

OWNER'S CERTIFICATE

The undersigned certify that as of the date of recordation of this condominium plan we are the record owner of the real property described herein. We further certify that we consent to the recordation of this plan in the office of the county recorder of the County of Mono, California.

Record Owner:
Dempsey Construction Corporation, a California Corporation

Thomas J. Dempsey
President

Jay C. Bretton
Jay C. Bretton,
Secretary

As Beneficiary:

First Security Bank of Idaho, N.A., Beneficiary under Deed of Trust recorded as the following instrument of the Official Records of Mono County:

Instrument No. 3877 Recorded June 2, 1994

Gregory A. Gaston
Name Gregory A. Gaston
Title Vice-President

Dean Oberst
Name Dean Oberst
Title Vice-President

State of California }
County of Mono } ss.

On Thursday, July 7, 1994 before me,
Diane M. Hager
a Notary Public in and for said County and State, personally appeared

Thomas J. Dempsey and Jay C. Bretton

☒ personally known to me - OR - ☐ 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(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and (optional) official seal:

Diane M. Hager DIANE M. HAGER
Notary Public (sign) and print name)
My commission expires: 1-6-95
County of my principal place of business: MONO

State of Idaho }
County of Ada } ss.

On Tuesday, July 12, 1994 before me,
Terry Lee Hargreaves
a Notary Public in and for said County and State, personally appeared

Gregory A. Gaston and Dean Oberst

☒ personally known to me - OR - ☐ 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(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and (optional) official seal:

Terry Lee Hargreaves Terry Lee Hargreaves
Notary Public (sign) and print name)
My commission expires: 4-23-96
County of my principal place of business: Ada

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this plan consisting of 4 sheets correctly represents: (1) A true and complete survey of the perimeter of the project, Lot 1 of Tract Map No. 36-165C, made under my supervision in June, 1994; and (2) the proposed locations of air spaces and buildings.

David A. Laverty
David A. Laverty, L.S. 4587
Expires 9/30/94

LEGAL DESCRIPTION

Lot 1 of Tract Map No. 36-165C as recorded in Book 10 of Maps at Page 33 in the Office of the County Recorder, Mono County, California.

RECORDER'S CERTIFICATE

Document No. 5075 filed this 25 day of July, 1994, at 2:01 P.M., in Book 2 of Condominium Plans at Pages 14-14C at the request of Dempsey Construction Corporation, a California corporation.

Delores R. Daniels DEPUTY
County Recorder

NOTES AND DEFINITIONS

This is a plan for a Condominium "Project" as those terms are used and defined in Title 6, Part 4, Division II of the California Civil Code.

This project contains: Eight (8) "A"/"AR" units numbered 908, 911, 912, 915, 916, 919, 920, 923; and Eight (8) "B"/"BR" units numbered 909, 910, 913, 914, 917, 918, 921, 922; for a total of Sixteen (16) residence units, together with a common area as defined herein.

The common area of this project is the entire parcel of real property included within the boundary lines of this subdivision of Lot 1 of Tract Map No. 36-165C, including all structures thereon except units 908 to 923 inclusive, as hereinafter defined.

The portions of the common area referred to as "Restricted Common Area" shall be designated as follows: Entry Balcony, shown "EB"; and Balcony, shown "BAL". These areas are for the exclusive use of the owners of the units to which they are attached or assigned.

The boundaries of the space in each unit of the Sixteen units granted are measured to the interior surfaces of the vertical, horizontal, and inclined planes of the limits of the dimensions shown on sheets 2 through 4 which are the interior finished surfaces of the perimeter walls, floors, ceilings, windows, and doors thereof, and the unit includes both the portions of the building so described and the air space so encompassed.

Solid lines indicate the interior finished surfaces of the walls, ceilings, and floors. All unit lines intersect at right angles unless otherwise noted.

The following are not a part of a unit: bearing walls, columns, beams, floors, roofs, foundations, central heating, reservoirs, tanks, pumps, and other central services, pipes, ducts, flues, chutes, conduits, wires, and other utility installations, wherever located, except the outlets thereof whenever located within the unit.

In interpreting deeds and plans, the existing physical boundaries of the unit, or of a unit reconstructed in substantial accordance with the original plans thereof, shall be conclusively presumed to be its boundaries rather than the metes and bounds expressed in the deeds and plans, regardless of settling or lateral movements of the building, and regardless of minor variance between boundaries shown on the plan or in the deed and those of the building.

The survey ties shown are to the vertical projections of the outside concrete face of the foundation walls.

Unit types and building types which are followed by the letter "R" indicate a reverse plan unit or building.

CONDOMINIUM PLAN
FOR PHASE 5 OF

SNOWCREEK V

BEING A SUBDIVISION OF LOT 1 OF
TRACT MAP NO. 36-165C RECORDED IN
BOOK 10 OF MAPS AT PAGE 33 IN THE
OFFICE OF THE MONO COUNTY RECORDER.
LOCATED IN THE TOWN OF MAMMOTH LAKES,
MONO COUNTY, CALIFORNIA.