

OWNER'S STATEMENT

Certificate of record owner and security holder

We the undersigned hereby certify, that as of the date of recordation of this Condominium Plan, to being the record owners and holders of security interests in the real property described herein. We also hereby certify to the consent of the recordation of this Condominium Plan pursuant to Chapter 1, Title 6, Part 4, Division Second, California Civil Code, by the County Recorder, Mono County, California.

RECORD OWNER: JUNIPER PROPERTIES, INC., A CALIFORNIA CORPORATION

DANA C. SEVERY, Vice President

State of California }
County of Mono } ss.

On March 31, 1999 before me,

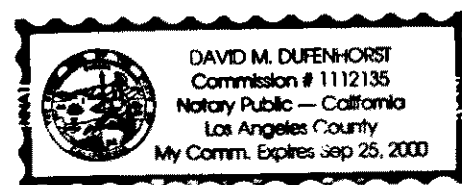
David M. Dufenhorst
a Notary Public in and for said County and State, personally appeared

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:

David M. Dufenhorst
Notary Public (sign and print name)
My commission expires: 7/15/2000
County of my principal place of business: Mono

NOTES AND DEFINITIONS

This is a plan for a "condominium project" as those terms are used and defined in Title 6, Part 4, Division Second, California Civil Code.

- "Property" shall refer to all of the real property described in the legal description set forth hereon.
- The "condominium project" contains 77 residential "units" numbered 101, 103 through 109, 111 through 116, 118, 123 through 132, 201, 203 through 209, 211 through 216, 218, 220, 223 through 232, 303 through 309, 311 through 316, 318, and 320 through 331, and also contains the "common area" and "exclusive use common area" as designated herein.
- "Common Area" shall refer to all portions of the "property" excepting the "units".
- "Exclusive use common area" ("EUCA") shall refer to those portions of the "common area" which are designated for the exclusive use by the owner of one or more "units", but fewer than all "units" and shall include:

A. "Balcony area" shall refer to portions of the "common area" designated for use as a patio on the first floor and as a balcony on the remaining floors. The exclusive use of these areas shall be reserved to the owner of a particular "unit" and designated by the letter "B" followed by the "unit" number to which the patio or balcony is appurtenant.

5. "Check-in/ reception area" shall refer to portions of the "common area" designated for use as a check-in, reception, property management, and general administration area, and shown hereon by the letters "RA".

6. "Conference room" shall refer to the portion of the "common area" designated for use as a meeting and conference facility, and shown hereon by the letters "CR".

7. "Parking area" shall refer to portions of the "common area" designated for use as a parking area and related purposes, and shown hereon by the letters "PA".

8. "Residential storage area" shall refer to portions of the "common area" designated for use as storage areas and shown hereon by the letters "RS".

9. "Short term parking spaces" shall refer to portions of the "common area" designated for use as owner and guest loading and unloading areas shown hereon by the letters "STP".

10. "Unit" shall refer to the elements of the "condominium project" that are designed to be owned separately, and not in common, by the owners. Each of the "units" and the numbers assigned to each "unit" have been identified herein.

11. For definition of terms not otherwise defined on this map, refer to the Declaration of Covenants, Conditions and Restrictions establishing a plan of condominium ownership for the "property" recorded in Volume 845 Page 524 of Official Records on file in the office of the Mono County Recorder.

12. All dimensions except subdivision boundaries are approximate as provided in Section 1351(e) of the California Civil Code.

13. All lines defining condominium ownership areas intersect at 90° unless noted otherwise.

14. Tie to building is to parking level exterior wall.

15. 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 deeds and plans, 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.

RECORDER'S CERTIFICATE

Document No. 72159 filed this 8th day of April, 1999, at 1:35PM, in Book 2 of Condominium Plans at Pages 23-23E at the request of Intrust Mammoth Corporation.

Renn Nolan
County Recorder

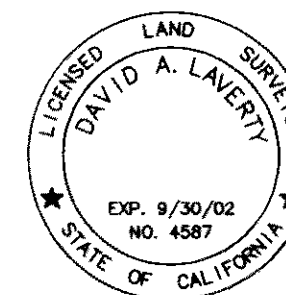
By: Sara M. Miller
Deputy County Recorder

SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this plan consisting of 6 sheets correctly represents: (1) A true and complete survey of the perimeter of the project, Lot 1 of Tract No. 36-184, made under my supervision in March, 1999; and (2) the proposed locations of air spaces and buildings.

March 30 1999

Date



David A. Laverty
David A. Laverty, L.S. 4587
Expires 9/30/02

LEGAL DESCRIPTION

Lot 1 of Tract No. 36 -184 as recorded in Book 2, Page 23 of Tract Maps, on file in the office of the County Recorder, Mono County, California.

CONDOMINIUM PLAN FOR
SUNSTONE
AT
JUNIPER SPRINGS

TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 36-184
PER MAP RECORDED IN BOOK ___ OF TRACT MAPS, AT
PAGES ___ THROUGH ___.