OWNER'S CERTIFICATE

Certificate of record owner and security holder

The undersigned certify that as of the date of recordation of this condominium plan we are the record owner and holder of the security interest in and to 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, Secretary

As beneficiary:

First Security Bank of Idaho, a national banking association, beneficiary under a deed of trust recorded April 3, 1990, as instrument no. 2312 of official records of Mono County.

Title: Vice President

Title: Sr. Vice President

State of California)
County of Mono) ss.

On this 17th day of September, 1990 before me, the undersigned notary public in and for said county and state, personally appeared Thomas J. Dempsey, proved to me on the basis of satisfactory evidence to be the President, and Jay C. Bretton, proved to me on the basis of satisfactory evidence to be the Secretary of Dempsey Construction Corporation, the corporation that executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Diane M. Hager
Notary Public

State of Idaho)
County of Ada) ss.

On this 11th day of September, 1990, before me, the undersigned notary public in and for said county and state, personally appeared Roger E. Jeppesen and Wayne L. Christensen proved to me on the basis of satisfactory evidence to be the Vice-President, and Senior Vice President ~~proved to me on the basis of satisfactory evidence~~ to be ~~Asst. Vice-President~~ of First Security Bank of Idaho, a national banking association, the association that executed the within instrument on behalf of the association therein named, and acknowledged to me that such association executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Gail K. Wescott
Notary Public
Residing in Boise, Idaho
Comm. Exp. 10-20-95

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this plan consisting of 5 sheets correctly represents: (1) A true and complete survey of the perimeter of the project, Lot 1 of Tract No. 36-165B, made under my supervision in November, 1989; and (2) The proposed locations of air spaces and buildings.

David A. Laverty, L.S. 4587
Expires 9/30/90

LEGAL DESCRIPTION

Lot 1 of Tract No. 36-165B as recorded in book 10, page 22 of tract maps, in the office of the county recorder, Mono County, California.

RECORDER'S CERTIFICATE

Document No. 6411 filed this 27th day of September, 1990, at 11:45 A.M., in book 10 of condominium plans at pages 23-23D at the request of Dempsey Construction Corporation, a California corporation.

Sherrie L. Cranney
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: SEVEN (7) "A"/"AR" units numbered 725, 726, 727, 728, 730, 731 and 733;

THREE (3) "B"/"BR" units numbered 724, 729, and 732; and THIRTY-TWO (32) "C"/"CR" units numbered 868 to 875 inclusive, and 884 to 907 inclusive ; for a total of FOURTY-TWO (42) units. 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 No. 36-165B, including all structures thereon except units 724 to 733 inclusive, 868 to 875 inclusive, and 884 to 907 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"; Stairway, shown "ST"; 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 Ninety-eight 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 5 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 inside finished face of the stud walls (solid lines).

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

Optional balcony applies to those units where owners have excersised the developer's option of extending the yard balcony on "A" and "B" units.

CONDOMINIUM PLAN FOR PHASE 3 OF

SNOWCREEK V

BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 36-165B IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA.

TRIAD ENGINEERING, MAMMOTH LAKES, CALIFORNIA