

FAIRWAY HOMES II

TRACT MAP NO. 36-186C

1 LOT, FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF THAT PORTION DESIGNATED AS "REMAINDER" OF TRACT NO. 36-186B, SNOWCREEK V, PHASE 12, FAIRWAY HOMES II, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGES 49-49A OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER ON AUGUST 24, 1999.

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF 24 RESIDENTIAL DWELLING UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

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, certain private roadway and access easements and private drainage easements for the use and benefit of the present and future owners of the lots affected by such easements as so delineated on this map.

As Owner: Dempsey Construction Corporation, a California Corporation

Thomas J. Dempsey, President

Dan O'Dell, Chief Financial Officer

State of California County of Mono

On February 16, 2000 before me,

Diane M. Hager

a Notary Public in and for said County and State, personally appeared Thomas J. Dempsey and Dan O'Dell

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:

Diane M. Hager Notary Public (sign and print name) My commission expires: 7-6-03 County of my principal place of business: Mono County

RECORDER'S CERTIFICATE

Filed this 9th day of March, 2000 at 1:18 P.M., in book 10 of tract maps at page 51-51A at the request of Dempsey Construction Corporation.

Instrument no. #1479 Fee \$10.00

Renn Nolan Mono County Recorder

BY: Vera Mills Deputy 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, or 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 \$10,492.11 for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Shirley A. Cranney Mono County Tax Collector

BY: Betty Wilmet Deputy Mono County Tax Collector Date: 3-9-00

PLANNING COMMISSION'S CERTIFICATE

This final map has been reviewed by the undersigned and found to be in substantial conformance with the approved or the 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: February 23, 2000

March 7, 2000 Date

BY: William T. Taylor Secretary

TOWN SURVEYOR'S STATEMENT

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

3/7/00 Date

Craig Takabery P.L.S. 7128 Mammoth Lakes City Engineer Lic. exp. 12/31/02

TOWN ENGINEER'S STATEMENT

This map was examined by me and the subdivision as shown is substantially the same as it appeared on the tentative map and any approved 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.

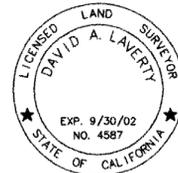
MARCH 2, 2000 Date

Jeffrey L. Mitchell R.C.E. 35134 Mammoth Lakes Town Engineer Lic. Exp. 09-30-03

SURVEYOR'S STATEMENT

This final map and survey were prepared by me or under my direction and are based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance performed in May, 1999 at the request of Dempsey Construction Corporation. This survey is true and complete as shown. I hereby state that all the monuments are of the character and occupy the positions indicated, or will be set in those positions within 1 year from completion of improvements shown on the approved Tentative map, and are sufficient to enable the survey to be retraced.

Feb 17 2000 Date



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

C.C. & R.'S NOTE

The declaration of covenants, conditions, restrictions and reservations affecting Lot 1 of this subdivision was recorded on October 27, 1997 in Book 778, at page 208 and per Declaration of Annexation recorded in Book _____, at page _____, of Official Records of the Mono County Recorder.

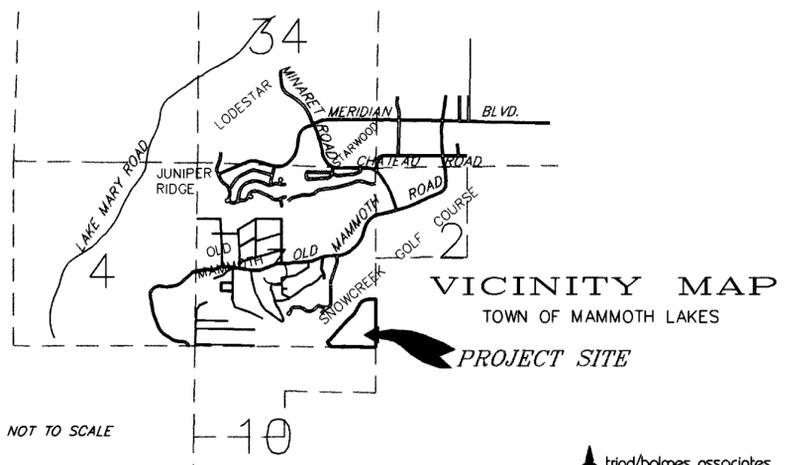
SOILS NOTE

A soils and geological report was prepared for the Snowcreek project by J.H. Kleinfelder and Associates on the 26th day of April, 1989, under the signature of Chris D. Spandau, R.C.E. 32214. A soils report update was submitted, dated Nov. 9, 1999. Both are filed in the office of the Town of Mammoth Lakes Community Development Department.

SIGNATURE OMISSIONS

The signature(s) of the following, owner(s) of an easement(s) as disclosed by deed(s) recorded in the referenced books of official records of Mono County, has/have been omitted under the provisions of section 66436 subsection (a)(3)(A)(i) of the subdivision map act.

- Continental Telephone Company Volume 114/Page 463: Public Utility Easement
Mammoth Community Water District Volume 542 Page 570: Sewer Easement
Mammoth Community Water District Book 10 Page 21 of Maps: Sewer Easement
Mammoth Community Water District Volume 576 Page 168: Sewer and Water Easement



BOOK 10 OF TRACT MAPS AT PAGE 51