

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.

As owners: La Plange LLC, A California Limited Liability Company

Paul B. Rowan
Paul B. Rowan
Mark B. Rowan
Mark B. Rowan

Member La Plange LLC
Title

Managing Member of La Plange LLC
Title

As Trustees:

Inyo-Mono Title Company, a California Corporation, trustee under the following deeds of trust recorded in the Official Records of Mono County:

846/600 O.R., recorded April 15, 1999; Instrument No. 2004004733, recorded May 25, 2004

Jerry Gore
Jerry Gore

VICEPRESIDENT
Title

State of California }
County of San Diego } ss.

On August 27th 2005 before me,

CARYN SOUTHWARD
a Notary Public in and for said County and State, personally appeared

Mark B. Rowan

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and (optional) official seal:

Caryn Southward
Notary Public (sign and print name)
My commission expires: Sept. 27, 2005
County of my principal place of business: San Diego

State of California }
County of Mono } ss.

On August 25, 2005 before me,

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

Paul B. Rowan

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and (optional) official seal:

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

State of California }
County of INYO } ss.

On AUGUST 29, 2005 before me,

DENISE M. HAYDEN
a Notary Public in and for said County and State, personally appeared

Jerry Gore

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and (optional) official seal:

Denise M. Hayden
Notary Public (sign and print name)
My commission expires: 10-25-06
County of my principal place of business: INYO

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 4 residential units designated on this condominium plan as 1 through 4.
4. "Common Area" shall refer to all of the Condominium Project other than the Units and shall be identified by the designation "CA". Any portion of the Condominium Project not designated otherwise shall be considered to be Common Area.
5. "Exclusive Use Common Area" shall refer to those portions of the Common Area allocated for the exclusive use by the owner of one or more Units in the Condominium Project, but fewer than all Units. The Exclusive Use Common Areas may be identified hereon "EUCA" followed by the Unit number or numbers to which the Exclusive Use Common Area is appurtenant, or by the following designations:
 - 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.
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 for Powder Reef Condominium Project establishing a plan of condominium ownership for the "Property" recorded on May 13, 2004, as Inst. No. 2004004365 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.
12. The depiction of the units as shown herein are based on upon electronic architectural plans provided by Design Dimensions entitled "Powder Reef Condos" dated July 2003 and the surveyed locations of the buildings corners and finished floor locations per a field survey dated 8/16/2004.

RECORDER'S CERTIFICATE

Document No. 200508103 filed this 29th day of August, 2005, at 3:11 P.M., in Book 2 of Condominium Plans at Pages 59-59B at the request of La Plange, LLC

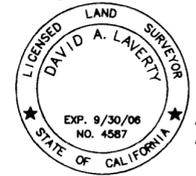
Renn Nolan
County Recorder

By: Sherris B. Hale
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 3 sheets correctly shows the boundaries of the land and relation to the units shown thereon. This is a Condominium Plan and accordingly, no structural analysis or design features were considered, nor were any design features reviewed for conformance with local building codes or ordinances.

August 25 2005
Date



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

LEGAL DESCRIPTION

Parcel 1 of Parcel No. 36-209 as recorded in Book 4, Pages 142 through 142A of Parcel Maps, on file in the office of the County Recorder, Mono County, California.

CONDOMINIUM PLAN FOR POWDER REEF CONDOMINIUMS

(FORMERLY KNOWN AS LA PLANGE CONDOMINIUMS PER PARCEL MAP NO. 36-209)
TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA
BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 36-209 PER MAP RECORDED IN BOOK 4 OF PARCEL MAPS, AT PAGES 142 THROUGH 142A.

