

OWNER'S STATEMENT

Certificate of record owner and security holder

We the undersigned hereby certify, that as of the date of recordation of this Condominium Plan, to being the record owners and holders of security interests in the real property described herein. We also hereby certify to the consent of the recordation of this Condominium Plan pursuant to Chapter 1, Title 6, Part 4, Division Second, California Civil Code, by the County Recorder, Mono County, California.

RECORD OWNER: JUNIPER PROPERTIES, INC., A CALIFORNIA CORPORATION

[Signature]
DANA C. SEVERY, Vice President

State of California }
County of Mono } ss.

On February 4, 1998 before me,
Susan H. O'Brien
a Notary Public in and for said County and State, personally appeared

DANA C. SEVERY
personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and (optional) official seal:

[Signature] Susan H. O'Brien
Notary Public (sign) Susan H. O'Brien and print name)
My commission expires: April 13, 2001
County of my principal place of business: Mono

NOTES AND DEFINITIONS

This is a plan for a "condominium project" as those terms are used and defined in Title 6, Part 4, Division Second, California Civil Code.

- 1. "Property" shall refer to all of that certain real property as described in the legal description hereon.
2. "Phase One of the condominium project" contains 91 "residential units" numbered 110, 112 through 119, 201, 202, 203, 206, 208 through 220, 222 through 227, 229, 301 through 318, 320, 322 through 327, 329, 401 through 417, 420, 422 through 427, 429, 520, and 522 through 527, and contains five "commercial units" designated C1 through C5, and also contains the "general common area" and "exclusive use common area(s)" as designated herein.
3. "Phasing air space unit" shall refer to that area reserved for future construction phases, and shall be identified herein as "Phasing Air Space Unit A"
4. "Residential unit" shall refer to a unit designated for use as a residence and shall be identified herein by a unit number.
5. "Commercial unit" shall refer to a unit designated for any legal commercial use and shall be identified herein by a "C" and a unit number.
6. "Common area" shall refer to all portions of the "property" excepting the "residential units" and the "commercial units".
7. "General common area" shall refer to all of the "common area" except for the "exclusive use common area(s)".
8. "Exclusive use common area" ("EUCA") shall refer to those portions of the "common area" which are designated herein for the exclusive use of one (1) or more but fewer than all of the owners of the separate interests. The "exclusive use common area" and "units", the owners of which shall be entitled to the exclusive use thereof, are identified as follows:
A. "Balcony area" shall refer to portions of the "common area" designated for use as a patio on the first floor and as a balcony on the remaining floors. The exclusive use of these areas shall be reserved to the owner of a particular "residential unit" and designated by the letter "B" followed by the "residential unit" number to which the patio or balcony is appurtenant.
B. "Commercial general area" shall refer to portions of the "common area" designated for use as areas for housekeeping/maid services, food and beverage service and preparation, vending, storage, and any other lawful commercial use purpose. The exclusive use of these areas shall be reserved to the owner of "commercial unit" C1 and designated by the letters "CG".
C. "Commercial parking area" shall refer to portions of the "common area" designated for use as an area for parking and related purposes. The exclusive use of these areas shall be reserved to the owner of "commercial unit" C1 and designated by the letters "CP".
D. "Residential parking area" shall refer to portions of the "common area" designated for use as areas for parking and related purposes. The exclusive use of these areas shall be reserved to the owners of the "residential units" and designated by the letters "RP".
E. "Residential storage area" shall refer to portions of the "common area" designated for use as areas for storage purposes. The exclusive use of these areas shall be reserved to the owners of the "residential units" and designated by the letters "RS".
F. "Recreational enjoyment area" shall refer to portions of the "common area" designated for use as areas for recreational facility purposes. The exclusive use of these areas shall be reserved to the owners of the "residential units" and designated by the letter "E".
9. "Unit" shall refer to the elements of "phase one of the condominium project" not owned in common with the owners of other "units" in "phase one of the condominium project" and shall consist of fee ownership in a "residential unit" or a "commercial unit".
10. For further definition of terms not otherwise defined on this map, refer to the Declaration of Covenants, Conditions and Restrictions establishing a plan of condominium ownership for the "property" recorded in Volume 788, Page 91 of Official Records on file in the office of the Mono County Recorder.
11. All dimensions except subdivision boundaries are approximate as provided in Section 1351(e) of the California Civil Code.
12. All lines defining condominium ownership areas intersect at 90° unless noted otherwise.
13. Tie to building is to basement exterior wall.

14. 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.

RECORDER'S CERTIFICATE

Document No. 0714 filed this 5th day of February, 1998, at 2:24PM., in Book 2 of Condominium Plans at Pages 18-18-B at the request of Triad/Holmes Associates.

Renn Nolan
County Recorder

[Signature]
Deputy County Recorder

SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this plan consisting of 8 sheets correctly represents: (1) A true and complete survey of the perimeter of the project, Lot 1 of Tract No. 36 - 181, made under my supervision in February, 1997; and (2) the proposed locations of air spaces and buildings.

Feb 4 1998

Date



[Signature]

David A. Laverty, L.S. 4587
Expires 9/30/98

LEGAL DESCRIPTION

Lot 1 of Tract No. 36 -181 as recorded in Book 10, Page 40 of Tract Maps, on file in the office of the County Recorder, Mono County, California, less and except a portion of said Lot 1 more particularly described as follows:

"Phasing Air Space Unit A" as shown herein.

CONDOMINIUM PLAN FOR
PHASE ONE OF
JUNIPER SPRINGS LODGE
TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA
BEING A SUBDIVISION OF LOT 1, TRACT NO. 36 - 181,
PER BOOK 10 OF TRACT MAPS, PAGE 40.