

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

*[Signature]*  
THOMAS J. DEMPSEY,  
PRESIDENT

*[Signature]*  
JAY C. BRETTON,  
SECRETARY

AS BENEFICIARY:

FIRST SECURITY BANK OF IDAHO, A NATIONAL BANKING ASSOCIATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED MAY 31, 1989, AS INSTRUMENT NO. 9145 OF OFFICIAL RECORDS OF MONO COUNTY.

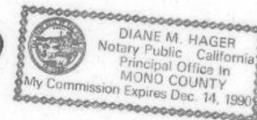
*[Signature]*  
TITLE: \_\_\_\_\_

*[Signature]*  
TITLE: \_\_\_\_\_

STATE OF CALIFORNIA )  
COUNTY OF MONO ) SS.

ON THIS 27<sup>th</sup> DAY OF September, 1989, 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.

*[Signature]*  
DIANE M. HAGER  
NOTARY PUBLIC



STATE OF IDAHO )  
COUNTY OF Ada ) SS.

ON THIS 1<sup>st</sup> DAY OF October, 1989, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Roger E. Jeppesen, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE VICE-PRESIDENT, AND Wayne L. Christensen, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE Senior 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.



*[Signature]*  
NOTARY PUBLIC  
BOISE IDAHO  
Commission Expires 5/13/92

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, LOTS 1 AND 2 OF TRACT NO. 36-165A, MADE UNDER MY SUPERVISION IN JUNE, 1989; AND (2) THE PROPOSED LOCATIONS OF AIR SPACES AND BUILDINGS.

*[Signature]*  
DAVID A. LAVERTY, L.S. 4587  
EXPIRES 9/30/90

LEGAL DESCRIPTION

LOTS 1 AND 2 OF TRACT NO. 36-165A AS RECORDED IN BOOK TM10, PAGE 16, 16A OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, MONO COUNTY, CALIFORNIA.

RECORDER'S CERTIFICATE

DOCUMENT NO. #3096 FILED THIS 9<sup>th</sup> DAY OF November, 1989, AT 10:39 A.M., IN BOOK C.P. 2 OF CONDOMINIUM PLANS AT PAGES 9, 9D AT THE REQUEST OF DEMPSEY CONSTRUCTION CORPORATION, A CALIFORNIA CORPORATION.

*[Signature]*  
Verna M. Mills, Deputy  
COUNTY RECORDER  
RANN NOLAN

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: THIRTEEN (13) "A"/"AR" UNITS NUMBERED 701, 704, 706, 707, 709, 713, 714, 715, 717, 718, 720, 721, AND 722; ELEVEN (11) "B"/"BR" UNITS NUMBERED 700, 702, 703, 705, 708, 710, 711, 712, 716, 719, AND 723; AND FOURTY (40) "C"/"CR" UNITS NUMBERED 836 TO 867 INCLUSIVE, AND 876 TO 883 INCLUSIVE; FOR A TOTAL OF SIXTY FOUR (64) 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 LOTS 1 AND 2 OF TRACT NO. 36-165A, INCLUDING ALL STRUCTURES THEREON EXCEPT UNITS 700 TO 723 INCLUSIVE, 836 TO 867 INCLUSIVE, AND 876 TO 883 INCLUSIVE AS HEREIN-AFTER 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 SIXTY FOUR 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 ONLY TO THOSE UNITS WHERE OWNERS HAVE EXERCISED THE DEVELOPER'S OPTION OF EXTENDING THE YARD BALCONY ON A AND B UNITS.

CONDOMINIUM PLAN  
FOR PHASES 1 & 2 OF  
FAIRWAY HOMES  
SNOWCREEK V  
FAIRWAY HOMES

BEING A SUBDIVISION OF LOTS 1 AND 2 OF TRACT NO. 36-165A IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA.