

# CONDOMINIUM PLAN FOR LOT "2" TRACT 36-120

**SNOWCREEK III**  
CONSISTING OF 7 SHEETS  
BEING ALL OF LOT "2" ON THAT CERTAIN  
TRACT No. 36-120  
COUNTY OF MONO, CALIFORNIA  
**CREEGAN & D'ANGELO**  
CONSULTING ENGINEERS  
SAN JOSE, CALIFORNIA

1. This is a "Plan" for a condominium "Project" as those terms are used and defined in Title 6, Part 4, Division II of the California Civil Code.
2. **PROJECT LEGAL DESCRIPTION**  
All of Lot 2 Tract 36-120 in the County of Mono, State of California according to the map thereof recorded in Book 9, at Pages 44, 44A, 44B of Plats, Mono County Records.

3. Each "Unit" as that term is used and defined in the above-referenced provisions of law, is identified by an arabic numeral and a letter or letters which denote the floor plan of each such Unit. The Units designated in the Plan as "A" or reverse floor plan for "A", "AR" are "A" Units; the Units designated in the Plan as "B" or reverse floor plan for "B", "BR" are "B" Units; the Units designated in the Plan as "C" or reverse floor plan for "C", "CR" are "C" Units; the Units designated in the Plan as "D" or reverse floor plan for "D", "DR" are "D" Units. "A"/"AR", "B"/"BR", "C"/"CR" and "D"/"DR" are Residence Units.

The project contains eight (8) "A"/"AR" Units, numbered 437 to 444 inclusive. Twelve (12) "B"/"BR" Units numbered 446, 447, 450, 451, 452, 455, 456, 457, 460, 461, 464 & 465. Ten (10) "C"/"CR" Units numbered 445, 448, 449, 453, 454, 458, 459, 462, 463 & 466. Twelve (12) "D"/"DR" Units numbered 467 to 478 inclusive. For a total of Forty Two (42) Residence Units, together with the Common Area designated as Lot 2, Tract 36-120.

4. Each Residence Unit is composed of two (2) elements, shown and defined herein as Residential Element, "A"/"AR", "B"/"BR", "C"/"CR" and "D"/"DR", and as Balcony Element, "Bal".

The boundaries of the Residential Element are the interior unfinished surfaces of the perimeter walls, floors, fireplaces, ceilings, exposed beams, windows and window frames, doors and door frames, and includes that portion of the buildings and improvements so described and the air space so encompassed as approximately shown hereon. The boundary limits of each balcony are: (a) the interior finished surface of the floor thereof (or, for Patios, the unfinished ground surface where not finished); (b) the interior finished surface extended of the ceiling of the adjoining living space as shown hereon; (c) as now on plan. The lateral boundaries are the exterior finished surfaces of the perimeter walls, windows and doors of the adjacent structures where such surfaces adjoin each such balcony and the exterior finished surfaces of the perimeter walls, floors and ceilings of each such balcony where such surfaces exist, and the space encompassed by all of the foregoing. In the event that the contiguous structures or improvements do not completely enclose the balcony element, the lateral boundaries shall be vertical planes and projections thereof at the approximate dimensions shown herein.

5. The Common Area as that term is used and defined in the above referenced provisions of law, is all of the land and real property included within the boundary lines of the Project, except those portions shown and defined herein as Residence Units 437 to 478 inclusive.

6. Except as provided in Note 7 herein, the following are not part of a Unit: walls, floors, roofs, foundations, pipes, flues, chutes, conduits, wires, and other utility installations wherever located.

7. The following are part of the Unit which they serve: pipes, ducts, flues, chutes, conduits, wires and other utility installations not located above the interior surfaces of the ceiling, below the interior surface of the floor, or outside the interior surface of the perimeter walls of the Unit, central heating and central air conditioning equipment; plumbing fixtures; electric switches, fixtures and outlets; hot water heaters; kitchen, bathroom and other built-in cabinets; built-in kitchen appliances; floor and wall tile, non-bearing walls other than perimeter walls and any doors in them; carpets, pads and other floor coverings; wall and ceiling coverings, paint and other finishing material.

8. In interpreting deeds and this Plan, the existing physical boundaries of the Units or the Units 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 deed or this Plan regardless of settling or lateral movement of the buildings and regardless of minor variance between the boundaries shown on this Plan or in the deed and those of the building.

9. The dimensions shown on the Plan for the living space of a Unit are the dimensions of the interior surface of the perimeter wall of the Unit.

## CERTIFICATE OF RECORD OWNER AND SECURITY HOLDER

THE UNDERSIGNED CERTIFY THAT AS OF THE DATE OF RECORDATION OF THIS CONDOMINIUM PLAN WE ARE THE RECORD OWNER AND HOLDER OF THE SECURITY INTEREST IN AND TO THE REAL PROPERTY DESCRIBED HEREIN. WE FURTHER CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS PLAN IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONO, CALIFORNIA.

### RECORDED OWNER:

DEMPEY CONSTRUCTION CORPORATION, A CALIFORNIA CORPORATION

BY [Signature] BY Nancy L. Delling

### SECURITY HOLDER

### BENEFICIARY:

SECURITY PACIFIC NATIONAL BANK, A NATIONAL BANKING ASSOCIATION UNDER DEED OF TRUST RECORDED: SEPTEMBER 21, 1981 IN BOOK 335, PAGE 486 OF OFFICIAL RECORDS, COUNTY OF MONO, STATE OF CALIFORNIA

BY Dean T. Alexander BY \_\_\_\_\_

STATE OF CALIFORNIA )  
COUNTY OF MONO ) ss.

ON THE 2nd DAY OF December, 1981, BEFORE ME [Signature], A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED [Signature] and Nancy L. Delling (Secretary) OF DEMPEY CONSTRUCTION CORPORATION, A CALIFORNIA CORPORATION, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY THE DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature]  
NOTARY

STATE OF CALIFORNIA )  
COUNTY OF Riverside ) ss.

ON THE 3rd DAY OF November, 1981, BEFORE ME [Signature], A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, RESIDING THEREIN, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Dean T. Alexander and Robert S. Peterson OF SECURITY PACIFIC NATIONAL BANK, A CALIFORNIA CORPORATION, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

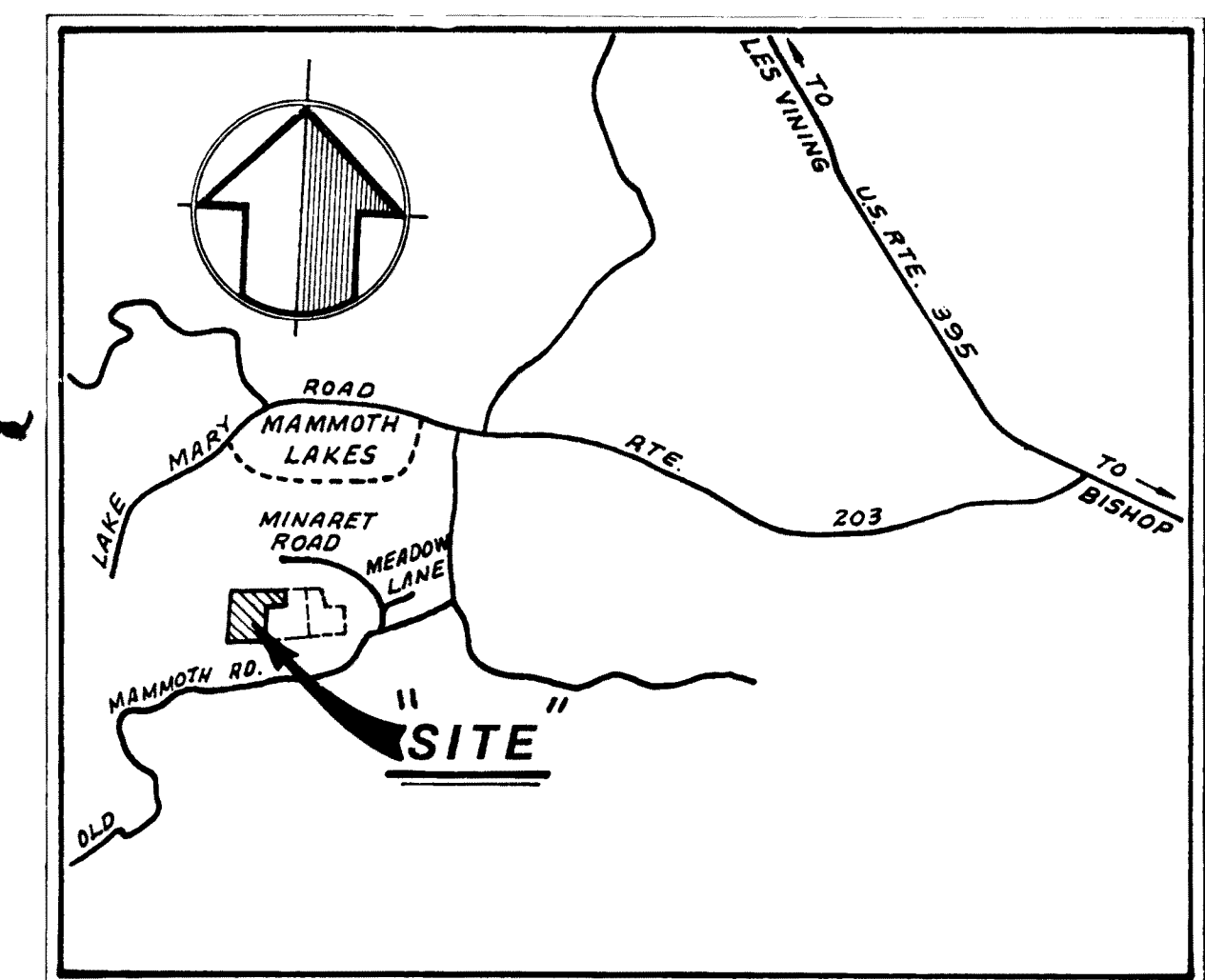
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY THE DAY AND YEAR FIRST ABOVE WRITTEN.



[Signature]  
NOTARY

I, DUANE KIMBALL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, IN THE STATE OF CALIFORNIA, AND THAT THE BOUNDARIES OF THE PROJECT AS SHOWN ON SHEETS 2, 3, 4, 5, 6 AND 7 ARE TRUE AND CORRECT.

[Signature]  
DUANE KIMBALL, L.S. 4879  
COUNTY OF CALIFORNIA



## VICINITY MAP

SCALE: 1" = 1 MILE SHEET 1 OF 7 SHEETS

FILE 4789 DATE 12-7-81 BOOK 1 OF MAPS C/P PAGE 30 - B 30-E

by Patricia Mingo  
COUNTY RECORDER