

copy
Unit 4
Block 1
8/23/74

DECLARATION OF MERGER OF INCREMENTS INTO
CONDOMINIUM PROJECT; CERTIFICATE
OF ANNEXATION; CERTIFICATE SUPPLEMENTING
THE DESCRIPTION OF CONDOMINIUMS

DUPLICATE
ORIGINAL

1974-206

A. TRIMONT LAND COMPANY (hereinafter called "Declarant") owns an interest in all that certain real property more particularly described as follows:

All that property located within the boundaries of Block 1 as shown on that certain subdivision map ("Plat") entitled Tract 260, Northstar Unit 4, filed in the Office of the Recorder of the County of Placer on February 15, 1974, in Book K of Maps at Page 13 and following, (hereinafter called "the property").

B. The property is part of a larger parcel intended to be developed in increments pursuant to the terms of a certain Declaration Establishing a Plan of Condominium Ownership (hereinafter called "Project Declaration"), executed by Declarant on January 31, 1974, and recorded in the Office of the Recorder of the County of Placer on February 15, 1974 in Book 1549 at Page 464 and following and re-recorded on August 6, 1974 at Book 1584 at Page 597 and following. The plan for merger of the various increments, whereby the development, when completed, will be operated, managed and administered as one condominium project, is set forth in Exhibit B of the Project Declaration.

C. The property is part of a development known as "Northstar" created by that certain Declaration of Covenants and Restrictions, executed by Declarant on November 3, 1971 and recorded in the Office of the Recorder of the County of Placer on November 11, 1971 in Book 1384 at Page 124 and following, (said Declaration hereinafter called the "Northstar Restrictions"). All of the property within the Plat is a Project and the property shown on the Plat as Block I has been divided into a Project Lot and Project Common Area, as the term Project, Project Lot and Project Common Area are defined in the Northstar Restrictions. Declarant desires to make the declarations and certifications required to designate the property shown on the Plat as Block 1 as a Project Lot and to make the other declarations and certifications required pursuant to the Northstar Restrictions. Further, Declarant desires to merge the property into the Project

as required and set forth in the Plan of Merger of the Project Declaration and to make the declarations and certification required therefor. In addition, Declarant desires to complete the descriptions of the condominiums and the interests appurtenant thereto within Block 1 as shown on the Plat.

NOW, THEREFORE, Declarant hereby makes the following declarations and certifications.

1. Annexation Declaration Required by Northstar Restrictions.

Pursuant to paragraph 2(c) of the Northstar Restrictions, Declarant makes the following declarations:

(a) The property described above is annexed as provided in the Northstar Restrictions and subject to all of the provisions thereof.

(b) The property described herein has been and is being developed substantially in accordance with the Development Plan described in the Northstar Restrictions.

(c) Monthly assessments levied pursuant to the Northstar Restrictions shall be allocated to each condominium, in accordance with the Schedule, marked Exhibit A, attached hereto and incorporated herein by reference thereto. The total cash requirement to be raised by monthly assessments pursuant to the Northstar Restrictions shall be allocated among condominiums subject to the Northstar Restrictions referred to herein and shall be assessed equally except in those instances where the Northstar Restrictions permit unequal levy of special assessments.

(d) The property described herein is composed of a Project Lot and for the purposes of the Northstar Restrictions:

(1) The Project Declaration, as defined in the Northstar Restrictions, is that certain document identified above as the Project Declaration.

(2) The Project Common Area is that portion of the Project Lot designated Project Common Area on the Plat and in the Project Declaration.

(3) Project assessments shall be allocated in accordance with the schedule attached hereto and marked Exhibit B and incorporated herein by reference thereto.

(4) The votes of the owners of condominiums within the Property shown on the Plat as Block 1 are allocated in accordance with the schedule attached hereto and marked Exhibit C.

(5) The parcel designated "A" on the Plat is Common Area as defined in the Northstar Restrictions.

2. Declaration of Merger Required by the Project Declaration. This Certificate of Merger constitutes the Certificate of Compliance as required by Paragraph 2(c) of the Plan of Merger.

(a) Declarant has recorded the above described Plat which contains the condominium plan depicting diagrammatic floor plans of the condominium units and which otherwise complies with the requirements of California Civil Code Section 1351.

(b) Subject to and in accordance with conditions imposed pursuant to Conditional Use Permit issued by the County of Placer in April 1971, under its number LDA-674, Block 1 has been developed into no less than 43 condominiums and no more than 53 condominiums.

3. Certificate Supplementing the Description of Condominiums. Declarant and other record owners of the property and owners of security interests therein desire to supplement the descriptions of the condominiums located within Block 1 as shown on the Plat with respect to the elevations of unfinished floors and unfinished ceilings by filing for record a Certificate of Elevations attached hereto as Exhibit D and incorporated herein by reference thereto. The persons executing this certificate do hereby declare that:

(a) They are the record owners of all of the property within Block 2 as shown on the Plat and the record owners of all security interests therein;

(b) In all other respects the Plat shall remain in full force and effect; and

(c) In all subsequent documents executed by Declarant which refer to the "Plat" or "Map", the reference shall be deemed to be the Plat as hereby supplemented.

IN WITNESS WHEREOF, the parties hereto have executed this Declaration this 23rd day of August, 1974.

STATE OF CALIFORNIA

COUNTY OF Placer



P. O. BOX 1440, TAHOE CITY, CA 95780

On this 23rd day of August in the year one thousand nine hundred and ~~seventy four~~ seventy four before me, David F. Betts a Notary Public, State of California, duly commissioned and sworn, personally appeared Richard P. Engelhard known to me to be the Vice President of the corporation described in and that executed the within instrument, and also known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the Placer County of Placer the day and year in this certificate first above written.

David F. Betts
Notary Public, State of California

Cowdery's Form No. 28-Acknowledgment Corporation (C. C. Secs. 1190-1190.1)

Printed 5/72

STATE OF CALIFORNIA

COUNTY OF San Francisco



On this 29th day of August in the year one thousand nine hundred and 74 before me, Sonia D. Gerber a Notary Public, State of California, duly commissioned and sworn, personally appeared Vernon H. Talcott known to me to be the Secretary of the corporation described in and that executed the within instrument, and also known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the City & County of San Francisco the day and year in this certificate first above written.

Sonia D. Gerber
Notary Public, State of California

Cowdery's Form No. 28-Acknowledgment Corporation (C. C. Secs. 1190-1190.1)

Printed 5/72

CONSENT OF FIBREBOARD

Fibreboard Corporation, a Delaware Corporation, Owner of an interest in portions of the property described on the Plat consents thereto and agrees that the same shall be binding upon and effective with respect to its interests in the property.

DATED August 29, 1974

FIBREBOARD CORPORATION

By: Melvin I. Levine

Its PRESIDENT

CONSENT OF NORTHSTAR-AT-TAHOE ASSOCIATION

Northstar-at-Tahoe Association, a California non-profit corporation, Owner of an interest in portions of the property shall be binding upon and effective with respect to its interests in the property.

DATED 9/4/74

NORTHSTAR-AT-TAHOE ASSOCIATION

By: David E. Hartley
David E. Hartley

STATE OF CALIFORNIA
COUNTY OF San Francisco



On this 29th day of August in the year one thousand nine hundred and 74 before me, Sonia D. Gerber a Notary Public, State of California, duly commissioned and sworn, personally appeared Melvin I. Levine known to me to be the President of the corporation described in and that executed the within instrument, and also known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the City & County of San Francisco the day or year in this certificate first above written.

Sonia D. Gerber
Notary Public, State of California

STATE OF CALIFORNIA
COUNTY OF San Francisco

On this 4th day of SEPTEMBER in the year one thousand nine hundred and SEVENTY FOUR before me, CAROL A. SCHAEFFER a Notary Public, State of California, duly commissioned and sworn, personally appeared DAVID E. HARTLEY known to me to be the PRESIDENT of the corporation described in and that executed the within instrument, and also known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the City & County of SAN FRANCISCO the day or year in this certificate first above written.

Carol A. Schaeffer
Notary Public, State of California
Commission Expires 9/25/75

Unit 4
Block 1

EXHIBIT A

NORTHSTAR-AT-TAHOE ASSOCIATION
ASSESSMENT ALLOCATION FOR BLOCK 1

Northstar-at-Tahoe Association assessments shall be levied against the condominiums in Block 1 in accordance with the following formula:

Total estimated cash requirement of the Northstar-at-Tahoe Association divided by the total number of lots and condominiums within Northstar-at-Tahoe to arrive at an average per lot or condominium. Said "average" assessment shall be the assessment for each condominium within Block 1.

OFFICIAL RECORDS
PLACER COUNTY-CALIF.
RECORD REQUESTED BY

SEP 10 1 39 PM '74

MAURINE I. DOBBAS
COUNTY RECORDER

23315 \$1400

PROJECT ASSESSMENTS FOR BLOCK 1

Insurance premiums chargeable against the condominiums in Block 1 shall be allocated to each condominium in Block 1 in proportion to the percentage interest of each condominium in the Project Common Area in Block 1.

The balance of the estimated cash requirement shall be allocated to each condominium in accordance with the following formula:

Balance of estimated cash requirement divided by the total number of condominiums within the project at the time of allocation, multiplied by the "Assessment Factor" for each condominium within Block 1 in accordance with "Assessment Factor Schedule" detailed below.

<u>UNIT NO.</u>	<u>ASSESSMENT FACTOR</u>
1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47	.86
2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48	1.14

Unit 4
Block 1
8/23/74
EXHIBIT "C"

ALLOCATION OF VOTING RIGHTS
WITHIN BLOCK 1

Each unit within Block 1 shall have the following votes.

<u>UNIT NO.</u>	<u>VOTES PER UNIT</u>
1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47	.86
2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48	1.14

1.14
56

EXHIBIT "D"


AS-BUILT ELEVATIONS, NORTHSTAR UNIT 4:

The elevations of the unfinished floors and the highest point of the unfinished ceilings as said unfinished floors and ceilings are described in the definitions for unit boundaries in Section "B", subsection 3, Paragraph "a" of the Condominium Certificate and Declaration of Annexation, recorded February 15, 1974 in Book 1549 of Official Records of Placer County at Page 457 for Condominium Units 1 to 144 inclusive, as said Units are shown on the certain map entitled "Tract No. 260, Northstar Unit 4", recorded in Book K of Maps at Page 13, Placer County Records, are as noted below and such elevations are the result of a field survey of the as-built Condominium Units made in August, 1974.

	<u>Unit No.</u>	<u>Floor Elevation</u>	<u>Ceiling Elevation</u>
Block 1:	1	6409.58	6417.58
	2	6419.59	6439.04
	3	6409.58	6417.58
	4	6419.59	6439.04
	5	6409.58	6417.58
	6	6419.59	6439.04
	7	6409.58	6417.58
	8	6419.59	6439.04
	9	6403.67	6411.67
	10	6413.68	6433.13
	11	6403.67	6411.67
	12	6413.68	6433.13
	13	6403.67	6411.67
	14	6413.68	6433.13
	15	6403.67	6411.67
	16	6413.68	6433.13
	17	6419.41	6427.41
	18	6429.42	6448.87
	19	6419.41	6427.41
	20	6429.42	6448.87
	21	6424.40	6432.40
	22	6434.41	6453.86
	23	6424.40	6432.40
	24	6434.41	6453.86
	25	6429.34	6437.34
	26	6439.35	6458.80
	27	6429.34	6437.34
	28	6439.35	6458.80
	29	6433.34	6441.34
	30	6443.35	6462.80
	31	6433.34	6441.34
	32	6443.35	6462.80
	33	6411.12	6419.12
	34	6421.13	6440.58
	35	6411.12	6419.12
	36	6421.13	6440.58

<u>Unit No.</u>	<u>Floor Elevation</u>	<u>Ceiling Elevation</u>
37	6411.12	6419.12
38	6421.13	6440.58
39	6411.12	6419.12
40	6421.13	6440.58
41	6421.24	6429.24
42	6431.25	6450.70
43	6421.24	6429.24
44	6431.25	6450.70
45	6421.24	6429.24
46	6431.25	6450.70
47	6421.24	6429.24
48	6431.25	6450.70

The floor and ceiling elevations shown are based on USC&GS 1929 MSL datum. The specific bench mark to determine the elevation is 637-45 (elevation = 6089.23), as said point is shown on that certain Record of Survey, recorded on July 28, 1971 in Book 4 of Surveys at Page 10, Placer County Records.


Alan L. Richter, L.S. 7333