

**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. We also reserve to ourselves, our heirs, and assigns, that certain easement for access, parking and utilities for the use and benefit of the present and future owners of Lot 1 as so delineated on this map.

As Owner:

WH SN Mammoth, L.L.C., a Delaware limited liability company

BY: \_\_\_\_\_  
Erick Harris, Authorized Signatory  
WH SN Mammoth, L.L.C.

(SEE SHEET TWO FOR BENEFICIARY AND ACKNOWLEDGEMENT)

**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 \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.  
On \_\_\_\_\_ before me,  
\_\_\_\_\_ a Notary Public,  
personally appeared Erick Harris

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his, hers, their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 \_\_\_\_\_  
Print Name \_\_\_\_\_  
A Notary Public in and for said state \_\_\_\_\_  
Principal place of business is the County of \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Commission No. of Notary: \_\_\_\_\_

**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:

- Frontier Communications: 79/391 O.R.  
84/302 O.R.  
115/545 O.R.  
304/524 O.R.  
DOC. 2023000022 O.R.
- Southern California Edison: 79/417 O.R.  
84/302 O.R.  
107/84 O.R.  
115/545 O.R.  
145/404 O.R.  
254/2 O.R.  
DOC. 2023000022 O.R.
- Mammoth Community Water District: 80/219 O.R.

**PLANNING AND ECONOMIC DEVELOPMENT COMMISSION CERTIFICATE**

This final map has been reviewed by the Town of Mammoth Lakes Planning Commission at its meeting of \_\_\_\_\_ 2026. 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: \_\_\_\_\_  
Nolan Bobroff  
Community and Economic Department Director 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.

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.

Date \_\_\_\_\_  
Randell Scott West, PLS 8663  
Mammoth Lakes Town Surveyor

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

A declaration of covenants, conditions, restrictions and reservations affecting this subdivision was prepared entitled "Declaration of Covenants, Conditions and Restrictions and Reservations of Easements For The Mammoth Outbound Villas" was recorded on \_\_\_\_\_, 2026, as Instrument No. 2026\_\_\_\_\_ of Official Records of the Mono County Recorder.

**RECORDER'S CERTIFICATE**

Filed this \_\_\_\_ day of \_\_\_\_\_, 2026 at \_\_\_\_\_ M., in Book \_\_\_\_ of Tract Maps at Pages \_\_\_\_\_, inclusive, at the request of Thaddeus E. Reyes.

Instrument No. \_\_\_\_\_ Fee: \_\_\_\_\_

Queenie Barnard Mono County Recorder By: \_\_\_\_\_  
Deputy Mono County Recorder

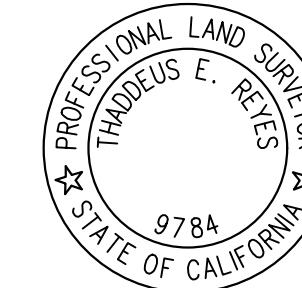
**TAX COLLECTOR'S CERTIFICATE**

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

Mono County Tax Collector 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 Daniel O'Berry in July, 2025. 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.



Date \_\_\_\_\_ Thaddeus E. Reyes, P.L.S. 9784

**SOILS NOTE**

A Preliminary Geotechnical Investigation, Project No. 3.31839, was prepared for this property, by Sierra Geotechnical Services, Inc, Dated January 26, 2022 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.

An "As-Graded" soils report showing final as-built grades and soils report recommendations shall be provided to the Town of Mammoth Lakes Public Works Department upon completion of grading operations.

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF 20 UNITS WITHIN FIVE STRUCTURES AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT

**OLD MAMMOTH ROAD RESIDENCES TRACT MAP NO. 24-003**

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

BEING A SUBDIVISION OF LOT LINE ADJUSTMENT PARCEL OF LOT LINE ADJUSTMENT NO. 21-006, PER CERTIFICATE OF COMPLIANCE NO. 21-008 RECORDED AS DOCUMENT NO. 2023003033 OF OFFICIAL RECORDS IN THE OFFICE OF THE MONO COUNTY RECORDER AND MORE PARTICULARLY DESCRIBED AS PARCEL 1, PARCEL 2 AND PARCEL 3 AS SHOWN ON THE MAP ENTITLED "PARCEL MAP 36-47", RECORDED IN BOOK 2 OF PARCEL MAPS AT PAGE 5 AND 5A THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,



GROSS AREA: 6.091 ACRES ±

SHEET 1 OF 3

As Beneficiary:

First Bank of the Lake, a Missouri banking corporation under the Deed of Trust recorded on June 4, 2024 as Instrument No. 2024001357 of Official Records of Mono County.

**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 \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

On \_\_\_\_\_ before me,  
\_\_\_\_\_ a Notary Public,

personally appeared \_\_\_\_\_  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his, hers, their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 \_\_\_\_\_

Print Name \_\_\_\_\_

A Notary Public in and for said state

Principal place of business is the County of \_\_\_\_\_

My commission expires: \_\_\_\_\_

Commission No. of Notary: \_\_\_\_\_

**THIS PROPERTY IS SUBJECT TO THE FOLLOWING:**

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 Old Mammoth Road Benefit Service Area and is subject to any liens or assessments thereof.

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

The herein described land lies within the Community Facilities District No. 2023-1 (Maintenance Services) and is subject to any liens or assessments thereof.

An "Off-site Parking Agreement" by and between the parties named herein, upon the terms and conditions contained therein recorded on May 8, 2003 as Instrument No. 2003004843, of Official Records.

Resolution No. PC 2008-11, a resolution of the Mammoth Lakes Planning Commission 1) Recommending that the Town Council certify the final environmental impact report, 2) Making CEQA findings, 3) Adopting a statement of overriding considerations, 4) Adopting the mitigation monitoring and reporting program, 5) recommending approval to the Town Council of District Zoning Amendment 2003-03 and General Plan Amendment 2008-02 and adoption of the Clearwater Specific Plan for Property located at 164, 202, & 248 Old Mammoth Road, recorded December 8, 2008 as Instrument No. 2008005653 of Official Records.

Community Development Director's Determination CDDD No. 2009-21, a determination of the Community Development Director approving an Administrative Permit to allow the operation of the Rafter's restaurant at 202 Old Mammoth Road, recorded on January 4, 2010 as Instrument No. 2010000037 of Official Records.

Resolution No. PC 2010-05, a resolution of the Mammoth Lakes Planning Commission approving Vesting Tentative Tract Map 09-003, Use Permit 09-003, Design Review 09-005, and Adjustment 09-004 and recommending approval to the Town Council of District Zoning Amendment 09-001, to allow a mixed-use project for property located at 164, 202 and 248 Old Mammoth Road, subject to the conditions contained therein, recorded May 20, 2010 as Instrument No. 2010002436 of Official Records.

Resolution No. PC 2010-11, a resolution of the Mammoth Lakes Planning Commission recommending approval to District Zoning Amendment 10-002, an Amendment to the Clearwater Specific Plan in connection with a mixed-use project for property located at 164, 202, and 248 Old Mammoth Road, subject to the conditions contained therein, recorded June 2, 2010, as Instrument No. 2010002596 of Official Records.

Resolution No. PC 2010-13, a resolution of the Mammoth Lakes Planning Commission approving a six year extension request (TER 10-002) for Vesting Tentative Tract Map 09-003, Use Permit 09-003, Design Review 09-005, and Adjustment 09-004 for the Old Mammoth Place Project located at 164, 202, and 248 Old Mammoth Road, subject to the conditions contained therein, recorded June 23, 2010 as Instrument No. 2010002912 of Official Records.

Resolution No. PC 2016-48, a resolution of the Town Council of the Town of Mammoth Lakes, State of California, approving Vesting Tentative Tract Map 16-001, Use Permit 16-001, and Design Review 16-004 to allow the revised Old Mammoth Place Project located at 164, 202, and 248 Old Mammoth Road, consistent with District Zoning Amendment 15-002, recorded September 11, 2018 as Instrument No. 2018003366 of Official Records.

Resolution No. PEDC 2021-09, a resolution of the Mammoth Lakes Planning and Economic Commission recommending to the Town Council Adoption of the Addendum to the Clearwater Specific Plan Environmental Impact Report and Approval of District Zoning Amendment 21-001, to allow for a Phase One Interim Project for properties located a 164, 202, and 248 Old Mammoth Road, subject to the conditions contained therein, recorded February 22, 2022 as Instrument No. 2022000801 of Official Records.

Resolution No. PEDC-2022-06, a resolution of the Mammoth Lakes Planning and Economic Commission Approving Design Review 21-005 and Use Permit 21-005 and revoking Vesting Tentative Tract Map 16-001, Use Permit 16-001, and Design Review 16-004 to Allow the Redevelopment of the Sierra Nevada Resort Project located at 64, 202, and 248 Old Mammoth Road, subject to the conditions contained therein, recorded April 1, 2022 as Instrument No. 2022001436 of Official Records.

A "Covenant for Snow Removal and Storage" by and between WH SN Mammoth, a Delaware limited liability company and the Town of Mammoth Lakes named herein, upon the terms and conditions contained therein, recorded January 20, 2023 as instrument No. 2023000146 of Official Records.

Resolution No. PEDC-2022-23, a resolution of the Mammoth Lakes Planning Commission approving master sign program 22-001 for the Sierra Nevada Resort Redevelopment Project located a 164, 202, and 248 Old Mammoth Road, subject to the conditions contained therein, recorded February 8, 2023 as Instrument No. 2023000310 of Official Records.

**CONTINUED:**

Community & Economic Development Director's Determination No. CEDDD 2023-004, a determination of the Community & Economic Development Director approving Administrative Permit AP 23-001 for a mobile vendor permit of Cafe Crepe, recorded on May 26, 2023 as Instrument No. 2023001166 of Official Records.

Eighth Amendment to Notice of Special Tax Lien, Town of Mammoth Lakes Community Facilities District No. 2013-3 (transit services) Annexation No. 8, recorded August 8, 2023, as Instrument No. 2023001808 of Official Records.

Certificate of Compliance No. 21-008, recorded on November 21, 2023 as Instrument 2023003033 of Official Records, affecting said land.

Covenant by and among WH SN MAMMOTH, LLC, a Delaware limited liability company, and the Town of Mammoth Lakes, a California municipal corporation, recorded March 29, 2024 as Instrument No. 2024000766 of Official Records.

Notice of Assessment and Payment of Contractual Assessment Required, recorded on May 24, 2024 as Instrument No. 2024001245 of Official Records.

Regulatory Agreement and Declaration of Restrictive Covenants, but omitting any Covenants or Restrictions, if any, including but not limited to those based upon race, color, religion, sex gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigrations status, as set forth in application state of federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document. Recorded May 13, 2025 as Instrument No. 2025001461 of Official Records.

The effect of a First Amendment to Notice of Special Tax Lien executed by the Town of Mammoth Lakes on February 6, 2025 and recorded on May 13, 2025 as Instrument No. 2025001462 of Official Records.

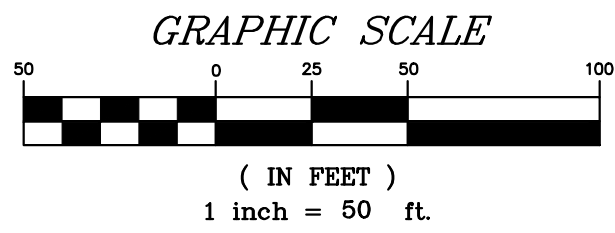
Resolution No. PEDC-2025-02, a resolution of the Mammoth Lakes Planning Commission approving master sign program 23-001 for the Outbound Hotel Property located a 164, Old Mammoth Road, subject to the conditions contained therein, recorded September 17, 2025 as Instrument No. 2025002784 of Official Records.

Resolution No. PEDC-2025-17, a resolution of the Town Council of the Town of Mammoth Lakes, State of California approving Tentative Tract Map 24-003 and Use Permit 24-004 to allow the subdivision of twenty units within five fourplex structures, ("Villas" Units) into twenty condominium hotel units located at 164 Old Mammoth Road, consistent with District Zoning Amendment 24-001, recorded December 09, 2025 as Instrument No. 20250003796 of Official Records.

**OLD MAMMOTH ROAD RESIDENCES  
TRACT MAP NO. 24-003  
IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA  
FOR CONDOMINIUM PURPOSES**

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SEARCHED FOR RR SPIKE PER R1, R2 & R3 DESTROYED BY CONSTRUCTION

Line #	Length	Direction
L1	51.17'	N1°51'40"E
L2	25.34'	N88°08'25"W
L3	12.37'	N1°51'00"E
L4	71.27'	N87°53'24"W
L5	21.92'	S1°48'16"W
L6	90.06'	N88°18'26"W
L7	14.54'	S2°04'13"W
L8	28.00'	S2°02'04"W
L9	24.00'	N87°57'38"W
L10	20.59'	S2°02'04"W
L11	91.21'	N88°09'00"W
L12	37.62'	N1°51'00"E

Curve #	Length	Radius	Delta
C1	23.44'	7.46'	180°00'00"
C2	23.51'	15.00'	89°48'56"

**RECORD INFORMATION:**

- (R1) = PARCEL MAP NO. 36-47 PER PARCEL MAP BOOK 2, AT PAGE 5
- (R2) = PARCEL MAP NO. 36-108 PER PARCEL MAP BOOK 2, AT PAGE 79
- (R3) = CORNER RECORD, CR 3527-35-31 ON FILE IN THE OFFICE OF THE MONO COUNTY SURVEYOR

**LEGEND**

- FOUND EXISTING MONUMENT AS NOTED
- SET REBAR & PLASTIC CAP STAMPED "LS 9784"
- ⊙ SET MAGNETIC NAIL & WASHER STAMPED "LS 9784"
- (R) RECORD DATA
- (M) MEASURED DATA
- (CFR) CALCULATED FROM RECORD
- MB MAP BOOK
- PMB PARCEL MAP BOOK
- MON MONUMENT

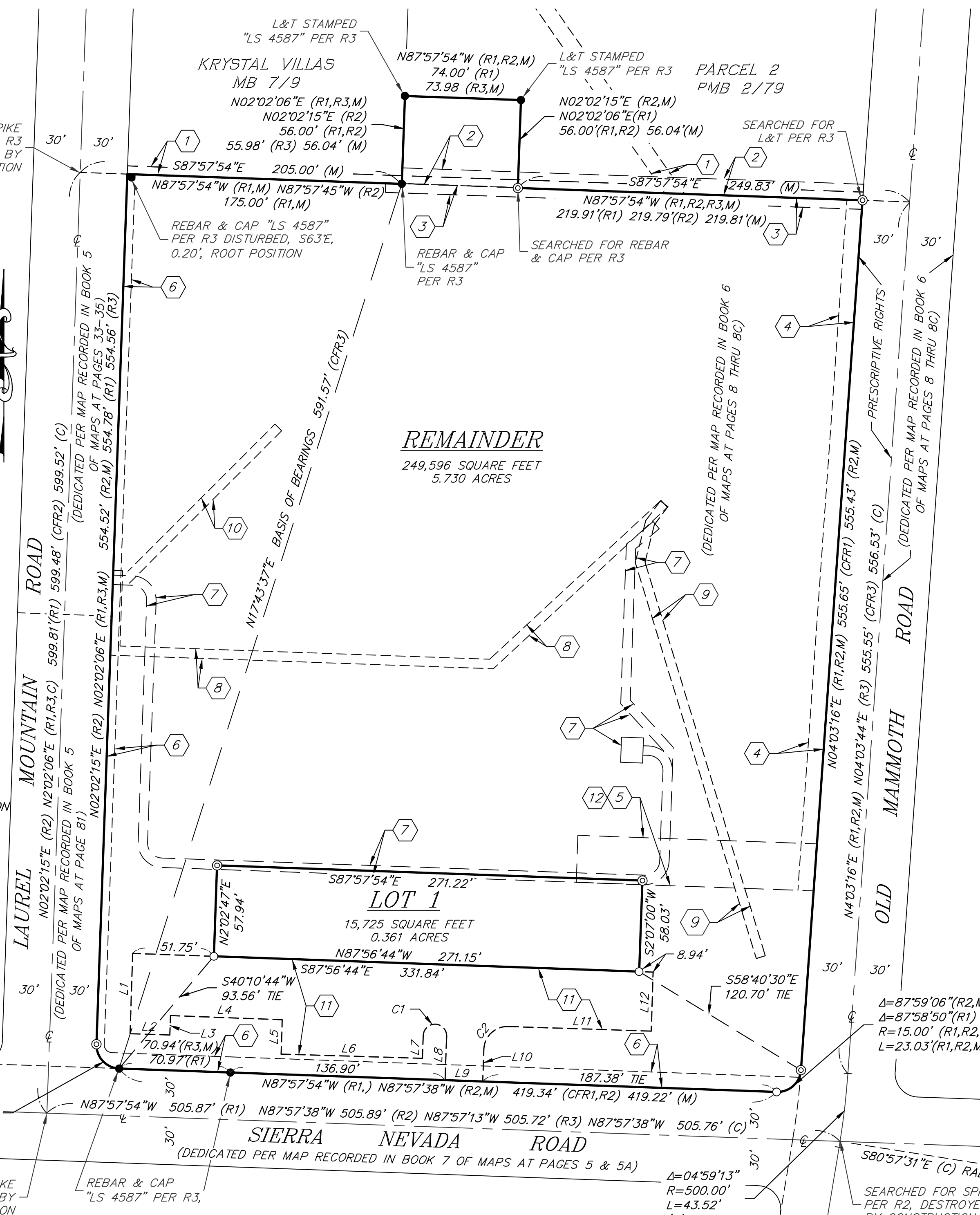
Δ=89°59'53" (R2,M)  
 Δ=90°00'00" (R1,R3)  
 R=15.00' (R1,R2,R3,M)  
 L=23.56' (R1,R2,M)

SEARCHED FOR RR SPIKE PER R2, DESTROYED BY CONSTRUCTION

REBAR & CAP "LS 4587" PER R3,

Δ=04°59'13"  
 R=500.00'  
 L=43.52' (C)

SEARCHED FOR SPIKE PER R2, DESTROYED BY CONSTRUCTION



**REMAINDER**  
 249,596 SQUARE FEET  
 5.730 ACRES

**EASEMENT LEGEND**

- EASEMENT TO SCE, FOR AERIAL AND UNDERGROUND ELECTRIC AND COMMUNICATIONS PER 84/302 O.R.
- EASEMENT TO SCE FOR AERIAL AND UNDERGROUND TELEPHONE, COMMUNICATIONS AND ELECTRIC PER 115/545 O.R.
- EASEMENT TO CONTINENTAL TELEPHONE COMPANY OF CALIFORNIA FOR UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATIONS PER 304/524 O.R.
- EASEMENT TO THE TOWN OF MAMMOTH LAKES FOR STREET IMPROVEMENTS, LANDSCAPING AND SNOW STORAGE PER 2002010441 O.R.
- OFFSITE PARKING AGREEMENT PER INST. NO. 2003004843 O.R.
- 10' WIDE AND 5' WIDE EASEMENT FOR SNOW STORAGE PURPOSES PER INST. NO. 2023000145 O.R.
- EASEMENT TO SOUTHERN CALIFORNIA EDISON EASEMENT AND RIGHT OF WAY FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEM AND COMMUNICATIONS PER INST. NO. 2023000022 O.R.
- EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR CONDUITS, TRANSFORMERS, PEDESTALS, MARKERS AND CONCRETE PADS PER 107/84 O.R.
- EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR UNDERGROUND CONDUITS AND POLES PER 145/404 O.R.
- EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR UNDERGROUND SUPPLY SYSTEMS PER 254/2 O.R.
- NON-EXCLUSIVE EASEMENT FOR ACCESS, PARKING AND UTILITIES RESERVED HEREON FOR THE BENEFIT OF THE FUTURE OWNERS OF LOT 1.
- PEDESTRIAN AND VEHICULAR ACCESS EASEMENT WITH PUBLIC ACCESS AND RIGHTS TO CONSTRUCT ERECT AND REPAIR SIDEWALK IMPROVEMENTS PER 2004003029 O.R.

**EASEMENT LEGEND**

- THE EASEMENT TO CALIFORNIA INTERSTATE TELEPHONE COMPANY FOR POLE LINES PER 79/391 O.R., CANNOT BE ACCURATELY LOCATED.
- THE EASEMENT TO SCE FOR POLE LINES PER 79/417 O.R., CANNOT BE ACCURATELY LOCATED.
- THE EASEMENT TO UNITED STATES OF AMERICA FOR WATER TRANSMISSION PIPELINE PER 80/219 O.R., CANNOT BE ACCURATELY LOCATED.

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS MAP IS N17°43'37"E, BEING THE CALCULATED BEARING BETWEEN FOUND MONUMENTS AS SHOWN ON PARCEL MAP NO 36-108 RECORDED IN PMB 2/79 AND CORNER RECORD CR 3527-35-31 ON FILE IN THE OFFICE OF THE MONO COUNTY SURVEYOR.

**OLD MAMMOTH ROAD RESIDENCES TRACT MAP NO. 24-003**

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

BEING A SUBDIVISION OF LOT LINE ADJUSTMENT PARCEL OF LOT LINE ADJUSTMENT NO. 21-006, PER CERTIFICATE OF COMPLIANCE NO. 21-008 RECORDED AS DOCUMENT NO. 2023003033 OF OFFICIAL RECORDS IN THE OFFICE OF THE MONO COUNTY RECORDER AND MORE PARTICULARLY DESCRIBED AS PARCEL 1, PARCEL 2 AND PARCEL 3 AS SHOWN ON THE MAP ENTITLED "PARCEL MAP 36-47", RECORDED IN BOOK 2 OF PARCEL MAPS AT PAGE 5 AND 5A THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,

GROSS AREA: 6.091 ACRES ±

SHEET 3 OF 3

