OWNERSHIP STATEMENT

We the undersigned, being all parties having any record title interest in the real property being subdivided, do hereby consent to the preparation and recordation of this final map.

We also reserve to ourselves, our heirs, and assigns, a certain private road/drainage easement designated as Juniper Springs Drive, and certain private snow storage easements, for the use and benefit of the present and future owners of the lots affected by such easements as delineated on said map.

As owners:

JUNIPER PROPERTIES, INC., A CALIFORNIA CORPORTATION.

By: _____

DANA C. SEVERY, Vice President

State of California)
County of Mono) ss.

On _____ before me,

_____ 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(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and (optional) official seal:

_____
Notary Public (sign and print name)
My commission expires: _____
County of my principal place of business: _____

C.C.& R.'s NOTE

The declarations of covenants, conditions, restrictions and reservations are recorded in Volume 845, Page 514 of Official Records on file in the office of the Mono County Recorder.

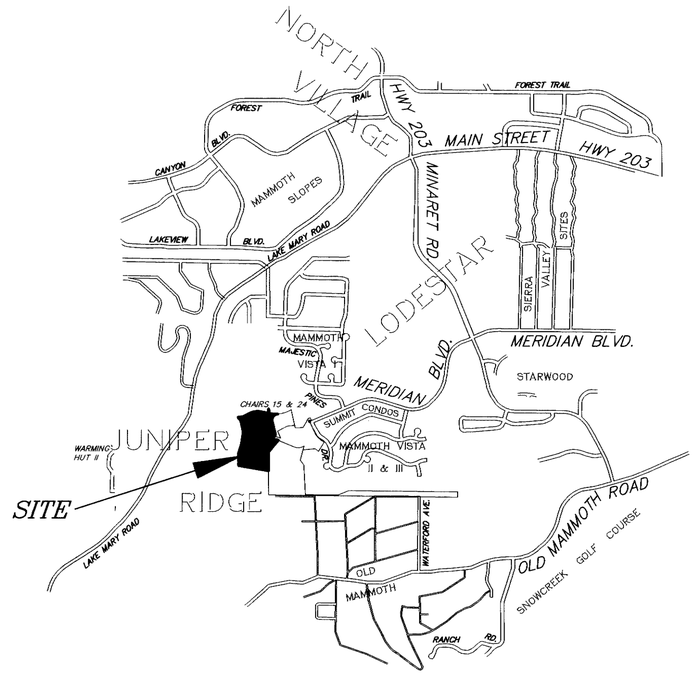
TAX COLLECTOR'S CERTIFICATE

I hereby certify that, according to the records on file in this office, there are no liens against this subdivision, or any part thereof, for unpaid state, county, municipal, local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable. Taxes or special assessments collected as taxes which are a lien but not yet payable are estimated to be in the amount of $ 28,930.11 for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Shirley A. Cranney
Mono County Tax Collector

4/8/99
Date

By: Stacey Hostetlund
Deputy Mono County Tax Collector



VICINITY MAP

N.T.S.

PLANNING COMMISSION'S CERTIFICATE

This final map has been reviewed by the undersigned and found to be in substantial conformance with the approved or conditionally approved tentative map.

Therefore, in accordance with the provisions of the Town of Mammoth Lakes Ordinance 84–10, Section 17.20.170, this map is hereby approved.

Said approval having been ratified by the Town of Mammoth Lakes Planning Commission on March 24, 1999.

By: William T. Taylor
William T. Taylor, Secretary to the Planning Commission

SOILS NOTE

A soils report was prepared by J.H. Kleinfelder & Assoc. dated January, 1983. A supplemental soils report was prepared in December 4, 1998, by Sierra Geotechnical Services, Inc., under the signature of Thomas A. Platz, R.C.E. 41039.
Said reports are on file with the Town of Mammoth Lakes Community Development Department – Engineering Division.

SURVEYOR'S STATEMENT

I hereby state that this final map and survey were made by me or under my direction; that the survey made during November, 1998 is true and complete as shown; that all the monuments are of the character and occupy the positions indicated, or will be set in such positions on or before December 31, 1999, and that such monuments are, or will be, sufficient to enable the survey to be retraced.

March 1 1999
Date

LICENSED LAND SURVEYOR DAVID A. LAVERTY EXP. 9/30/02 NO. 4587 STATE OF CALIFORNIA

David A. Laverty L.S. 4587
Lic. exp. 9/30/02

RECORDER'S CERTIFICATE

Filed this 8th day of April, 1999 at 12:59 P.M., in Book 10 of Tract Maps at Page 45-45A, at the request of Juniper Properties Inc.

Instrument No. #2749 Fee: $10.00

Renn Nolan
Mono County Recorder

By: Vera M. Mills
Deputy Mono County Recorder

TOWN ENGINEER'S STATEMENT

This final map was examined by me and the subdivision as shown is substantially the same as it appears on the tentative map and any alterations thereof. All provisions of the subdivision map act and any local ordinances applicable at the time of approval of the tentative map have been complied with.

Exp 9/30/99

3/30/99
Jeffrey L. Mitchell, RCE 35134 Date
Mammoth Lakes Town Engineer
License Expires 09/30/99

TOWN SURVEYOR'S STATEMENT

This final map was examined by me and I am satisfied that this map is technically correct.

LICENSED LAND SURVEYOR CRAIG TACKABERY Exp. 12/31/02 No. 7128 STATE OF CALIFORNIA

3/29/99
Craig Tackabery, PLS 7128 Date
Mammoth Lakes Town Surveyor
License Expires 12/31/02

SIGNATURE OMISSIONS

The signatures of the following parties, their successors and assigns, owners of easements as disclosed by the following deeds recorded in the Official Records of Mono County, have been omitted under the provisions of Section 66436 Subsection a–3Ai of the Subdivision Map Act:

Aspen Creek Owners Association	788/248 O.R.
California Interstate Telephone Company	107/239 O.R.
Pinecliff Manor Mutual Water Company	107/244 O.R.
Mammoth Camp Tract Water District	108/8 O.R.
Continental Telephone Company of California	139/486 O.R.
Mammoth County Water District	499/582 & 499/583 O.R.'S
Mammoth Mtn. Ski Area, A Calif. Corp.	196/402 O.R.
City of Los Angeles, Dept. of Rec. & Parks	111/97 O.R.
Mammoth Community Water District	MB 10, Pg 20

That interest reserved by the United States of America per 107/232 O.R. is included in this map, without consent, under the provisions of Section 66436, Subsection a–4 of the Subdivision Map Act.

SUNSTONE AT JUNIPER SPRINGS

TRACT NO. 36–184

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

LOT 1 FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF LOTS 3 AND 4 OF TRACT NO. 36–181, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10 OF TRACT MAPS, AT PAGES 40 THROUGH 40B.

CONTAINING 77 UNITS MAXIMUM

7.61 Acres ± Gross