

Curve Table			
Curve #	Length	Radius	Delta
C1	68.83'	385.00'	10°14'34"
C3	58.10'	325.00'	10°14'34"
C4	67.51'	200.00'	19°20'25"
C5	59.07'	175.00'	19°20'25"
C6	47.26'	140.00'	19°20'25"

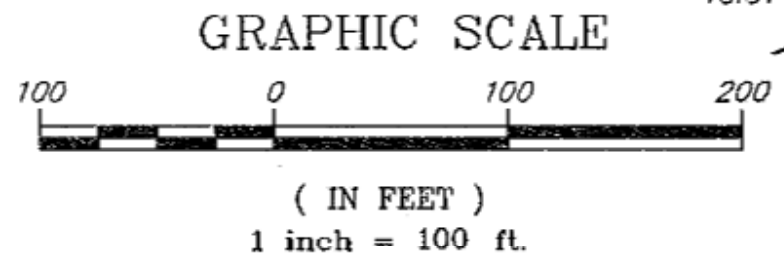
MONUMENT NOTE
WHERE MONUMENTATION IS NOT SHOWN, A 5/8" REBAR AND CAP STAMPED "LS 8466" IS TO BE SET AT ALL LOT CORNERS, ANGLE POINTS, BC'S, EC'S, PRC'S AND PCC'S. CENTERLINE MONUMENTS SHALL BE SET WITH A SPIKE AND WASHER STAMPED "LS 8466"

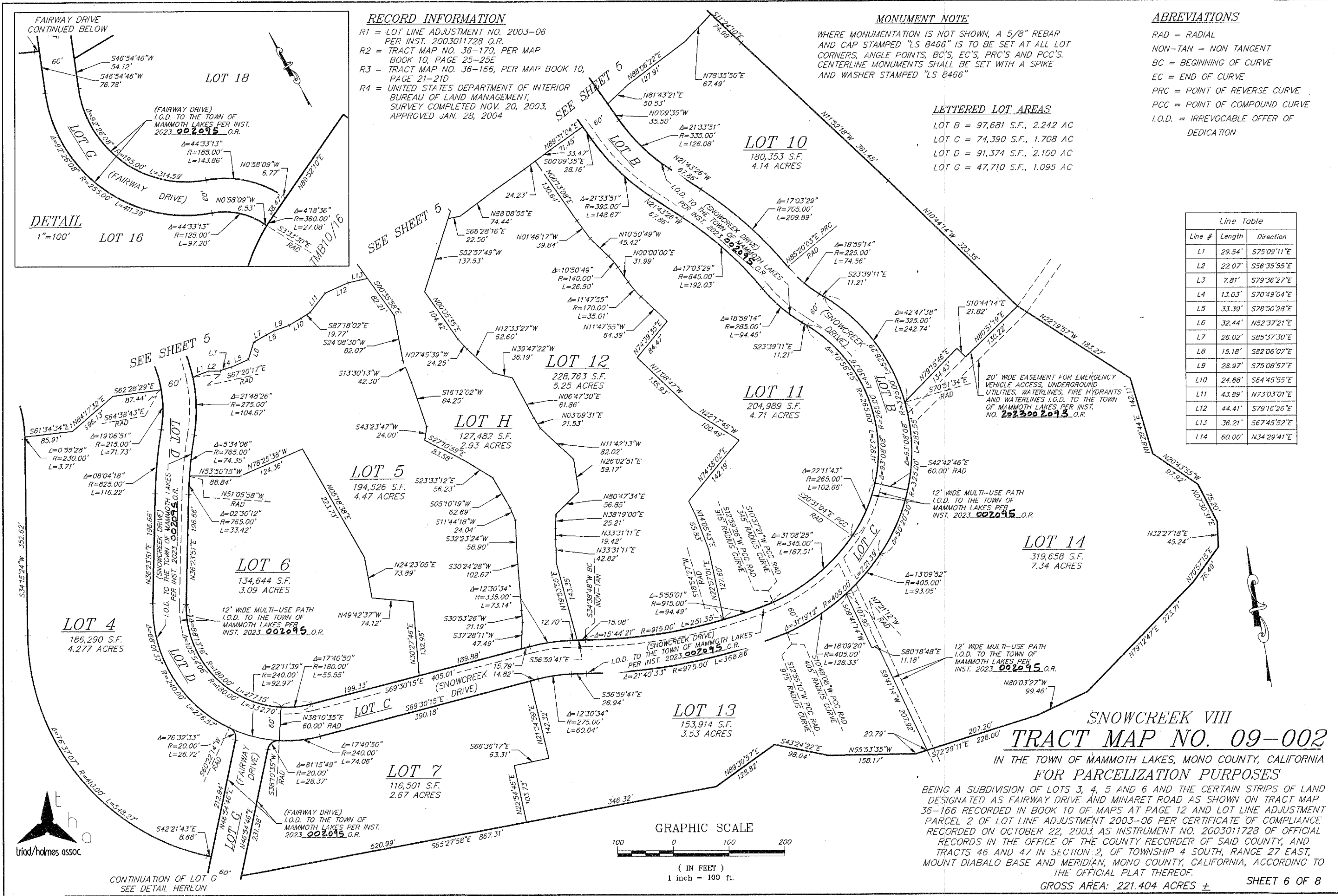
SNOWCREEK VIII
TRACT MAP NO. 09-002
IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA
FOR PARCELIZATION PURPOSES

BEING A SUBDIVISION OF LOTS 3, 4, 5 AND 6 AND THE CERTAIN STRIPS OF LAND DESIGNATED AS FAIRWAY DRIVE AND MINARET ROAD AS SHOWN ON TRACT MAP 36-166 RECORDED IN BOOK 10 OF MAPS AT PAGE 12 AND LOT LINE ADJUSTMENT PARCEL 2 OF LOT LINE ADJUSTMENT 2003-06 PER CERTIFICATE OF COMPLIANCE RECORDED ON OCTOBER 22, 2003 AS INSTRUMENT NO. 2003011728 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND TRACTS 46 AND 47 IN SECTION 2, OF TOWNSHIP 4 SOUTH, RANGE 27 EAST, MOUNT DIABLO BASE AND MERIDIAN, MONO COUNTY, CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.
GROSS AREA: 221.404 ACRES ±

RECORD INFORMATION

R1 = LOT LINE ADJUSTMENT NO. 2003-06 PER INST. 2003011728 O.R.
R2 = TRACT MAP NO. 36-170, PER MAP BOOK 10, PAGE 25-25E
R3 = TRACT MAP NO. 36-166, PER MAP BOOK 10, PAGE 21-21D
R4 = UNITED STATES DEPARTMENT OF INTERIOR BUREAU OF LAND MANAGEMENT, SURVEY COMPLETED NOV. 20, 2003, APPROVED JAN. 28, 2004





LINE COURSE TABLE		
Line #	Direction	Length
L1	N43°56'28"E (M) S43°56'20"W (R4)	70.25' (M) 1.064CH, 70.22' (R4)
L2	S89°52'10"W (M) S89°52'03"W (R3)	219.85' (M) 220.13' (R3)
L3	S23°35'35"W (M) S23°37'03"W (R2)	120.00' (R2,M)
L4	S47°07'07"W (M) S47°08'35"W (R2)	313.67' (R2,M)
L5	S42°43'21"W (M) S42°44'49"W (R1,R2)	690.05' (R1,R2,M)
L6	S42°50'23"W (M) S42°51'51"W (R2,R3)	212.69' (R2,R3,M)
L7	S16°05'58"E (M) S16°04'30"E (R2,R3)	57.54' (R2,R3,M)
L8	S48°12'34"E (M) S48°11'06"E (R2,R3)	69.53' (R2,R3,M)
L9	S61°05'49"E (M) S61°04'21"E (R2,R3)	40.02' (R2,R3,M)
L10	S1°05'36"W (M) S01°07'04"E (R2,R3)	23.76' (R2,R3,M)
L11	N77°30'57"E (M) S77°32'23"E (R1,R2,R3)	447.26' (M) 447.20' (R1,R2,R3)
L12	N59°55'54"E (M) N59°57'03"E (R1)	365.53' (M) 365.53' (R1)
L13	N51°08'57"E (M) N51°10'32"E (R1,R2)	315.25' (M) 315.18' (R1,R2)

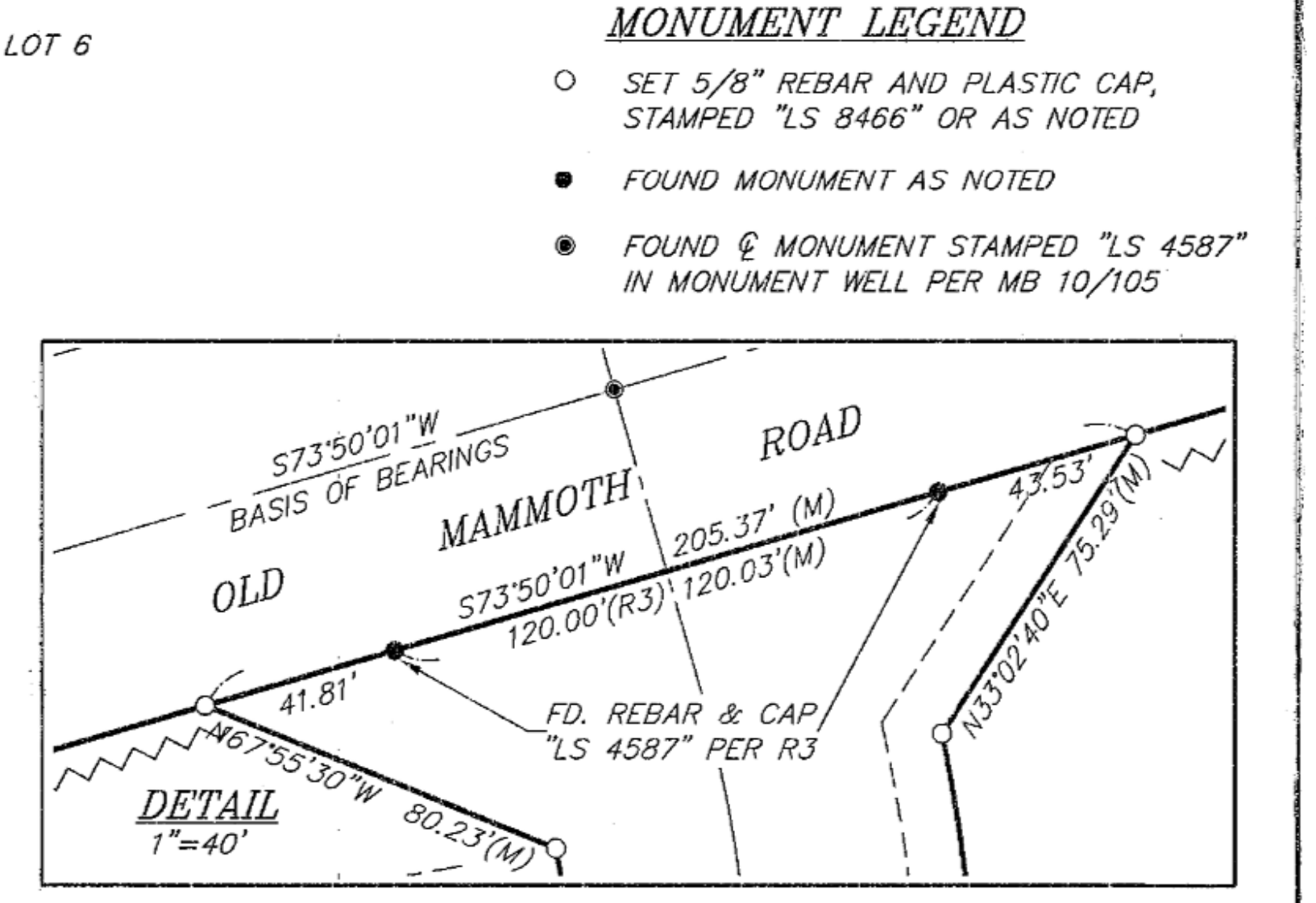
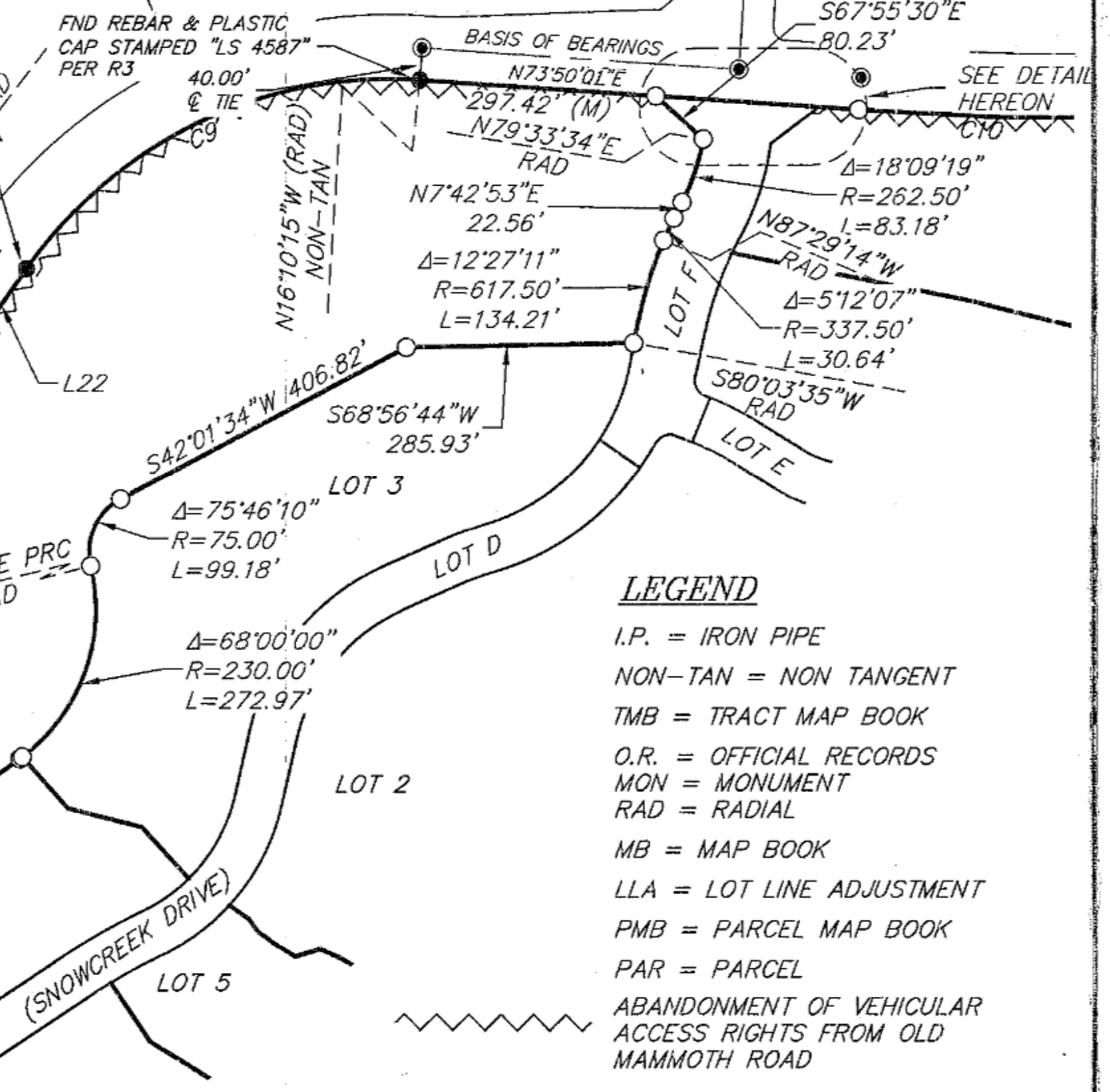
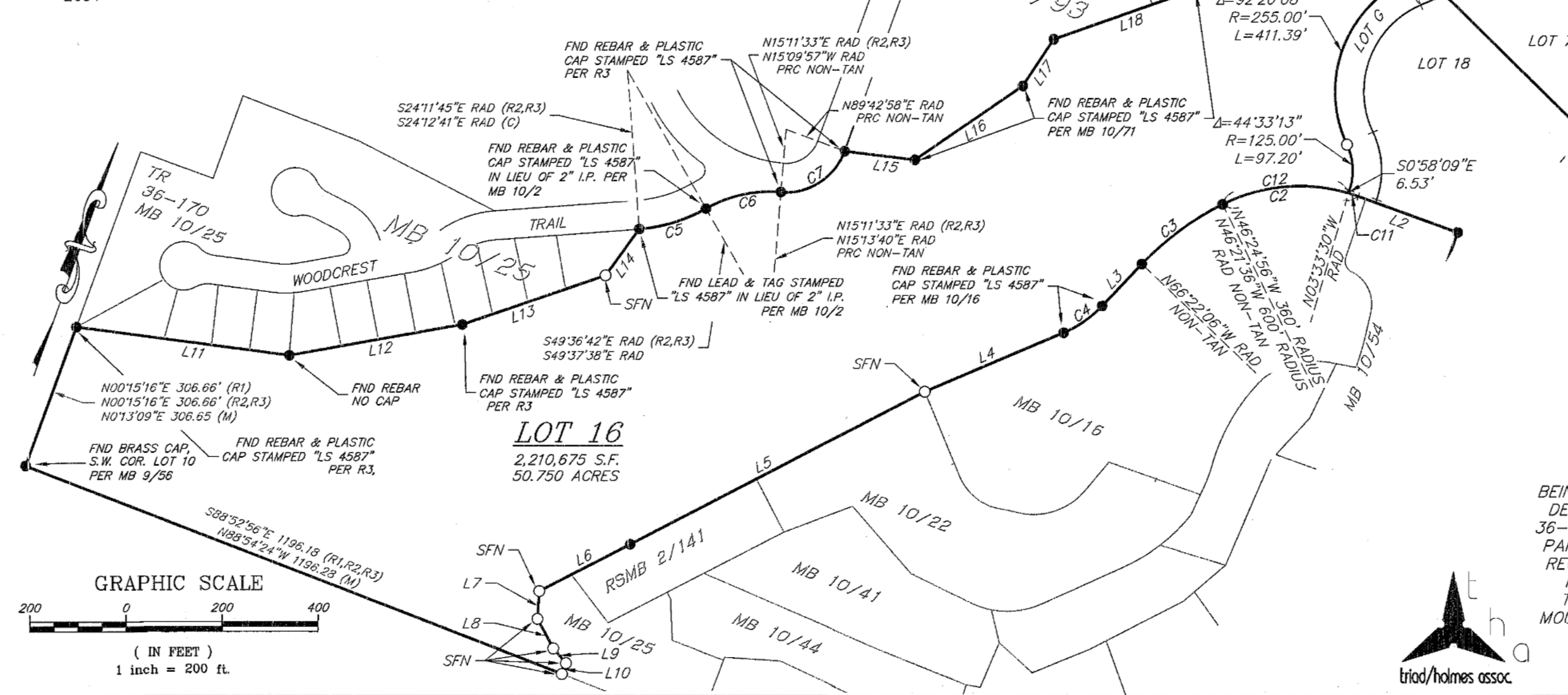
LINE COURSE TABLE		
Line #	Direction	Length
L14	N16°06'47"E (M) N16°08'22"E (R1,R2)	118.99' (M) 118.96' (R1,R2)
L15	N77°01'53"E (M) N77°03'19"E (R1)	147.29' (M) 147.27' (R1)
L16	N35°42'42"E (M) N35°44'51"E (R1)	272.13' (M) 272.10' (R1)
L17	N13°37'54"E (M) N13°40'02"E (R1)	116.15' (M) 116.14' (R1)
L18	N50°42'04"E (M) N50°44'12"E (R1)	312.35' (M) 312.44' (R1)
L19	N3°42'20"E (M) N03°44'15"E (R1)	447.56' (M) 447.64' (R1)
L20	N12°10'52"E (M) N12°12'51"E (R1)	167.93' (M) 167.91' (R1)
L21	N09°33'06"E (M) N09°33'27"E (R1)	493.53' (M) 493.62' (R1)
L22	N15°15'57"E (M) N15°17'42"E (R3)	118.94' (M) 118.92' (R3)
L23	N73°50'01"E (M) N73°51'41"E (R3)	553.18' (M) 553.29' (CFR3)
L24	N68°54'41"E (M) N68°56'43"E (R3)	226.30' (M) 226.33' (R3)

Curve Table			
Curve #	Delta	Radius	Length
C1	1°42'07" (M) 01°41'36" (R3)	5040.00' (R3,M)	149.71' (M) 148.95' (R3)
C2	46°17'06" (M) 41°40'24" (R2,R3)	360.00' (R2,R3,M)	290.82' (M) 261.84' (R2,R3)
C3	20°00'30" (R2,R3) 20°00'00" (R2,R3)	600.00' (R2,R3,M)	209.53' (M) 209.44.84' (R2,R3)
C4	23°31'32" (R2,M)	240.00' (R2,M)	98.54' (R2,M)
C5	25°24'57" (R1,M)	330.00' (R1,M)	146.38' (R1,M)
C6	34°23'58" (M) 34°25'09" (R1)	270.00' (R1,M)	162.10' (M) 162.20' (R1)
C7	74°33'01" (R1) 74°31'02" (R1)	130.00' (R1,M)	169.15' (M) 169.07' (R1)
C8	32°18'36" (M) 32°18'26" (R3)	840.00' (R3,M)	473.69' (M) 473.65' (R3)
C9	58°34'06" (M) 58°33'59" (R3)	560.00' (R3,M)	572.44' (M) 572.42' (R3)
C10	4°52'05" (M) 4°52'01" (R3)	4040.00' (R3,M)	343.26' (M) 343.17' (R3)
C11	3°25'40"	360.00'	21.54'
C12	42°51'26"	360.00'	269.28'

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS MAP IS S73°50'01"W, BEING THE BEARING BETWEEN FOUND CENTERLINE MONUMENTS IN OLD MAMMOTH ROAD AS SHOWN ON TRACT 36-236A PER MAP RECORDED IN BOOK 10 OF TRACT MAPS AT PAGE 105 IN THE OFFICE OF THE COUNTY RECORDER

RECORD MAP INFO
(R1) LOT LINE ADJUSTMENT NO. 2003-06 PER INST. 2003011728
(R2) TRACT MAP NO. 36-170, PER MAP BOOK 10, PAGE 25-25E
(R3) TRACT MAP NO. 36-166, MAP BOOK 10, PAGE 21-21D
(R4) UNITED STATES DEPARTMENT OF INTERIOR BUREAU OF LAND MANAGEMENT, SURVEY COMPLETED NOV. 20, 2003, APPROVED JAN. 28, 2004

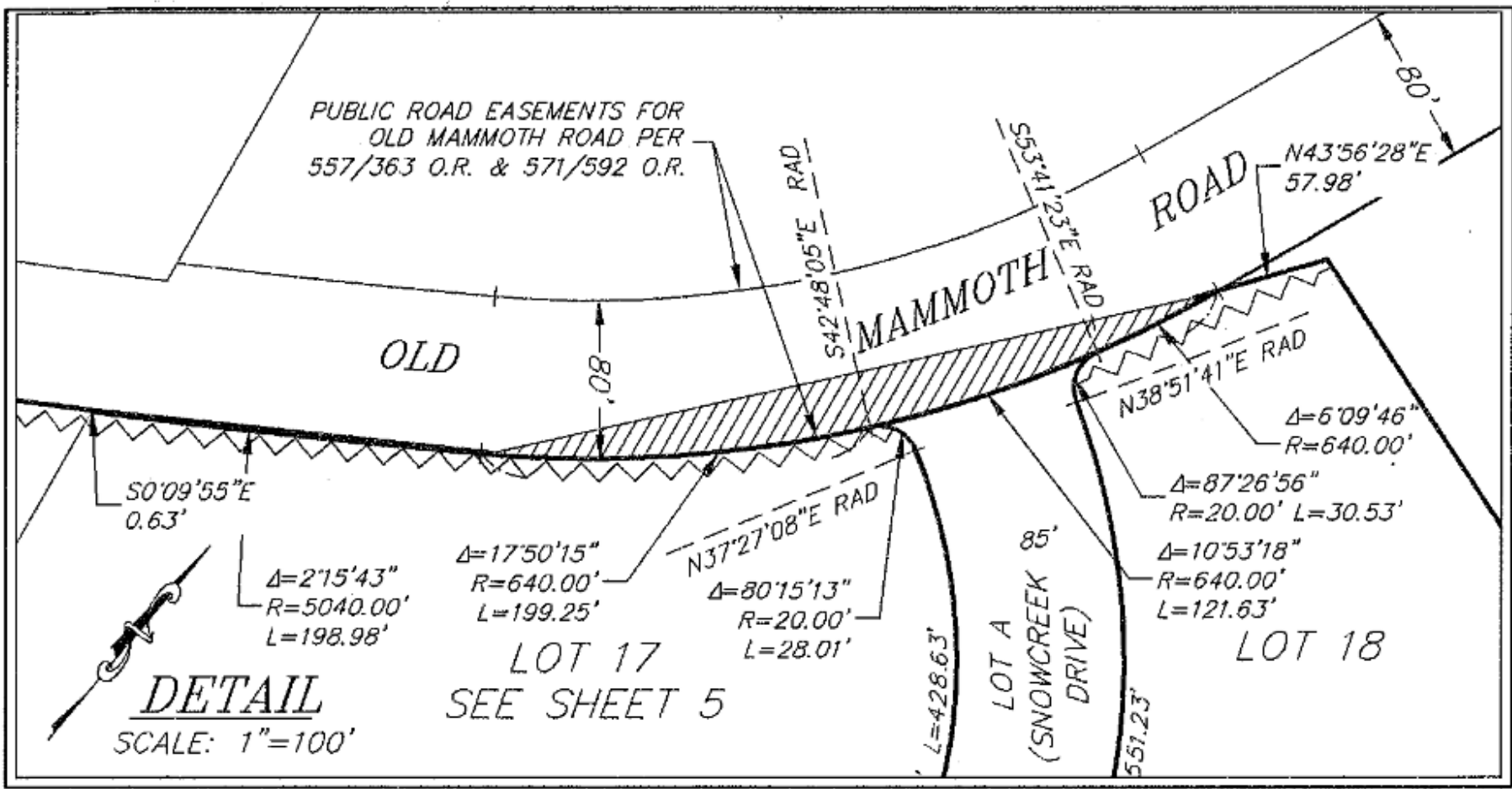
MONUMENT NOTE
WHERE MONUMENTATION IS NOT SHOWN, A 5/8" REBAR AND CAP STAMPED "LS 8466" IS TO BE SET AT ALL LOT CORNERS, ANGLE POINTS, BC'S, EC'S, PRC'S AND PCC'S. CENTERLINE MONUMENTS SHALL BE SET WITH A SPIKE AND WASHER STAMPED "LS 8466"



**SNOWCREEK VIII
TRACT MAP NO. 09-002**
IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA
FOR PARCELIZATION PURPOSES

BEING A SUBDIVISION OF LOTS 3, 4, 5 AND 6 AND THE CERTAIN STRIPS OF LAND DESIGNATED AS FAIRWAY DRIVE AND MINARET ROAD AS SHOWN ON TRACT MAP 36-166 RECORDED IN BOOK 10 OF MAPS AT PAGE 12 AND LOT LINE ADJUSTMENT PARCEL 2 OF LOT LINE ADJUSTMENT 2003-06 PER CERTIFICATE OF COMPLIANCE RECORDED ON OCTOBER 22, 2003 AS INSTRUMENT NO. 2003011728 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND TRACTS 46 AND 47 IN SECTION 2, OF TOWNSHIP 4 SOUTH, RANGE 27 EAST, MOUNT DIABALO BASE AND MERIDIAN, MONO COUNTY, CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

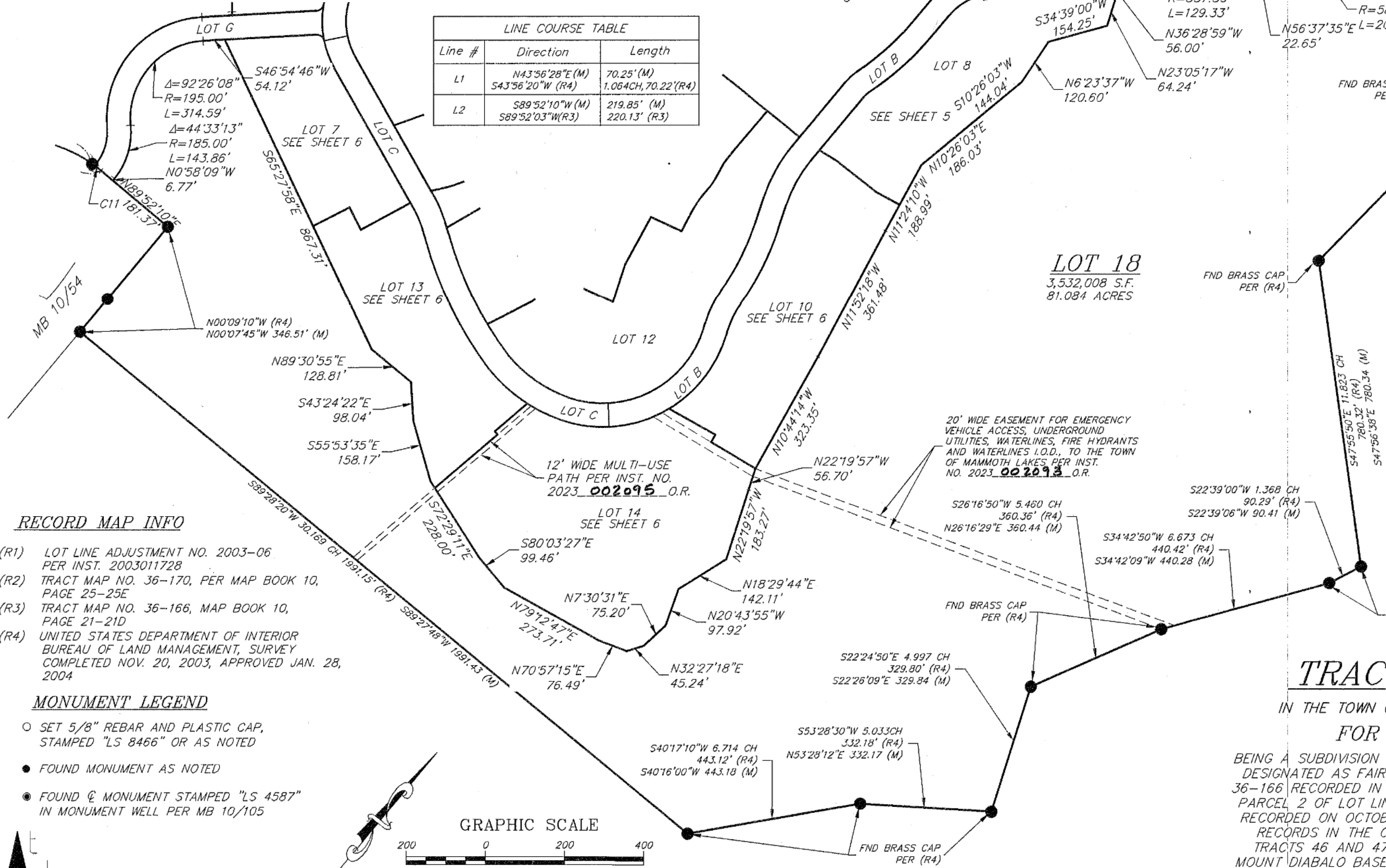
GROSS AREA: 221.404 ACRES ± SHEET 7 OF 8



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS S73°50'01"W, BEING THE BEARING BETWEEN FOUND CENTERLINE MONUMENTS IN OLD MAMMOTH ROAD AS SHOWN ON TRACT 36-236A PER MAP RECORDED IN BOOK 10 OF TRACT MAPS AT PAGE 105 IN THE OFFICE OF THE COUNTY RECORDER

LINE COURSE TABLE		
Line #	Direction	Length
L1	N43°56'28"E (M) S43°56'20"W (R4)	70.25' (M) 1.064 CH, 70.22' (R4)
L2	S89°52'10"W (M) S89°52'03"W (R3)	219.85' (M) 220.13' (R3)



LEGEND

- I.P. = IRON PIPE
- NON-TAN = NON TANGENT
- TMB = TRACT MAP BOOK
- O.R. = OFFICIAL RECORDS
- MON = MONUMENT
- RAD = RADIAL
- MB = MAP BOOK
- LLA = LOT LINE ADJUSTMENT
- PMB = PARCEL MAP BOOK
- PAR = PARCEL
- OFFER OF DEDICATION TO THE TOWN MAMMOTH LAKES PER INST. NO. 2023-002095 O.R.
- ABANDONMENT OF VEHICULAR ACCESS RIGHTS FROM OLD MAMMOTH ROAD

MONUMENT NOTE

WHERE MONUMENTATION IS NOT SHOWN, A 5/8" REBAR AND CAP STAMPED "LS 8466" IS TO BE SET AT ALL LOT CORNERS, ANGLE POINTS, BC'S, EC'S, PRC'S AND PCC'S. CENTERLINE MONUMENTS SHALL BE SET WITH A SPIKE AND WASHER STAMPED "LS 8466"

SNOWCREEK VIII TRACT MAP NO. 09-002

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA
FOR PARCELIZATION PURPOSES

BEING A SUBDIVISION OF LOTS 3, 4, 5 AND 6 AND THE CERTAIN STRIPS OF LAND DESIGNATED AS FAIRWAY DRIVE AND MINARET ROAD AS SHOWN ON TRACT MAP 36-166 RECORDED IN BOOK 10 OF MAPS AT PAGE 12 AND LOT LINE ADJUSTMENT PARCEL 2 OF LOT LINE ADJUSTMENT 2003-06 PER CERTIFICATE OF COMPLIANCE RECORDED ON OCTOBER 22, 2003 AS INSTRUMENT NO. 2003011728 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND TRACTS 46 AND 47 IN SECTION 2, OF TOWNSHIP 4 SOUTH, RANGE 27 EAST, MOUNT DIABLO BASE AND MERIDIAN, MONO COUNTY, CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

GROSS AREA: 221.404 ACRES ±

SHEET 8 OF 8

