

CONDOMINIUM PLAN FOR LOT "2"
TRACT 36-145
SNOWCREEK III
 CONSISTING OF 5 SHEETS
 BEING ALL OF LOT "2" ON THAT CERTAIN
 TRACT NO. 36-145
 COUNTY OF MONO, CALIFORNIA
CREEGAN & D'ANGELO
 CONSULTING ENGINEERS
 SAN JOSE, CALIFORNIA

1. 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.

2. **PROJECT LEGAL DESCRIPTION**
 All of Lot 2, Tract 36-145 in the County of Mono, State of California according to the map thereof recorded in Book 9, at Pages 57-57B of Plats, Mono County Records.

3. Each "Unit" as that term is used and defined in the above-referenced provisions of law, is identified by an arabic numeral and a letter or letters which denote the floor plan of each such Unit. The Units designated in the Plan as "A" or reverse floor plan for "A", "AR" are "A" Units; the Units designated in the Plan as "B" or reverse floor plan for "B", "BR" are "B" Units; the Units designated in the Plan as "C" or reverse floor plan for "C", "CR" are "C" Units, and the Units designated in the Plan as "D" or reverse floor plan for "D", "DR" are "D" Units. "A"/"AR", "B"/"BR", and "C"/"CR" are Residence Units.

This project contains eight (8) "A"/"AR" units numbered 437 to 444 inclusive. Five (5) "B"/"BR" units numbered 446, 447, 450, 451 and 452. Four (4) "C"/"CR" units numbered 445, 448, 449 and 453. For a total of seventeen (17) residence units, together with a common area designated as Lot 2, Tract 36-145.

4. Each Residence Unit is composed of two (2) elements, shown and defined herein as Residential Element, "A"/"AR", "B"/"BR", and "C"/"CR" and as Balcony Element, "Bal".

The boundaries of the Residential Element are the interior unfinished surfaces of the perimeter walls, floors, fireplaces, ceilings, exposed beams, windows and window frames, doors and door frames, and includes that portion of the buildings and improvements so described and the air space so encompassed as approximately shown hereon. The boundary limits of each balcony are: (a) the interior finished surface of the floor thereof (or, for Patios, the unfinished ground surface where not finished); (b) the interior finished surface extended of the ceiling of the adjoining living space as shown hereon; (c) as now on plan. The lateral boundaries are the exterior finished surfaces of the perimeter walls, windows and doors of the adjacent structures where such surfaces adjoin each such balcony and the exterior finished surfaces of the perimeter walls, floors and ceilings of each such balcony where such surfaces exist, and the space encompassed by all of the foregoing. In the event that the contiguous structures or improvements do not completely enclose the balcony element, the lateral boundaries shall be vertical planes and projections thereof at the approximate dimensions shown herein.

5. The Common Area as that term is used and defined in the above referenced provisions of law, is all of the land and real property included within the boundary lines of the Project, except those portions shown and defined herein as Residence Units 437 to 453 inclusive.

6. Except as provided in Note 7 herein, the following are not part of a Unit: walls, floors, roofs, foundations, pipes, flues, chutes, conduits, wires, and other utility installations wherever located.

7. The following are part of the Unit which they serve: pipes, ducts, flues, chutes, conduits, wires and other utility installations not located above the interior surfaces of the ceiling, below the interior surface of the floor, or outside the interior surface of the perimeter walls of the Unit; central heating and central air conditioning equipment; plumbing fixtures; electric switches, fixtures and outlets; hot water heaters; kitchen, bathroom and other built-in cabinets; built-in kitchen appliances; floor and wall tile, non-bearing walls other than perimeter walls and any doors in them; carpets, pads and other floor coverings; wall and ceiling coverings, paint and other finishing material.

8. In interpreting deeds and this Plan, the existing physical boundaries of the Units or the Units 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 this Plan regardless of settling or lateral movement of the buildings and regardless of minor variance between the boundaries shown on this Plan or in the deed and those of the building.

9. The dimensions shown on the Plan for the living space of a Unit are the dimensions of the interior surface of the perimeter wall of the Unit.

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.

RECORDED OWNER:

DEMPSEY CONSTRUCTION CORPORATION, A CALIFORNIA CORPORATION

BY [Signature] BY [Signature]

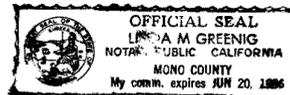
BENEFICIAL INTEREST HOLDER: SECURITY PACIFIC NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, BENEFICIARY UNDER THE DEED OF TRUST RECORDED 9-21-81 IN BOOK 335, PAGE 486, OFFICIAL RECORDS OF MONO COUNTY.

BY [Signature] BY [Signature]
 DEAN T. ALEXANDER PATRICIA ROWELL
 VICE PRESIDENT ASSISTANT VICE PRESIDENT

STATE OF CALIFORNIA } S.S.
 COUNTY OF MONO

ON THIS 30th DAY OF September, 1982, BEFORE ME, LINDA M. GREENIG, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Thomas J. Dempsey AND G.J. Frampton, KNOWN TO ME TO BE THE President AND Vice President OF DEMPSEY CONSTRUCTION CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND THEY ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME AS OWNER. IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES June 20, 1986 Linda M. Greenig
 NOTARY PUBLIC IN AND FOR THE COUNTY OF MONO STATE OF CALIFORNIA



STATE OF California } S.S.
 COUNTY OF Riverside

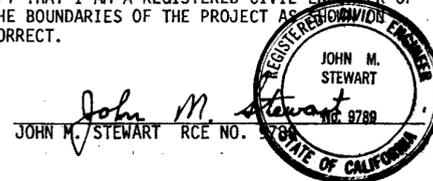
ON THIS 29th DAY OF September, 1982, BEFORE ME, Sharon Ann Foster, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Dean T. Alexander AND Patricia Rowell, KNOWN TO ME TO BE THE Vice President AND Assistant Vice President OF SECURITY PACIFIC NATIONAL BANK A NATIONAL BANKING ASSOCIATION, THE ASSOCIATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE ASSOCIATION THEREIN NAMED, AND THEY ACKNOWLEDGED TO ME THAT SUCH ASSOCIATION EXECUTED THE SAME AS BENEFICIAL INTEREST HOLDER. IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES March 29, 1985 Sharon Ann Foster
 NOTARY PUBLIC IN AND FOR THE COUNTY OF Riverside STATE California

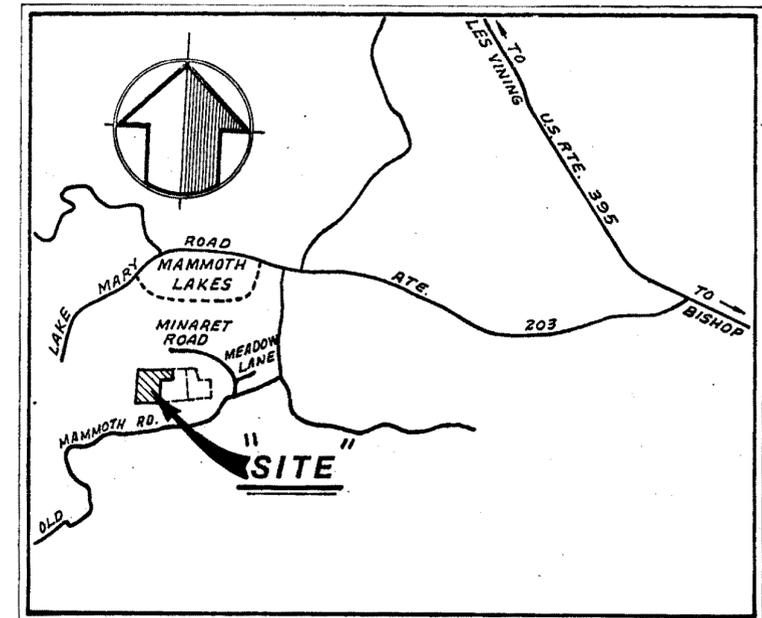


STATE OF CALIFORNIA } SS.
 COUNTY OF MONO

I, JOHN M. STEWART, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THE BOUNDARIES OF THE PROJECT AS SHOWN ON SHEETS 2 THRU 5 ARE TRUE AND CORRECT.



NOV 17 1982
 RECORDED AT REQUEST OF SAFECO TITLE # Inst. 3584
 AT 40 MIN. PAST 1:00 P.M.
 VOL 1 OFFICIAL RECORDS, PG 36-36D
 MONO COUNTY, CALIFORNIA
 RENN NOLAN
 COUNTY RECORDER
[Signature] deputy



VICINITY MAP
 SCALE: 1" = 1 MILE