

OWNER'S CERTIFICATE

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.

Record Owner:

KH & TF LLC

Kevin T. Hartigan
Kevin T. Hartigan

Terrence C. Foley
Terrence C. Foley

As Beneficiary:

American Commercial Bank, beneficiary under the following deed of trust in the Official Records of Mono County:
Instrument 3307 O.R., recorded 7 June 2000

Dan Boughey
Dan Boughey
Vice President, American Commercial Bank

State of California
County of Ventura

On September 22, 2000 before me,

Yolanda Jimenez
a Notary Public in and for said County and State, personally appeared
Kevin T. Hartigan & Terrence C. Foley

☒ 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:

Yolanda Jimenez Yolanda Jimenez
Notary Public (sign) and (print name)
My commission expires: 12-17-2003
County of my principal place of business: 300 S. Mills Rd. Ventura

State of California
County of Ventura

On September 22, 2000 before me,

Yolanda Jimenez in Ventura
a Notary Public in and for said County and State, personally appeared
Dan Boughey

☒ 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:

Yolanda Jimenez Yolanda Jimenez
Notary Public (sign) and (print name)
My commission expires: 12-17-2003
County of my principal place of business: Ventura

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this plan consisting of 3 sheets correctly represents: (1) A true and complete survey of the perimeter of the project, Lot 1 of Tract No. 36-196, made under my supervision in May, 2000; and (2) the proposed locations of air spaces and buildings.

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

LEGAL DESCRIPTION

Lot 1 of Tract No. 36-196 as recorded in book 10, page 51-51A of Tract Maps, in the Office of the County Recorder, Mono County, California.

RECORDER'S CERTIFICATE

Document No. 20005799 filed this 3rd day of October, 2000, at 3:07 P.M., in book 2 of condominium plans at pages 34-34B at the request of KH & TF LLC.

Kara M. Miller
County Recorder

C.C.&R'S NOTE

The declaration of covenants, conditions, restrictions and reservations affecting Lot 1 of this subdivision was recorded on October 3, 2000 as Instrument No. 20005799 of Official Records in the Office of the Mono County Recorder.

NOTES AND DEFINITIONS

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.

This project contains Twelve (12) units numbered 1 through 12 together with Common Area and the Exclusive Use Common Area defined below.

The Common Area shall consist of the entire Project except all Units, as defined in the CC&R's and as shown on the Condominium Plan.

The portions of the Common Area referred to as "Exclusive Use Common Area" shall be designated as follows: Parking Space, shown "PS"; and Deck, shown "D". These areas are for the exclusive use of the Owners of the Units to which they are attached or assigned.

The boundaries of the space in each unit of the Twelve units granted are measured to the interior surfaces of the vertical, horizontal, and inclined planes of the limits of the dimensions shown on sheet 2 which are the interior finished surfaces of the perimeter walls, floors, ceilings, windows, and doors thereof, and the unit includes both the portions of the building so described and the air space so encompassed.

Solid lines indicate the interior finished surfaces of the walls, ceilings, and floors. All unit lines intersect at right angles unless otherwise noted.

The following are not a part of a unit: bearing walls, columns, beams, floors, roofs, foundations, central heating, reservoirs, tanks, pumps, and other central services, pipes, ducts, flues, chutes, conduits, wires, and other utility installations, wherever located, except the outlets thereof whenever located within the unit.

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.

The survey ties shown are to the vertical projections of the inside finished face of the stud walls (solid lines).

Unit types and building types which are followed by the letter "R" indicate a reverse plan unit or building.

In the event of any conflict between these notes and the definitions contained in the Declaration of Covenants, Conditions and Restrictions (C.C. & R.'s) for this project, the Declaration shall control.

CONDOMINIUM CONVERSION PLAN
FOR
L'Abri Condominiums

BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 36-196, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 54 OF TRACT MAPS, IN THE OFFICE OF THE SAID COUNTY.