

C.C.& R.'s NOTE

The real property described by this Final Map is also burdened by the Declarations of Covenants, Conditions, Restrictions by and between Intrawest California Holdings, Inc., Intrawest/Lodestar Golf Limited Partnership and Dana Carlson Severy and Donna Jean Severy recorded May 1, 2000 in Book 0900, Page 536 of Official Records on file in the Office of the Mono County Recorder.

The real property described by this Final Map is also burdened for Easements, Assessments, Liens and the Subordination thereof, provisions relating to partition, restrictions of severability or component interest, Covenants, Conditions and Restrictions provisions as stated therein. Executed by Tallus Private Residence Club Association, a California Non-Profit Mutual Benefit Corporation recorded on April 10, 2007 as Instrument No. 2007002764 of Official Records on file in the Office of the Mono County Recorder.

The real property described by this Final Map is also burdened by that certain "Fifth Amended and Restated Declaration of Covenants, Conditions and Restrictions" (Tallus Private Residence Club), as set forth in the document recorded on December 14, 2012 as Instrument No. 2012006713 of Official Records on file in the Office of the Mono County Recorder.

The real property described by this Final Map is also burdened by that certain "Sixth Amended and Restated Declaration of Covenants, Conditions and Restrictions" (Tallus Private Residence Club), as set forth in the document recorded on July 16, 2013 as Instrument No. 2013003954 of Official Records on file in the Office of the Mono County Recorder. An assignment of rights of declarant effective September 10, 2014 wherein Tallus Homes, LLC, a Delaware Limited Company is assignor and Mammoth Springs Resort, LLC, a California Limited Liability Company is assignee per document recorded September 22, 2014 as Instrument No. 2014003451 of Official Records on file in the Office of the Mono County Recorder. Modifications of CC&R's executed by Mammoth Springs Resorts, LLC a California Limited Liability Company and AHL Group Holdings, LLC, a Delaware Limited Liability Company recorded June 6, 2016 as Instrument No. 2016001904 of Official Records on file in the Office of the Mono County Recorder.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

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

This land lies within the Mammoth School Bond District and is subject to any liens or assessments thereof.

This land lies within the Community Facilities District No. 2004-1 and is subject to any liens or assessments thereof.

This land lies within the Community Facilities District No. 2013-3 (Transit Services) and is subject to any liens or assessments thereof.

The effect of a Development Agreement by and among Town of Mammoth Lakes and Intrawest Affiliates recorded April 14, 2002 as Instrument No. 2002002529 of Official Records.

Resolution No. PC 2004-30, a resolution of the Mammoth Lakes Planning Commission approving Tentative Tract Map 36-216 and Use Permit 2004-09 recorded July 8, 2004 as Instrument No. 2004006306 of Official Records.

Resolution No. PC 2005-13, a resolution of the Mammoth Lakes Planning Commission No. 2004-30 approving Tentative Tract Map 36-216 and Use Permit 2004-09 recorded July 8, 2004 as Instrument No. 2004006306 of Official Records subject to the conditions contained therein, recorded April 4, 2005 as Instrument No. 2005002558 of Official Records.

The effect of an Agreement to Waive Rights to vote in favor for the Dissolution of the Old Mammoth Road Benefit Assessment District, 2002-1, or any other benefit assessment district formed for maintenance of the Meridian Boulevard by and between MMP Acquisition Co. I, LLC, a California Limited Liability Company and the Town of Mammoth Lakes, a Municipal Corporation recorded April 5, 2005 as Instrument No. 2005002618 of Official Records.

The effect of an Agreement to Waive Rights to vote in favor for the Dissolution of the Old Mammoth Road Benefit Assessment District, 2002-1, or any other benefit assessment district formed for maintenance of Meridian Boulevard by and between MMP Acquisition Co. I LLC, a California Limited Liability Company and the Town of Mammoth Lakes, a Municipal Corporation recorded April 5, 2005 as Instrument No. 2005002619 of Official Records.

Resolution No. PEDC 2014-01, a resolution of the Mammoth Lakes Planning Commission and Economic Development Commission approving Tentative Tract Map 13-003 and amendment to Use Permit 2004-09 recorded March 21, 2014 as Instrument No. 2014001037 of Official Records.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

CONTINUED....

Resolution No. PEDC 2014-01, a resolution of the Mammoth Lakes Planning Commission and Economic Development Commission approving Tentative Tract Map 13-003 and amendment to Use Permit 2004-09 recorded March 21, 2014 as Instrument No. 2014001037 of Official Records.

First amendment to Notice of Special Tax Lien, Town of Mammoth Lakes Community Facilities District No. 2013-13 (transit services) Annexation No. 1 recorded October 28, 2015 as Instrument No. 2015004209 of Official Records.

Resolution No. 2016-09, a resolution of the Mammoth Lakes Town Council affirming the Planning and Economic Development Commission's Adoption of the Addendum to the Tallus Mitigated Negative Declaration and approval of Tentative Tract Map 15-002, Use Permit 15-002, and Design Review 15-002 recorded May 2, 2016 as Instrument No. 2016001473 of Official Records.

Resolution No. 2018-21, a resolution of the Town Council of the Mammoth Lakes approving time extension or request 18-001 granting a six year time extension for the Obsidian Project Entitlement, subject to the conditions contained therein recorded June 4, 2018 as Instrument No. 2018001945 of Official Records.

Matters contained "Adjustment 18-007 Community and Economic Development Director's Determination No. CEDDD2019-02 A Determination Of The Community And Economic Development Director Approving Adjustment 18-007 To Allow A One-Foot (=3%) Increase To The Maximum Permitted Structure Height For The Duplex Building Design For Phase 2 (Lots 10-29) Of The Obsidian Planned Unit Development Located At 2610 Meridian Boulevard (APN 033-370-020-000)" recorded March 1, 2019 as Instrument No. 2019000727 of Official Records.

THIS SUBDIVISION IS A PLANNED UNIT DEVELOPMENT AS DEFINED IN SECTION 4175 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF 29 UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT

OBSIDIAN SUBDIVISION

TRACT MAP NO. 15-002

A PLANNED UNIT DEVELOPMENT
IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A RESUBDIVISION OF LOT A, LOT B, & LOTS 10-19 OF
TRACT NO 36-216, TALLUS SUBDIVISION AS RECORDED IN TRACT MAP BOOK 10
OF MAPS AT PAGE 86 IN THE OFFICE OF THE COUNTY RECORDER OF MONO
COUNTY, CALIFORNIA



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