

TRACT NO. 36-67A
SUMMIT UNIT NO.2
 MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF LOTS 80 AND 83 OF MAMMOTH VISTA UNIT NO.2, TRACT NO.36-11 RECORDED IN MAP BOOK 8, PAGES 9 THRU 9H, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF MONO, STATE OF CALIFORNIA.

EXCEPT ANY PORTION OF SAID LOTS 80 AND 83, LYING WITHIN SUMMIT, A CONDOMINIUM AS PER MAP RECORDED IN BOOK 8, PAGES 26 THRU 26L OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NOTES AND DEFINITIONS

1. THIS CONDOMINIUM PROJECT IS COMPOSED OF A COMMON AREA AND 100 UNITS.

2. THE COMMON AREA OF THIS PROJECT IS THE LAND AND REAL PROPERTY, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON, WITHIN THE BOUNDARY LINES OF LOT 1 OF TRACT 36-67A IN THE COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK _____ PAGES _____ TO _____, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THOSE PORTIONS SHOWN AND DEFINED HEREIN AS UNITS 1 TO 100 INCLUSIVE.

3. THE FOLLOWING ARE NOT PART OF A UNIT: BEARING WALLS, COLUMNS, VERTICAL SUPPORTS, FLOORS, ROOFS, FOUNDATIONS, BEAMS, BALCONY RAILINGS, PIPES, DUCTS, FLUES, CHUTES, CONDUITS, WIRES, AND OTHER UTILITY INSTALLATIONS, WHEREVER LOCATED, EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN THE UNIT.

4. THE UNITS OF THIS PROJECT ARE NUMBERED 1 TO 100, INCLUSIVE. A UNIT CONSISTS OF ALL THOSE ELEMENTS BEARING AN IDENTICAL NUMBER DESIGNATION. THE NUMBER DESIGNATION OF AN ELEMENT COINCIDES WITH THE NUMBER OF THAT UNIT OF WHICH IT IS A PART. WHENEVER REFERENCE IS MADE TO ANY OF UNITS 1 TO 100, INCLUSIVE, IT SHALL BE CONSTRUED THAT REFERENCE IS MADE TO THE UNIT AS A WHOLE AND TO EACH AND ALL OF ITS COMPONENT ELEMENTS.

5. THIS PLAN AND THE DIMENSIONS SHOWN HEREON ARE INTENDED TO CONFORM TO CALIFORNIA CIVIL CODE SECTION 1351 WHICH REQUIRES DIAGRAMMATIC FLOOR PLANS OF THE BUILDING BUILT OR TO BE BUILT THEREON IN SUFFICIENT DETAIL TO IDENTIFY EACH UNIT, ITS RELATIVE LOCATION AND APPROXIMATE DIMENSIONS. THE DIMENSIONS SHOWN HEREON ARE NOT INTENDED TO BE SUFFICIENTLY ACCURATE TO USE FOR COMPUTATION OF FLOOR AREA OR AIRSPACE VOLUME IN ANY OR ALL OF THE UNITS.

6. THESE DIAGRAMMATIC PLANS INTENTIONALLY OMIT DETAILED INFORMATION REGARDING INTERNAL PARTITIONING WITHIN INDIVIDUAL UNITS. LIKEWISE, SUCH DETAILS AS PROTRUSIONS OF VENTS, BEAMS, COLUMNS, WINDOW CASINGS, AND OTHER SUCH FEATURES ARE NOT INTENDED TO BE REFLECTED ON THIS PLAN.

7. THOSE AREAS SHOWN ON THIS PLAN BEARING THE NUMBER DESIGNATIONS "1" THROUGH "100", INCLUSIVE, ARE ELEMENTS OF A UNIT CONSISTING OF A WELLING AREA. THE LATERAL BOUNDARIES OF EACH SUCH UNIT ELEMENT ARE THE INTERIOR FINISHED SURFACES OF THE PERIMETER WALLS, WINDOWS AND DOORS THEREOF AT THE LIMITS INDICATED ON THE RESPECTIVE PORTIONS HEREOF. THE LOWER VERTICAL BOUNDARY OF EACH SUCH ELEMENT IS THE FINISHED INTERIOR SURFACE OF THE FLOOR THEREOF AND THE UPPER VERTICAL BOUNDARY OF EACH SUCH ELEMENT IS THE FINISHED INTERIOR SURFACE OF THE CEILING THEREOF, BOTH AT THE LIMITS SHOWN HEREON. EACH SUCH ELEMENT INCLUDES THE RESPECTIVE PORTIONS OF THE BUILDING AND IMPROVEMENTS LYING WITHIN SAID BOUNDARIES (EXCEPT AS STATED IN NOTE 3., ABOVE) AND THE AIRSPACE SO ENCOMPASSED.

8. THOSE AREAS SHOWN ON THIS PLAN BEARING THE LETTER DESIGNATION "C" REPRESENTING BALCONY AREAS ARE PART OF THE COMMON AREA.

9. FOR PURPOSES HEREOF, "U.E." MEANS UPPER ELEVATION AND "L.E." MEANS LOWER ELEVATION.

BENCH MARK

THE TOP OF THE CONCRETE PATIO
 AT THE SOUTH SIDE OF UNIT 83
 ELEVATION AT SOUTHWEST CORNER
 OF SAID SLAB
 ELEVATION: 8057.24