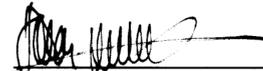


OWNER'S STATEMENT

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: UPPER BENCH DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION


 DANA C. SEVERY, Vice President

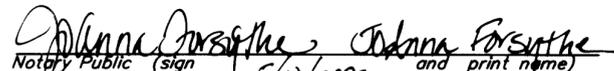
State of California }
 County of Mono } ss.

On March 22, 2000 before me,
Joanna Forsythe
 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 whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and (optional) official seal:


 Notary Public (sign and print name)
 My commission expires: 5/10/2003
 County of my principal place of business: MONO



NOTES AND DEFINITIONS

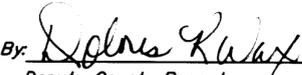
This is a plan for a "Condominium Project" as those terms are used and defined in Title 6, Part 4, Division Second, California Civil Code.

1. "Property" shall refer to all of the real property described in the legal description set forth hereon.
2. The "Condominium Project" contains 36 residential "Units" numbered 101 through 118, and 201 through 218 and also contains the "Common Area" and "Exclusive Use Common Area" as designated herein.
3. "Common Area" shall refer to all portions of the "Condominium Project" other than the "Units".
4. "Exclusive Use Common Area" or "EUCA" shall refer to those portions of the "Common Area" which are designated for the exclusive use by the owner of one or more "Units", but fewer than all "Units" and shall include:
 - 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 "Unit" and designated by the letter "B" followed by the "Unit" number to which the patio or balcony is appurtenant.
 - B. "Parking Space" shall refer to portions of the "Common Area" designated for the exclusive use by the owner of a particular "Unit" and designated by the letter "P" followed by the "Unit" number to which the Parking Space is appurtenant.
5. "Parking Area" shall refer to portions of the "Common Area" designated for use as unassigned parking areas and related purposes, and shown hereon by the letters "PA".
6. "Housekeeping Storage Area" shall refer to portions of the "Common Area" designated for use for the storage of linens and cleaning and maintenance supplies and shown hereon by the letters "HK".
7. "Unit" shall refer to the elements of the "Condominium Project" that are designed to be owned separately, and not in common, by the owners. Each of the "Units" and the numbers assigned to each "Unit" have been identified hereon.
8. For definition of terms not otherwise defined on this Plan, refer to the Declaration of Covenants, Conditions and Restrictions establishing a plan of condominium ownership for the "Property" recorded in Volume 891, Page 30 of the Official Records on file in the office of the Mono County Recorder.
9. All dimensions except subdivision boundaries are approximate as provided in Section 1351(e) of the California Civil Code.
10. All lines defining condominium ownership areas intersect at 90° unless noted otherwise.
11. 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.
12. Unit types are designated hereon by the letters "A", "B", and "C". Unit types which are followed by the letter "R" indicate a reverse unit type.

RECORDER'S CERTIFICATE

Document No. 1337 filed this 20th day of APRIL, 2000, at 1:09 P.M., in Book 2 of Condominium Plans at Pages 29-29E at the request of Upper Bench Development Corporation

Renn Nolan
 County Recorder

By: 
 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 6 sheets correctly represents: (1) A true and complete survey of of the perimeter of the project, Lot 1 of Tract No. 36-190, made under my supervision in June, 1999; and (2) the proposed locations of air spaces and buildings.

March 22 2000
 Date




 David A. Laverty, L.S. 4587
 Expires 9/30/02

LEGAL DESCRIPTION

Lot 1 of Tract No. 36 -190 as recorded in Book 10, Page 52 of Tract Maps, on file in the office of the County Recorder, Mono County, California.

CONDOMINIUM PLAN FOR

EAGLE RUN AT JUNIPER SPRINGS

TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 36-190 PER MAP RECORDED IN BOOK 10 OF TRACT MAPS, AT PAGES 52 THROUGH 52A.