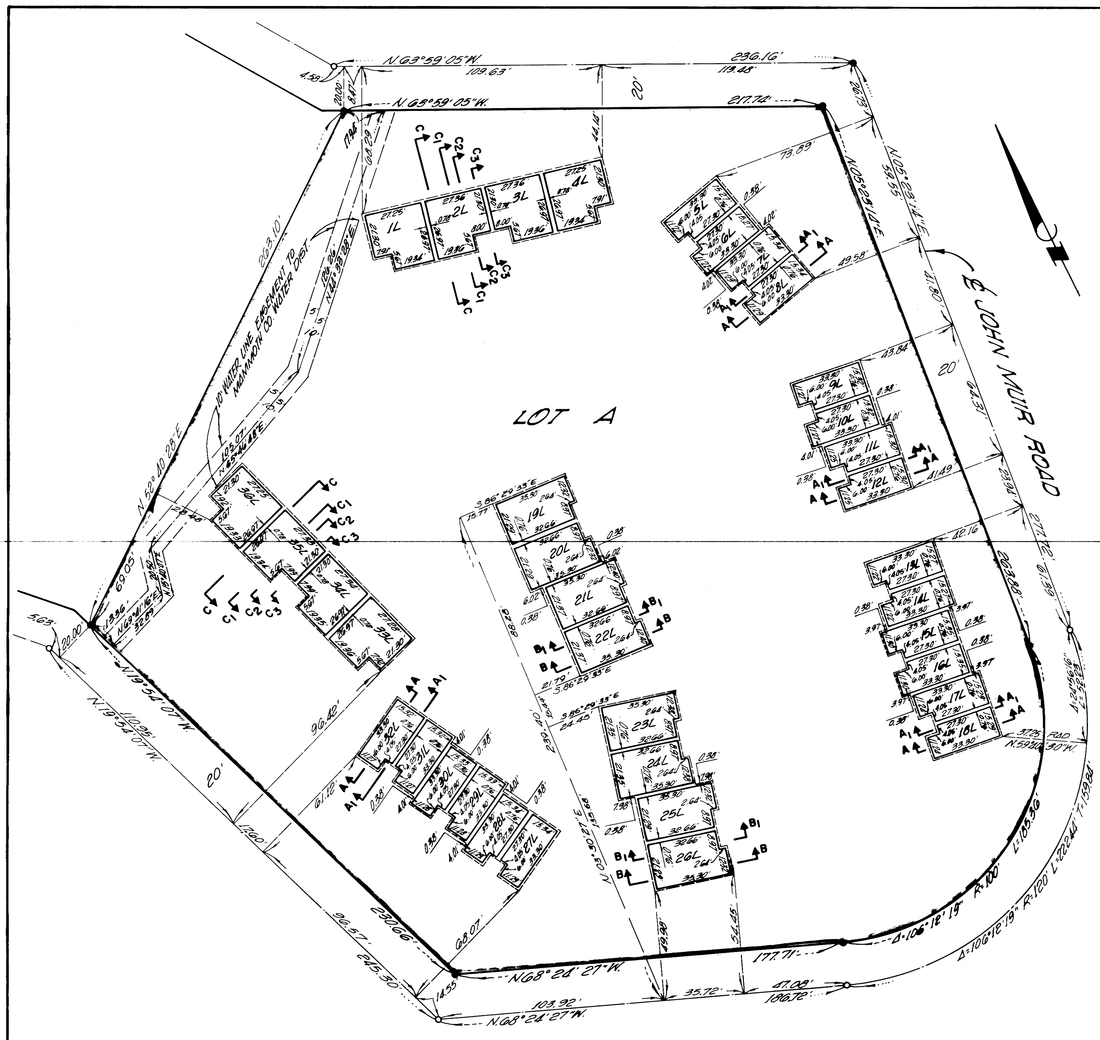
Vol 7- Pg 62-B



NOTES:

The COMMON AREA of this project is the entire parcel of real property included within the boundary lines (blue border) of this subdivision (Lot "A"), including all structures thereon, excepting those portions shown and defined herein as UNITS 1 to 36, inclusive.

All UNITS are composed of two (2) air spaces, each UNIT being designated with the UNIT number and the suffixes "L" (Lower) and "U" (Upper).

The boundaries of the space in each UNIT, of the thirty-six (36) UNITS granted are measured to the interior surfaces of the vertical, horizontal and inclined planes at the limits of the dimensions shown on this sheet and the elevation shown on sheet 5 WHICH ARE the interior finished surfaces of the perimeter walls, floors, ceilings, windows, doors, thereof and exposed beams abutting thereto, 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. All UNIT lines intersect at right angles unless otherwise noted. All exterior walls are 0.36' unless otherwise noted.

The following are not a part of a UNIT: Bearing walls, columns, 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 when 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 deed or plan, 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 projection of the outside (finished) face of the existing stud walls (dashed lines) and are at right angles to the streets or boundary lines unless otherwise noted.

Such portions of the Common Area bearing the designations "balcony" (*INDICATED* by the letter "B" designation by which a corresponding UNIT is identified on the Condominium Plan) are set aside and allocated for the restricted use of the respective UNITS of each structure, and such areas shall be known as RESTRICTED COMMON AREAS. Such areas shall be used in connection with such UNIT or UNITS as designated to the exclusion of the use thereof by other Owners of the COMMON AREAS, except by invitation. Such RESTRICTED COMMON AREAS shall be appurtenant to the respective UNITS for the exclusive use and purposes for which the same are designated.

BENCH MARK:

U.S.G.S. Bench Mark Standard disc in bottom step Mammoth Post Office marked 17 J.D. 1952 #7860 ELEV. 7859.561.

LEGEND:

● Indicates set 2" I.P. tagged R.C.E. 15360.
○ Indicates set railroad spike.

MAMMOTH POINT
TRACT NO. 36-9
MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, T.3S., R.27E., M.D.M.

PLAN FOR

CONDOMINIUM PURPOSES

SCALE: 1" = 30'