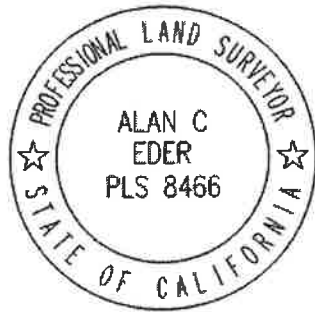


EXHIBIT "A"
LEGAL DESCRIPTION
LLA PARCEL 1

THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCOPORATED MONO COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 17 AND 18 AS SHOWN THAT FINAL MAP TRACT NO. 36-159, FILED IN THE OFFICE OF THE COUNTY RECORDER OF MONO COUNTY, STATE OF CALIFORNIA ON OCTOBER 22, 2004 IN BOOK 10 OF TRACT MAPS, PAGES 79-79J.

CONTAINING 45,885 SQUARE FEET OF LAND, MORE OR LESS.



Legal Description Prepared
Under the Supervision of

A handwritten signature in black ink, appearing to read "Alan C. Eder", written over a horizontal line.

Alan C. Eder, PLS 8466

EXHIBIT "C"

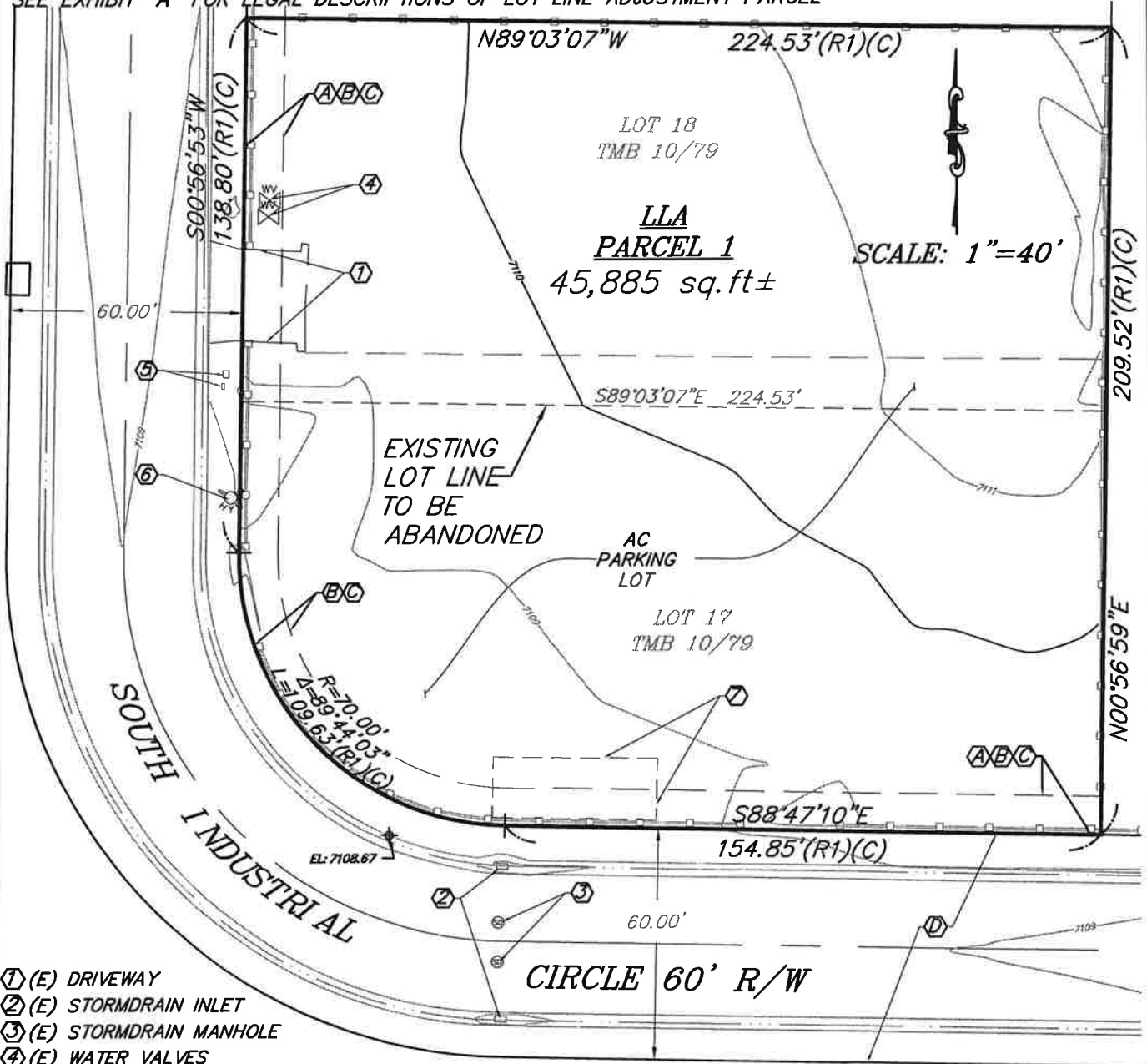
SITE PLAN

LOT LINE ADJUSTMENT 2024 -

UNINCORPORATED, MONO COUNTY, CALIFORNIA

RECORDING INFORMATION:

NOTE: BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD PER TMB 10/79
SEE EXHIBIT "A" FOR LEGAL DESCRIPTIONS OF LOT LINE ADJUSTMENT PARCEL



- ① (E) DRIVEWAY
- ② (E) STORMDRAIN INLET
- ③ (E) STORMDRAIN MANHOLE
- ④ (E) WATER VALVES
- ⑤ (E) UTILITY BOXES (ELECTRIC&VERIZON)
- ⑥ (E) HYDRANT
- ⑦ (E) DRYWELL

EASEMENTS:

- Ⓐ 10.00' LANDSCAPE EASEMENT (2004-009561 O.R.)
- Ⓑ 10.00' SNOW STORAGE EASEMENT (2004-009561 O.R.)
- Ⓒ 10.00' UTILITY EASEMENT (2004-009561 O.R.)
- Ⓓ 60.00' RIGHT OF WAY EASEMENT (2004-009561 O.R.)

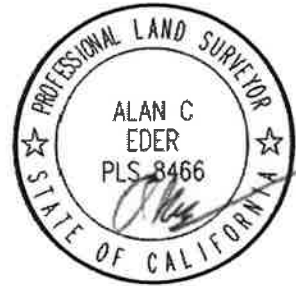
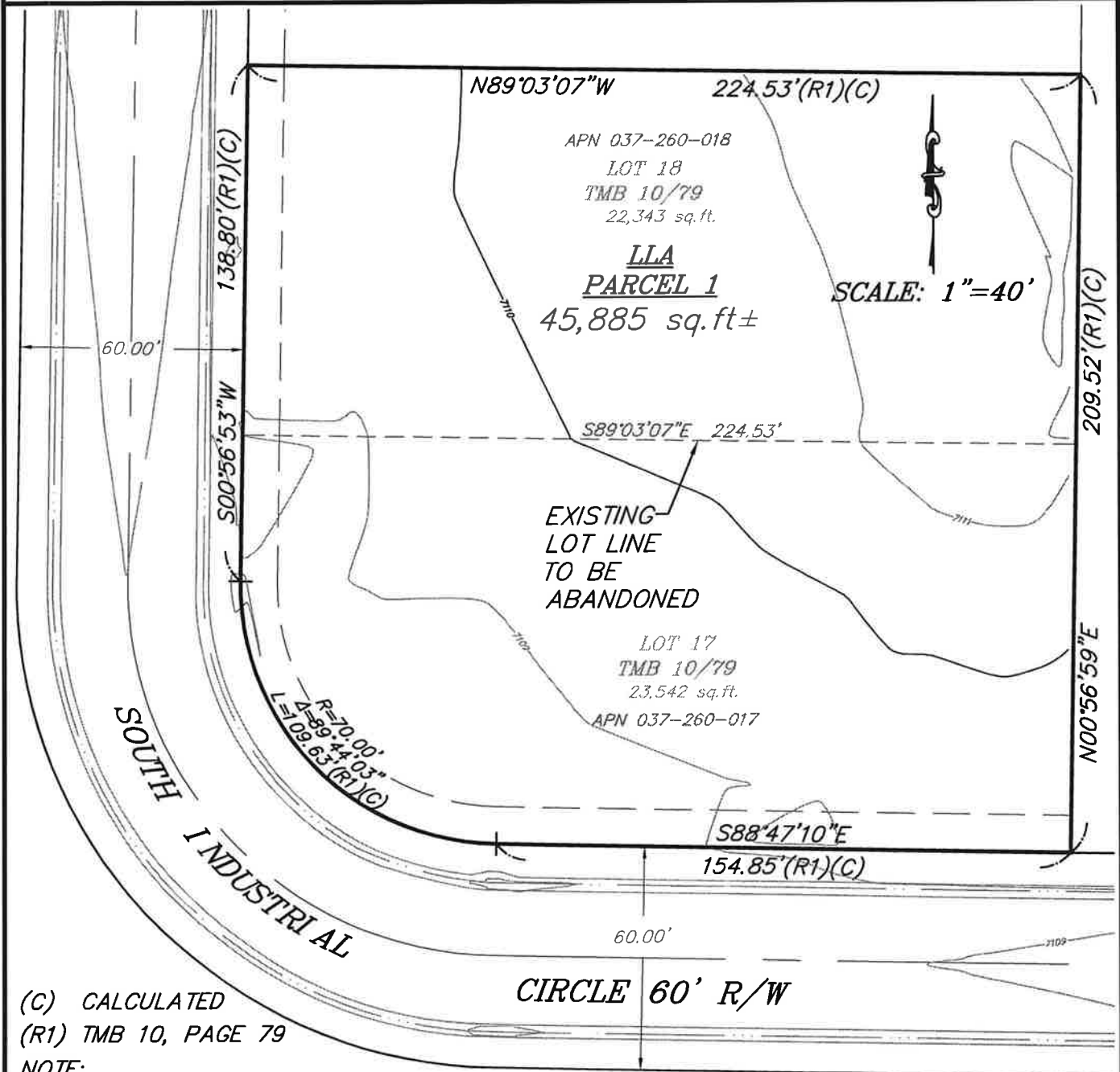


EXHIBIT "B"

LOT LINE ADJUSTMENT (MERGER) SKETCH
LOT LINE ADJUSTMENT 2024 -

UNINCORPORATED, MONO COUNTY, CALIFORNIA

RECORDING INFORMATION:

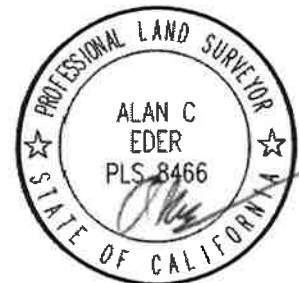


(C) CALCULATED
(R1) TMB 10, PAGE 79

NOTE:
BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD OR
CALCULATED PER (R1)
SEE EXHIBIT "A" FOR LEGAL DESCRIPTIONS OF LOT LINE
ADJUSTMENT PARCEL.

OWNER: COOK TRUST
PO BOX 100 PMB 574
MAMMOTH LAKES CA 93546
APN 037-260-017&018

SURVEYOR: ALLAN C. EDER PLS 8466
TRIAD/HOLMES ASSOCIATES
777 WOODSIDE ROAD, SUITE 2A
REDWOOD CITY, CA 94061



CLOSURE.txt

Parcel name: LOT1

North: 2054515.3769 East : 7034826.5302
Line Course: N 00-56-59 E Length: 209.52
North: 2054724.8681 East : 7034830.0030
Line Course: N 89-03-07 W Length: 224.53
North: 2054728.5832 East : 7034605.5037
Line Course: S 00-56-53 W Length: 138.80
North: 2054589.8022 East : 7034603.2071
Curve Length: 109.63 Radius: 70.00
Delta: 89-44-03 Tangent: 69.68
Chord: 98.77 Course: S 43-55-09 E
Course In: S 89-03-07 E Course Out: S 01-12-50 W
RP North: 2054588.6440 East : 7034673.1976
End North: 2054518.6597 East : 7034671.7146
Line Course: S 88-47-10 E Length: 154.85
North: 2054515.3792 East : 7034826.5299

Perimeter: 837.33 Area: 45,885 sq.ft. 1.05 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0023 Course: N 07-37-52 W
Error North: 0.00231 East : -0.00031
Precision 1: 364,056.52