

OWNERSHIP STATEMENT

We the undersigned, being all parties having any record title interest in the real property being subdivided, do hereby consent to the preparation and recordation of this tract map.

We also hereby reserve to ourselves, heirs and assigns the two 24-foot wide emergency access easements located over Lots 3 and 4 and over Lots 5 and 6 for the purposes stated hereon and as designated on this map. We also hereby reserve to ourselves, heirs and assigns the 15-foot wide sewer easement located over lots 1 through 8, for the use and benefit of the present and future owners of the lots affected, as designated on this map. We also hereby reserve to ourselves, heirs and assigns the 20-foot wide primary access easement over Lot 8 for the use and benefit of Lots 7 and 8 for primary access, as designated on this map. We also hereby reserve and acknowledge to ourselves, heirs and assign the Abandonment of Primary Vehicular Access Rights on Lots 7 and 8 along East Bear Lake Drive as designated on this map.

GRAY BEAR, LLC, a Nevada Limited Liability Company

BY: [Signature]
John Hooper, President

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THESE CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

State of CA } ss.
County of mono

On June 14, 2017 before me,
M. Forbis a Notary Public,
personally appeared John Hooper

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand: [Signature]
Signature M. Forbis
Print Name M. Forbis

A Notary Public in and for said state
Principal place of business is the County of mono
My commission expires: 4-19-19
Commission No. of Notary: 2105060

SIGNATURE OMISSIONS

The signatures of the following, their successors and assigns, owners of easements as disclosed by the following deeds recorded in the Official Records of Mono County, have been omitted under the provisions of Section 66436 Subsection a-3Ai of the Subdivision Map Act:

Mammoth Community Water District for sewer purposes: 280/409 O.R

Those interests reserved by the United States of America per "N"/473, "Q"/546" and "S"/79 O.R. are included in this map, without consent, under the provisions of Section 66436, Subsection a-4 of the Subdivision Map Act.

PLANNING COMMISSION'S CERTIFICATE

This final map has been reviewed by the Town of Mammoth Lakes Planning Commission at its meeting of MAY 10th, 2017. The Commission found the Final Map to be in substantial conformance with the approved or conditionally approved tentative tract map and any amendments thereto.

Therefore, in accordance with the provisions of the Town of Mammoth Lakes Ordinance 84-10, Section 17.20.170 as amended by Town of Mammoth Lakes Ordinance 97-06, Section 17.20.170, this Tract Map is hereby approved.

BY: [Signature]
Sandra Moberly
Community and Economic Department Director

5.25.17
Date

TOWN ENGINEER'S STATEMENT

This map was examined by me and the subdivision as shown is substantially the same as it appeared on the tentative map and any approved alterations thereof. All provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative tract map have been complied with.

5/25/17
Date

[Signature]
Grady Dutton P.E. C 32974
Mammoth Lakes Town Engineer

TOWN SURVEYOR'S STATEMENT

This final map was examined by me and I am satisfied that this map is technically correct.

5-16-2017
Date



[Signature]
Randell Scott West, PLS 8663
Mammoth Lakes Town Surveyor

C.C.& R.'s NOTE

The real property described by this Final Map is also burdened by the Declarations of Covenants, Conditions, Restrictions (Sierra Star Golf Course Overflight Covenants-Lots) made May 7, 2002 by and between Intrawest California Holdings, Inc., and Intrawest/Lodestar Golf Limited Partnership recorded June 4, 2002 as Instrument No. 2002004322 of Official Records on file in the Office of the Mono County Recorder.

The real property described by this Final Map is also burdened by the Declarations of Covenants, Conditions, Restrictions made by Gray Bear, LLC, a Nevada Limited Liability Company, recorded on July 21, 2016 as Instrument No. 2016002621 of Official Records on file in the Office of the Mono County Recorder. Said Covenants, Conditions and Restrictions have been incorporated by and referenced thereto in a Deed recorded on AUGUST 9, 2017 as Instrument No. 2017003047 of Official Records on file in the Office of the Mono County Recorder.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

Easements recorded per "N"/473, "Q"/546", and "S"/79 of Official Records cannot be plotted.

Resolution No. PEDC 2016-01, a resolution of the Mammoth Lakes Planning and Economic Development Commission approving Tentative Tract Map 15-003 and Use Permit 15-003, recorded May 6, 2016 as Instrument No. 2016001538 of Official Records.

Resolution No. PEDC 2017-01, a resolution of the Mammoth Lakes Planning and Economic Development Commission approving Tentative Tract Map 16-002, recorded February 1, 2017 as Instrument No. 2017000427 of Official Records.

RECORDER'S CERTIFICATE

Filed this 9th day of August, 2017 at 2:52 P.M., in Book 11 of Tract Maps at Pages 9-9B, inclusive, at the request of John Hooper.

Instrument No. 2017003048 Fee: \$15.00

Shannon Kendall
Mono County Recorder

By: [Signature]
Ruth H. Hansen
Deputy Mono County Recorder

TAX COLLECTOR'S CERTIFICATE

I hereby certify that, according to the records on file in this office, there are no liens against this subdivision, or any part thereof, for unpaid state, county, municipal, local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable. Taxes or special assessments collected as taxes which are a lien but not yet payable are estimated to be in the amount of \$ 16,845.41 for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Mono County Tax Collector

8-9-2017
Date

By: [Signature]
Marilyn McCurry
Deputy Mono County Tax Collector

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of John W. Hooper in October, 2016. I hereby state that this final map substantially conforms to the approved or conditionally approved tentative tract map. I hereby state that all the monuments are of the character and occupy the positions indicated, and that such monuments are sufficient to enable the survey to be retraced.

05/09/17
Date



[Signature]
Andrew K. Holmes L.S. 4428

SOILS NOTE

A Preliminary Geotechnical Investigation, Project No. 3.30514, was prepared for this property, by Sierra Geotechnical Services, Inc, Dated August 2, 2005 under the signature of Thomas A Platz, R.C.E. 41039 and Joseph A. Adler, C.E.G. 2198. Said report is on file with the Town of Mammoth Lakes Public Works Department - Engineering Services Division.

An "As-Graded" soils report showing final as-built grades and soils report recommendations shall be provided to the Town of Mammoth Lakes Public Works Department for Lots 1 through 8 upon completion of grading operations.

GRAY BEAR III

TRACT MAP NO. 16-002

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A RESUBDIVISION OF LOTS 26 THROUGH 32 INCLUSIVE, OF TRACT NO. 15-003 PER MAP RECORDED IN BOOK 11 OF TRACT MAPS AT PAGES 7 THROUGH 7E INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF MONO COUNTY, STATE OF CALIFORNIA

