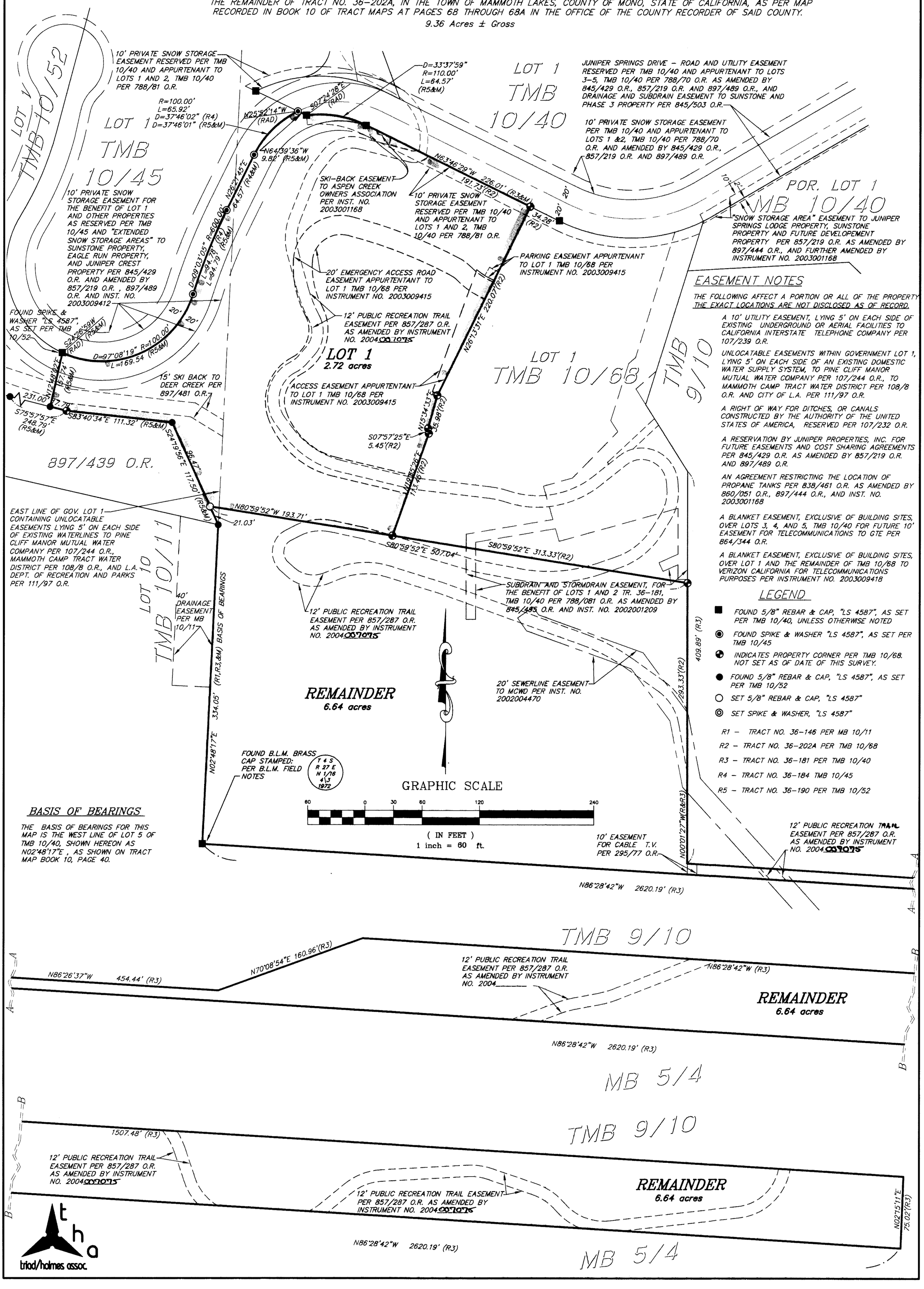
PHASE II
JUNIPER CREST
TRACT NO. 36-202B

TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

LOT 1 FOR CONDOMINIUM PURPOSES

THE REMAINDER OF TRACT NO. 36-202A, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 OF TRACT MAPS AT PAGES 68 THROUGH 68A IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

9.36 Acres ± Gross



EASEMENT NOTES

THE FOLLOWING AFFECT A PORTION OR ALL OF THE PROPERTY THE EXACT LOCATIONS ARE NOT DISCLOSED AS OF RECORD.

A 10' UTILITY EASEMENT, LYING 5' ON EACH SIDE OF EXISTING UNDERGROUND OR AERIAL FACILITIES TO CALIFORNIA INTERSTATE TELEPHONE COMPANY PER 107/239 O.R.

UNLOCATABLE EASEMENTS WITHIN GOVERNMENT LOT 1, LYING 5' ON EACH SIDE OF AN EXISTING DOMESTIC WATER SUPPLY SYSTEM, TO PINE CLIFF MANOR MUTUAL WATER COMPANY PER 107/244 O.R., TO MAMMOTH CAMP TRACT WATER DISTRICT PER 108/8 O.R. AND CITY OF L.A. PER 111/97 O.R.

A RIGHT OF WAY FOR DITCHES, OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA, RESERVED PER 107/232 O.R.

A RESERVATION BY JUNIPER PROPERTIES, INC. FOR FUTURE EASEMENTS AND COST SHARING AGREEMENTS PER 845/429 O.R. AS AMENDED BY 857/219 O.R. AND 897/489 O.R.

AN AGREEMENT RESTRICTING THE LOCATION OF PROPANE TANKS PER 838/461 O.R. AS AMENDED BY 860/051 O.R., 897/444 O.R., AND INST. NO. 2003001168

A BLANKET EASEMENT, EXCLUSIVE OF BUILDING SITES, OVER LOTS 3, 4, AND 5, TMB 10/40 FOR FUTURE 10' EASEMENT FOR TELECOMMUNICATIONS TO GTE PER 864/344 O.R.

A BLANKET EASEMENT, EXCLUSIVE OF BUILDING SITES, OVER LOT 1 AND THE REMAINDER OF TMB 10/68 TO VERIZON CALIFORNIA FOR TELECOMMUNICATIONS PURPOSES PER INSTRUMENT NO. 2003009418

LEGEND

- FOUND 5/8" REBAR & CAP, "LS 4587", AS SET PER TMB 10/40, UNLESS OTHERWISE NOTED
- FOUND SPIKE & WASHER "LS 4587", AS SET PER TMB 10/45
- INDICATES PROPERTY CORNER PER TMB 10/68. NOT SET AS OF DATE OF THIS SURVEY.
- FOUND 5/8" REBAR & CAP, "LS 4587", AS SET PER TMB 10/52
- SET 5/8" REBAR & CAP, "LS 4587"
- SET SPIKE & WASHER, "LS 4587"

R1 – TRACT NO. 36-146 PER MB 10/11
R2 – TRACT NO. 36-202A PER TMB 10/68
R3 – TRACT NO. 36-181 PER TMB 10/40
R4 – TRACT NO. 36-184 TMB 10/45
R5 – TRACT NO. 36-190 PER TMB 10/52

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE WEST LINE OF LOT 5 OF TMB 10/40, SHOWN HEREON AS N02°48'17"E, AS SHOWN ON TRACT MAP BOOK 10, PAGE 40.