

THE PLAZA AT MAMMOTH LAKES
PARCEL MAP NO. 36-220

A PLANNED UNIT DEVELOPMENT, PARCEL 1 FOR CONDOMINIUM PURPOSES
IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A RESUBDIVISION OF PARCEL 2 OF PARCEL MAP NO. 36-37 IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS
PER MAP RECORDED IN BOOK 1 OF PARCEL MAPS AT PAGES 61 AND 61A IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

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 irrevocably dedicate to the public, that 10 foot-wide easement for sidewalk, utility, landscape, and storm drain purposes as so designated on this map. We also hereby dedicate to the public, that 15 foot-wide easement for storm drain purposes as so designated on this map. We also hereby relinquish to the Town of Mammoth Lakes all rights of vehicular ingress to or egress from Parcel 1 over and across the those portions of the westerly boundary line of said Parcel 1 abutting Old Mammoth Road as shown herein.

As Owner: 501 Center, LLC, A California Limited Liability Company

BY:

John T. Vereuck

MANAGER
Title

As Beneficiary:

Oak Valley Community Bank, beneficiary under Deeds of Trust recorded on December 12, 2003 as Instrument No. 2003013514 and on October 4, 2005 as Instrument No. 2005008119 in the Official Records of Mono County.

JEFF BUSS

Assistant Vice - President
Title

State of California

County of MONO

On February 23, 2007

before me,

Janice Mary Johnson

a Notary Public in and for said County and State, personally appeared

John T. Vereuck

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and (optional) official seal:

Janice Mary Johnson Janice Mary Johnson
Notary Public (sign) and print name)

My commission expires: 10/25/10

County of my principal place of business: MONO

State of California

County of MONO

On 3-7-2007

before me,

Debra Baker

a Notary Public in and for said County and State, personally appeared

Jeff Buss

☐ 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:

Debra Baker Debra Baker
Notary Public (sign) and print name)

My commission expires: 4-7-2010

County of my principal place of business: Inyo

SOILS NOTE

A soils report Project No. 3.30546 entitled "Updated Geotechnical Report for The Plaza at Mammoth, dated July 15, 2004, was prepared by Sierra Geotechnical Services, Inc., under the signature of Thomas A. Platz, P.E. C41039 and Joseph A. Adler, C.E.G. 2198. Said report is on file with the Town of Mammoth Lakes Community Development Department - Engineering Division.

C.C. & R.'s NOTE

The declarations of covenants, conditions, restrictions and reservations are recorded as Instrument Number 2007001119 of Official Records 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 2-26-07 2007. The Commission found the Parcel Map to be in substantial conformance with the approved or conditionally approved tentative map and any amendments thereto.

The Planning Commission did at its meeting of 2-26-07 Accept/Reject on behalf of the public, the Irrevocable Offer of Dedication for 10'-wide easement for sidewalk, utility, landscaping, and storm drain purposes as shown on this map, and did also Accept/Reject on behalf of the public, the Offer of Dedication, 15'-wide easement for storm drain purposes as shown on this map, and did also hereby Accept/Reject of behalf of the public, the relinquishment of all rights of vehicular ingress to or egress from Parcel 1 over and across those portions of the west boundary line of said Parcel 1 abutting Old Mammoth Road as shown herein.

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: Mark Wardlaw
Community Development Department Director

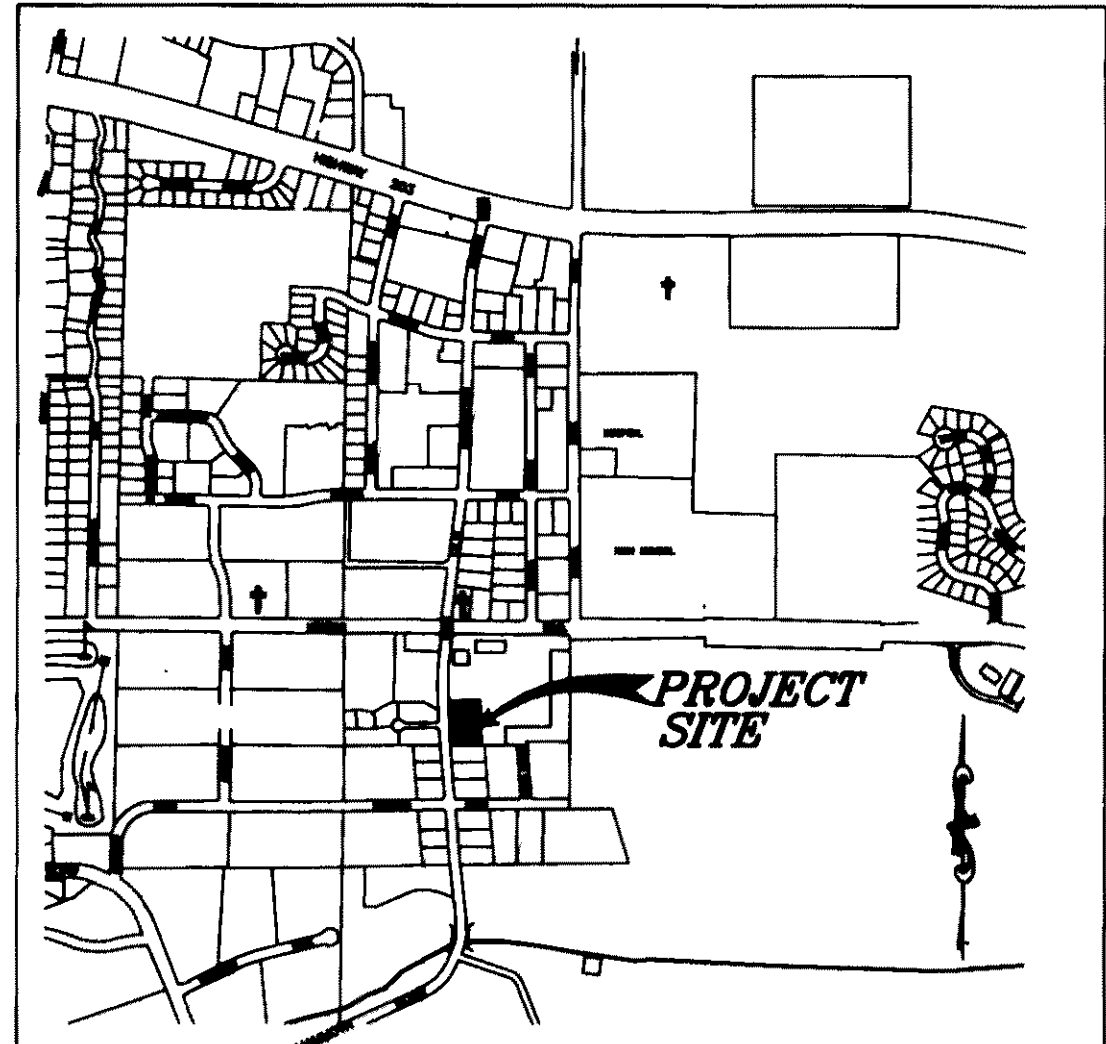
3-13-07
Date

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-3A1 of the Subdivision Map Act:

California Interstate Telephone Company
Stephen B Colwell Company
Safeway Stores, Inc.
SPP, LLC

79/391 O.R.
329/22 O.R.
374/114 O.R.
Inst. No. 2004003267



VICINITY MAP

NTS

THIS SUBDIVISION OF PARCEL 1 IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF 9 COMMERCIAL UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. PARCELS 2 AND 3 ARE PLANNED UNIT DEVELOPMENT PARCELS FOR FUTURE DEVELOPMENT.

RECORDER'S CERTIFICATE

Filed this 19 day of March, 2007 at 2:02 P.M., in Book 4 of Parcel Maps at Page 14-11A, at the request of 501 Center, LLC.

Instrument No. 200702076 Fee: 10.00

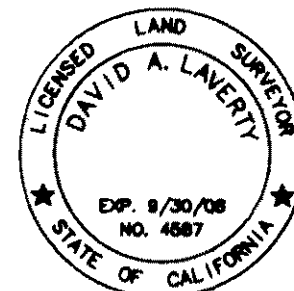
Renn Nolan
Mono County Recorder

By: Deborah Baker
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 John Vereuck in August, 2006. I hereby state that this parcel 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, and that such monuments are sufficient to enable the survey to be retraced.

Feb 23 2007
Date



David A. Lavery L.S. 4587
Lic. exp. 9/30/08

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 \$ 28,514.35 for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

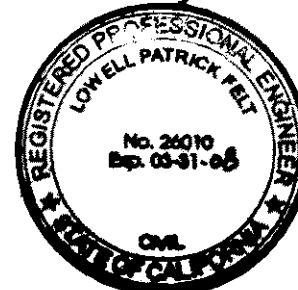
Rosemary Glazier
Mono County Tax Collector

3/19/07
Date

By: Amber Reale
Deputy Mono County Tax Collector

TOWN SURVEYOR'S STATEMENT

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



Lowell P. Felt 3-12-07
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.

3/12/07
Date



Raymond C. Jarvis
Raymond C. Jarvis P.E. 00888
Mammoth Lakes Town Engineer
Lic. exp.: 3-31-08

