

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.

GRAY BEAR, LLC, a Nevada Limited Liability Company

BY: [Signature]
John Hooper, Managing Member

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS 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 November 3, 2021 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]
Print Name M. Forbis

A Notary Public in and for said state

Principal place of business is the County of mono

My commission expires: 4-19-23

Commission No. of Notary: 2282420

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

The herein described property lies within the Mammoth Community Water District and is subject to any liens or assessments thereof.

The herein described property lies within the Mammoth School Bond District and is subject to any liens or assessments thereof.

The herein described land lies within the Mammoth Lakes Community Facilities Dist. 2001-1 and is subject to any liens or assessments thereof.

Covenants, Conditions and Restrictions in the Declarations of Restrictions, but "omitting any Covenant or Restrictions, if any, including, but not limited to those based upon race, color, religion, ancestry, national origin, citizenship, immigration status, primary language, disability, handicap, medical condition, genetic information, marital status, familial status, source of income, sex sexual orientation, gender, gender identity, and gender expression. The document was recorded on October 5, 1965 in Book 77, Page 46, of Official Records and modified by the document recorded on November 9, 1965 in Book 77, Page 455 of Official Records.

The fact that said property is also delineated upon Parcel Map No. 36-113 recorded in Book 2, Page 97 of Parcel Maps

Covenants, Conditions and Restrictions in the Declarations of Restrictions, but "omitting any Covenant or Restrictions, if any, including, but not limited to those based upon race, color, religion, ancestry, national origin, citizenship, immigration status, primary language, disability, handicap, medical condition, genetic information, marital status, familial status, source of income, sex sexual orientation, gender, gender identity, and gender expression. The document was recorded on June 20, 1967 in Book 86, Page 500, of Official Records and modified by the document recorded on July 19, 1973 in Book 156, Page 267 of Official Records.

Covenants, Conditions and Restrictions but omitting any covenant or restrictions, if any, including, but not limited to those based upon race, color, religion, sex or sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable laws, as set forth in the document recorded on October 12, 1976, in Book 208, Page 413 of Official Records.

PLANNING COMMISSION'S CERTIFICATE

This final map has been reviewed by the Town of Mammoth Lakes Planning Commission at its meeting of October 23, 2021. 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

11.4.21
Date

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 \$ 0.00 for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Mono County Tax Collector

12/8/21
Date

BY: [Signature]
Deputy Mono County Tax Collector

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.

11.4.21
Date

BY: [Signature]
Hajlip Hayes P.E. 78268
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.

11-12-2021
Date



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

THIS PROPERTY IS SUBJECT TO THE FOLLOWING: (CONTINUED)

Covenants, Conditions and Restrictions but omitting any covenant or restrictions, if any, including, but not limited to those based upon race, color, religion, sex or sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable laws, as set forth in the document recorded on February 18, 1982, in Book 347, Page 401 of Official Records.

The herein described land lies within the Town of Mammoth Lakes Community Facilities District No. 2013-3 (Transit Services) Annexation No. 3 and is subject to any liens or assessments thereof.

Matters contained in that certain document Resolution No. PEDC 2020-04. A Resolution of the Mammoth Lakes Planning and Economic Development Commission Approving Tentative Tract Map 19-001, Use Permit 19-002, Design Review 19-005, and Variance 19-001 to allow a Multi-Family Residential Planned Unit Development (PUD) on Six Lots for the Property Located at 125 Lakeview Boulevard (APN 031-110-026-000) recorded on August 7, 2020 as Document No. 2020003368 of Official Records.

The effect of a Covenant and Agreement Regarding Snow Removal and Storage between the Town of Mammoth Lakes and John Hooper, Gray Bear LLC, per the document recorded October 29, 2020 as Document No. 2020005211 of Official Records.

RECORDER'S CERTIFICATE

Filed this 21st day of December, 2021 at 12:02 P. M., in Book 12 of Tract Maps at Pages 18, 18A, inclusive, at the request of John Hooper.

Instrument No. 2021008843

Fee: \$87.00

Shannon Kendall
Mono County Recorder

By: [Signature]
Deputy Mono County Recorder

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 February, 2021. 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.

11/02/21
Date



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

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:

California Interstate Telephone Company, for pole lines:

79/391 O.R.

SOILS NOTE

A Preliminary Geotechnical Investigation, Project No. 3.02473 was prepared for this property, by Sierra Geotechnical Services, Inc., Dated November 13, 2019 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.

C.C. & R.'s NOTE

The declaration of covenants, conditions, restrictions and reservation affecting Lot 1 through 6 and Lot A of this subdivision was recorded on December 8, 2021, as instrument no. 2021008619 of Official Records of the Mono County Recorder.

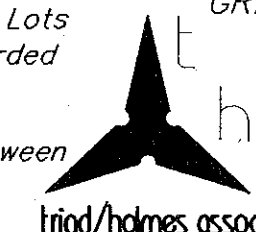
THIS SUBDIVISION IS A PLANNED DEVELOPMENT AS DEFINED IN SECTION 6562 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM 18 ROOMS WITHIN 6 RESIDENTIAL UNITS, AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT

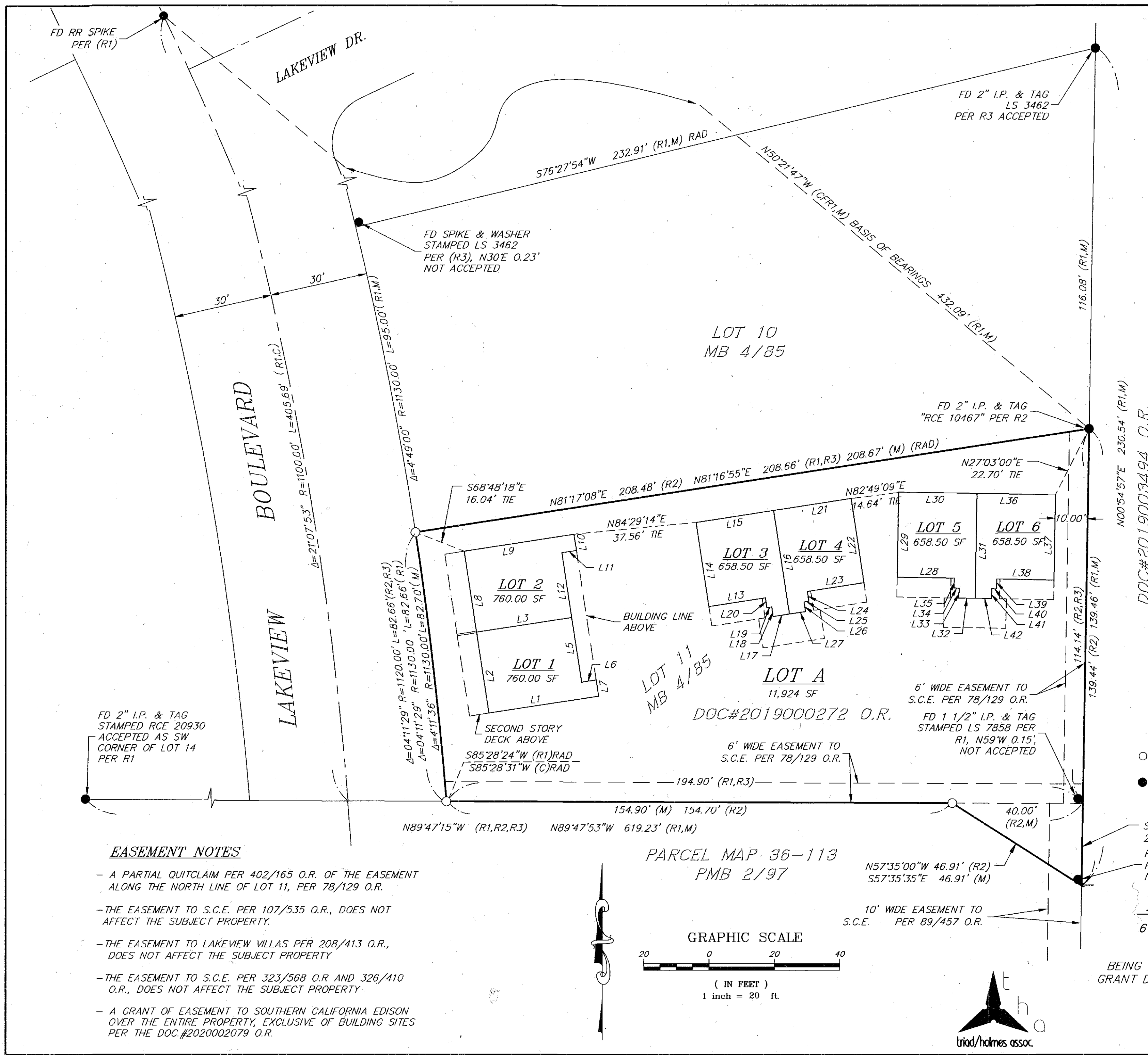
LAKEVIEW

TRACT MAP NO. 19-001

6 SINGLE FAMILY LOTS, IN THE TOWN OF MAMMOTH LAKES,
MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF THAT CERTAIN LAND AS DESCRIBED IN THE GRANT DEED RECORDED AS DOCUMENT# 2019000272 IN THE OFFICE OF THE COUNTY RECORDER OF MONO COUNTY.





Line Table		
Line #	Length	Direction
L1	34.00'	S81°16'55"W
L2	25.00'	N8°43'05"W
L3	29.50'	N81°16'55"E
L5	20.00'	S8°43'05"E
L6	4.50'	N81°16'55"E
L7	5.00'	S8°43'05"E
L8	25.00'	N8°43'05"W
L9	34.00'	N81°16'55"E
L10	5.00'	S8°43'05"E
L11	4.50'	S81°16'55"W
L12	20.00'	S8°43'05"E
L13	17.50'	S81°16'55"W
L14	26.00'	N8°43'05"W
L15	24.00'	N81°16'55"E
L16	32.00'	S8°43'05"E
L17	5.00'	S81°16'55"W
L18	3.00'	N8°43'05"W
L19	1.50'	S81°16'55"W
L20	3.00'	N8°43'05"W
L21	24.00'	N81°16'55"E
L22	26.00'	S8°43'05"E

Line Table		
Line #	Length	Direction
L23	17.50'	S81°16'55"W
L24	3.00'	S8°43'05"E
L25	1.50'	S81°16'55"W
L26	3.00'	S8°43'05"E
L27	5.00'	S81°16'55"W
L28	17.50'	N89°05'03"W
L29	26.00'	N0°54'57"E
L30	24.00'	S89°05'03"E
L31	32.00'	S0°54'57"W
L32	5.00'	N89°05'03"W
L33	3.00'	N0°54'57"E
L34	1.50'	N89°05'03"W
L35	3.00'	N0°54'57"E
L36	24.00'	S89°05'03"E
L37	26.00'	S0°54'57"W
L38	17.50'	N89°05'03"W
L39	3.00'	S0°54'57"W
L40	1.50'	N89°05'03"W
L41	3.00'	S0°54'57"W
L42	5.00'	N89°05'03"W

RECORD INFORMATION

(R1) = RECORD INFORMATION FROM MB 4/85
(R2) = RECORD INFORMATION PER MB 2/97
(R3) = RECORD INFORMATION PER MB 9/66

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS N50°21'47"W BEING THE BEARING BETWEEN FOUND MONUMENTS AS SHOWN AS THE SPIKE LOCATED 18.00' NORTHERLY OF THE CENTERLINE INTERSECTION OF LAKEVIEW DRIVE AND LAKEVIEW BOULEVARD PER R1 AND THE 2" IRON PIPE LOCATED AT THE NORTHEAST CORNER OF LOT 10 AS SET PER R2.

LEGEND

(M) = MEASURED INFORMATION
(P) = PROPORTIONED
(C) = CALCULATED
I.P. = IRON PIPE
RAD = RADIAL
MB = MAP BOOK
PMB = PARCEL MAP BOOK
O.R. = OFFICIAL RECORDS
MON = MONUMENT
SFN = SEARCHED NOT FOUND

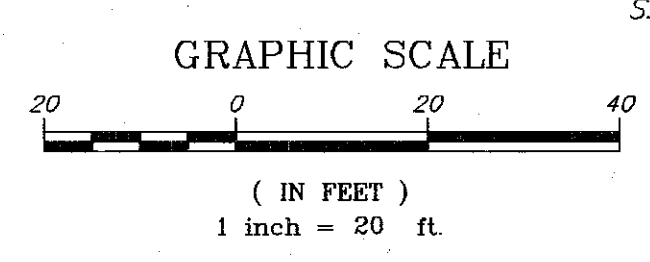
MONUMENT LEGEND

○ SET 5/8" REBAR AND PLASTIC CAP, STAMPED "LS 4428" OR AS NOTED
● FOUND MONUMENT AS NOTED

EASEMENT NOTES

- A PARTIAL QUITCLAIM PER 402/165 O.R. OF THE EASEMENT ALONG THE NORTH LINE OF LOT 11, PER 78/129 O.R.
- THE EASEMENT TO S.C.E. PER 107/535 O.R., DOES NOT AFFECT THE SUBJECT PROPERTY.
- THE EASEMENT TO LAKEVIEW VILLAS PER 208/413 O.R., DOES NOT AFFECT THE SUBJECT PROPERTY
- THE EASEMENT TO S.C.E. PER 323/568 O.R AND 326/410 O.R., DOES NOT AFFECT THE SUBJECT PROPERTY
- A GRANT OF EASEMENT TO SOUTHERN CALIFORNIA EDISON OVER THE ENTIRE PROPERTY, EXCLUSIVE OF BUILDING SITES PER THE DOC#2020002079 O.R.

PARCEL MAP 36-113
PMB 2/97



LAKEVIEW
TRACT MAP NO. 19-001
6 SINGLE FAMILY LOTS, IN THE TOWN OF MAMMOTH LAKES,
MONO COUNTY, CALIFORNIA

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GROSS AREA: 20,232 S.F.