

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: John W. Hooper, an unmarried man

John W. Hooper
John W. Hooper

State of California }
County of Mono } ss.

On April 8, 2003 before me,

Janice Mary Johnson
a Notary Public in and for said County and State, personally appeared

JOHN W. HOOPER

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:

Janice Mary Johnson
Notary Public (signature) and print name)
My commission expires: 10/25/06
County of my principal place of business: MONO

NOTES AND DEFINITIONS

1. This is a "Condominium Plan" for a "Condominium Project" as those terms are defined in California Civil Code Sections 1351(e) and (f).
2. "Property" shall refer to all of the real property described in the legal description on this page and all improvements erected thereon.
3. The "Condominium Project", which was approved by and is consistent with the zoning regulations of the Town of Mammoth Lakes, consists of 21 commercial units as follows: 6 apartment units designated on this condominium plan as A1 through A6; 2 office units designated as O1 and O2; 13 storage units designated as S1 through S13.
4. "Common Area" means all portions of the condominium project other than the units. The common area also includes each area designated on the condominium plan as a balcony, which areas are designated on this plan be the letter "B". A balcony area shall be an "Exclusive Use Common Area" for the exclusive use of the unit to which it is appurtenant.
5. Portions of the common area designated by the letter "P" are unassigned parking areas except as may be otherwise specified in accordance with the CC&R's.
6. "Unit" or "condominium" means a separate interest in air space in the condominium project, the boundaries of which are the interior surfaces of the units designated on the condominium plan and further described in paragraph 3, above.
7. For definitions 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 on 4/10, 2003, as Inst. No. 2003-003677 of Official Records in the office of the Mono County Recorder.
8. All dimensions except subdivision boundaries are approximate as provided in Section 1351(e) of the California Civil Code.
9. All lines defining condominium ownership areas intersect at 90° unless noted otherwise.
10. 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.
11. 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.

RECORDER'S CERTIFICATE

Document No. 2003003677 filed this 10th day of April, 2003, at 2:32 P.M., in Book 2 of Condominium Plans at Pages 40-40D at the request of John W. Hooper

Renn Nolan
County Recorder

By: Debra K. Wax
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, Parcel 1 of Parcel No. 36-201, made under my supervision in November, 2002; and (2) the proposed locations of air spaces and buildings.

04/08/03
Date



David A. Lavery
David A. Lavery, L.S. 4587
Expires 9/30/06

LEGAL DESCRIPTION

Parcel 1 of Parcel No. 36-201 as recorded in Book 4, Page 134-A of Parcel Maps, on file in the office of the County Recorder, Mono County, California.

**CONDOMINIUM PLAN FOR
TAVERN BUSINESS PARK**

TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 36-201 PER MAP RECORDED IN BOOK 4 OF PARCEL MAPS, AT PAGES 134 THROUGH 134A