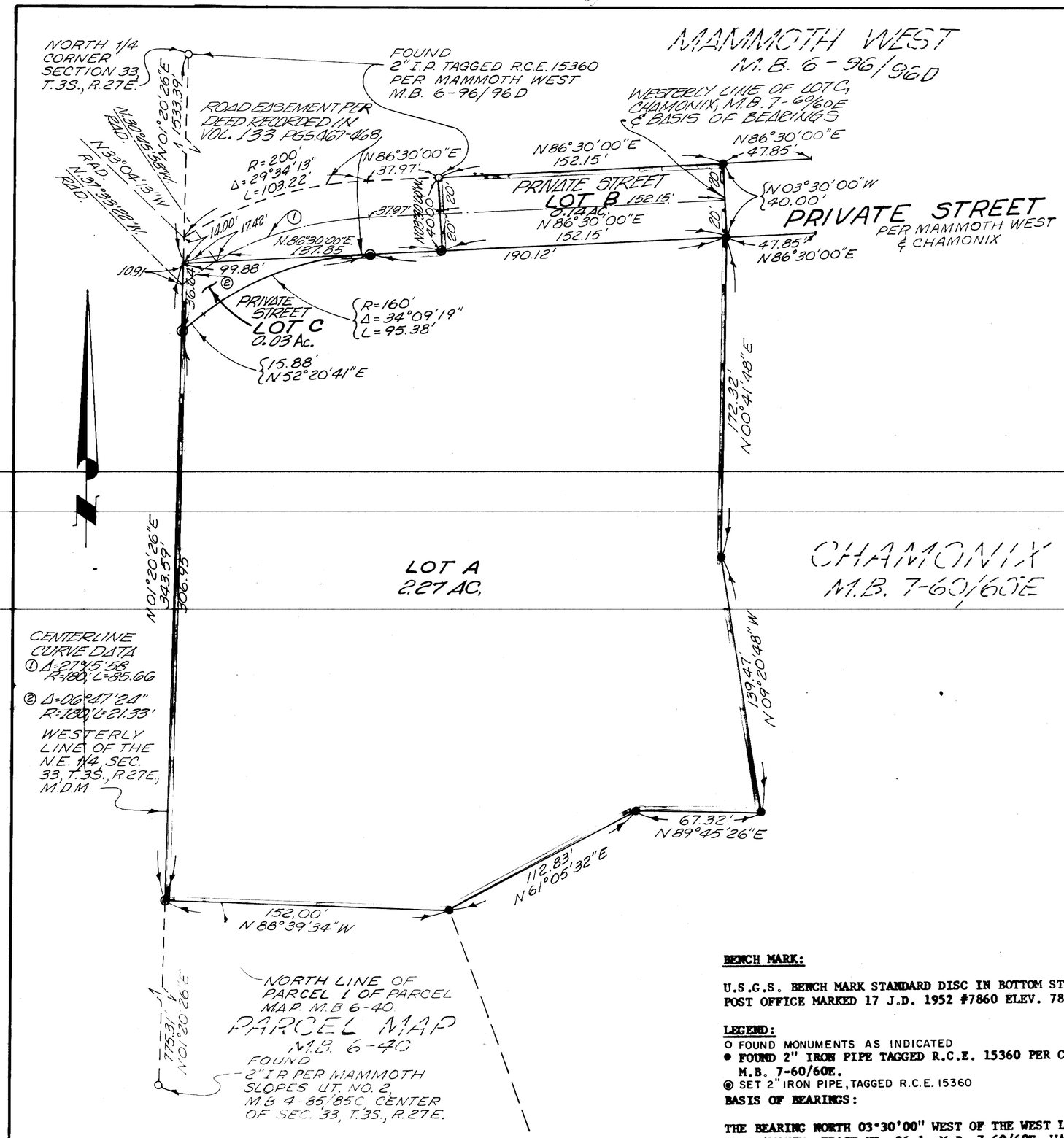

NOTES:

THE COMMON AREA OF THIS PROJECT IS THE ENTIRE PARCEL OF REAL PROPERTY INCLUDED WITHIN THE BOUNDARY LINES (BLUE BORDER) OF THIS SUBDIVISION (LOT "A"), INCLUDING ALL STRUCTURES THEREON, EXCEPTING THOSE PORTIONS SHOWN AND DEFINED HEREIN AS UNITS 1 TO 84 INCLUSIVE.

LOTS B AND C NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES. THE FEE TITLE OWNERSHIP FOR SAID LOTS B AND C DOES NOT PASS WITH FEE TITLE OWNERSHIP OF LOTS A AND 1 THRU 84 INCLUSIVE.

THE BOUNDARIES OF THE SPACE IN EACH UNIT, OF THE EIGHTY-FOUR UNITS GRANTED, ARE MEASURED TO THE INTERIOR SURFACES OF THE VERTICAL, HORIZONTAL AND INCLINED PLANES AT THE LIMITS OF THE DIMENSIONS AND ELEVATIONS SHOWN ON SHEETS 3, 4, AND 5, WHICH ARE THE INTERIOR FINISHED SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOES, DOORS, THEREOF AND EXPOSED BEAMS ABUTTING THERETO, 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. ALL UNIT LINES INTERSECT AT RIGHT ANGLES UNLESS OTHERWISE NOTED. ALL EXTERIOR WALLS ARE 0.35' UNLESS OTHERWISE NOTED.

THE FOLLOWING ARE NOT A PART OF A UNIT: BEARING WALLS, COLUMNS, VERTICAL SUPPORTS, EXPOSED BEAMS AND OTHER HORIZONTAL SUPPORTS, 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 WHEN 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 DEED OR PLAN, 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 PROJECTION OF THE INSIDE (FINISHED) FACE OF THE STUD WALLS (SOLID LINES) AND ARE AT RIGHT ANGLES TO THE STREETS OR BOUNDARY LINES.

SUCH PORTIONS OF THE COMMON AREA BEARING THE DESIGNATIONS "BALCONY" (INDICATED BY THE LETTER "B" DESIGNATION BY WHICH A CORRESPONDING UNIT IS IDENTIFIED ON THE CONDOMINIUM PLAN) ARE SET ASIDE AND ALLOCATED FOR THE RESTRICTED USE OF THE RESPECTIVE UNITS OF EACH STRUCTURE, AND SUCH AREAS SHALL BE KNOWN AS RESTRICTED COMMON AREAS. SUCH AREAS SHALL BE USED IN CONNECTION WITH SUCH UNIT OR UNITS AS DESIGNATED TO THE EXCLUSION OF THE USE THEREOF BY OTHER OWNERS OF THE COMMON AREAS, EXCEPT BY INVITATION. SUCH RESTRICTED COMMON AREAS SHALL BE APPURTENANT TO THE RESPECTIVE UNITS FOR THE EXCLUSIVE USE AND PURPOSES FOR WHICH THE SAME ARE DESIGNATED.

BENCH MARK:

U.S.G.S. BENCH MARK STANDARD DISC IN BOTTOM STEP MAMMOTH POST OFFICE MARKED 17 J.D. 1952 #7860 ELEV. 7859.561.

LEGEND:

○ FOUND MONUMENTS AS INDICATED
● FOUND 2" IRON PIPE TAGGED R.C.E. 15360 PER CHAMONIX M.B. 7-60/60E.
◉ SET 2" IRON PIPE, TAGGED R.C.E. 15360

BASIS OF BEARINGS:

THE BEARING NORTH 03°30'00" WEST OF THE WEST LINE OF LOT C OF CHAMONIX, TRACT NO. 36-1, M.B. 7-60/60E, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

TRACT NO. 36-36
ST. ANTON

MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 33, T.3S., R.27E., M.D.M., OF SAID COUNTY.

PLAN FOR CONDOMINIUM PURPOSES

SCALE: 1" = 40'