

FINAL MAP

TRACT MAP NO. 36-159 SIERRA BUSINESS PARK

BEING A SUBDIVISION OF THE PROPERTY DESCRIBED IN O.R. 700/226, A
PORTION OF THE NE ¼ OF THE SE ¼ OF SEC 3, T 4 S, R 28 E, MDM,
COUNTY OF MONO, STATE OF CALIFORNIA

EASEMENT RECORD REFERENCES:

Easement #1: **PERIMETER MAINTENANCE ZONE (PMZ).** An easement as shown hereon being 50' in width as measured from the northerly and westerly boundaries of the NE 1/4 of the SE 1/4 of Section 3 and from the southerly right-of-way line of Highway 395; being 40' in width as measured from the easterly boundary of the NE 1/4 of the SE 1/4 of Section 3; being 30' in width as measured from the southerly boundary of the NE 1/4 of the SE 1/4 of Section 3 for access to, constructing, improving, maintaining, and repairing landscaping, perimeter berms, and monitoring wells recorded concurrently with this map in Doc# 2004009561, and as further defined and described in the Declaration.

Easement #2: **10- Foot Easement.** An easement offered for dedication hereon being 10' in width as shown hereon as measured from the right-of-way line of South Industrial Circle being in Lots 3-14, 17-21, 30-37 and within that portion of Lot 29 lying southerly from the southerly line of the utility easement per R3 for constructing, improving, maintaining, and repairing landscaping, for snow storage of snow removed from the roadway, and for utility purposes recorded concurrently with this map in Doc# 2004009561, and as further defined and described in the Declaration.

Easement #3: **10- Foot Easement.** An easement offered for dedication hereon being 10' in width as shown hereon as measured from the right-of-way line of South Industrial Circle being in Lots 1-2, 15-16, 22-28 and within that portion of Lot 29 lying northerly from the southerly line of the utility easement per R3 for constructing, improving, maintaining, and repairing landscaping and for utilities recorded concurrently with this map in Doc# 2004009561, and as further defined and described in the Declaration.

Easement #4: **15- Foot Snow Storage Easement.** An easement offered for dedication hereon being 15' in width as shown hereon as measured from the right-of-way line of South Industrial Circle being in Lots 1, 15-16, 22, 24 and within those portions of Lots 2 and 23 lying northerly from the northerly line and/or lying southerly from the southerly line of the utility easement per R3 for snow storage of snow removed from Easement #5 recorded concurrently with this map in Doc# 2004009561, and as further defined and described in the Declaration.

Easement #5: **Common Area Easement.** Offered for dedication hereon, a non-exclusive easement to the owners for use, enjoyment, ingress, egress and support in, to and through the common area and any improvements or facilities on these areas described as South Industrial Circle being 60' in width and 30' either side of the centerline of South Industrial Circle as shown hereon and including the area within the 60 foot radius cul-de-sac, the area external to the 50 foot radius returns at Lots 5 and 13, the area within the turnout for Lots 15 and 16 and the area external to the 50 foot radius returns at Lots 22 and 29 for street right-of-way, drainage, and utility purposes as recorded concurrently with this map in Doc# 2004009561, and as further defined and described in the Declaration.

Easement #6: **Water Well and Pump Easement.** An easement being 15' and 25' wide from the Esmt #6 Base Line as shown on Easement #6 Detail on Sheet 4 of 10 for constructing, improving, maintaining, repairing, and testing the Water System water pump, well, tank, and related facilities and equipment in the location as shown for Easement #6 on Sheet 4 of 10 of this map, and as recorded concurrently with this map in Doc# 2004009561, and as further defined and described in the Declaration.

Easement #7: **Monitoring Well Easement.** The Association shall have and is granted an exclusive easement in, on, over, and under the Property and all Lots thereon for the purposes of construction, improving, maintaining, repairing, and testing the Monitoring Wells at any and all locations designated presently or in the future and as recorded concurrently with this map in Doc# 2004009561, and as further defined and described in the Declaration.

Easement #8: **Driveway and Walkway Easement.** Each owner shall have an exclusive easement for driveway and walkway purposes over that portion of the Common Area adjacent to his or her Lot as actually constructed, and as recorded concurrently with this map in Doc# 2004009561, and as further defined and described in the Declaration.

Easement #9: **Retention Basin Easement.** The Association is granted an exclusive easement in, on, over, and under the Property for constructing, improving, maintaining, and repairing retention basins and the storm water drainage system in the street right-of-way, as recorded concurrently with this map in Doc# 2004009561, and as further described in the Declaration.

Easement #10: **Other Easements.** Other easements whether exclusive or non-exclusive, and dedications, and rights-of-way granted or reserved in, on, over, and under the Property, as recorded concurrently with this map in Doc# 2004009561, and as further defined and described in the Declaration.

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