

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 certain private road easement designated as Lot A, also shown hereon as Bear Cub Lane and Bear Cub Court. We also hereby reserve to ourselves, heirs and assigns the 22 foot-wide private access, snow storage and utility easements over Lots 2, 7, 8, 9 and 10, and the 20-foot wide sewer easement over Lots 5, 6, 9 and 10, and the private water, sewer and utility easement over Lots 24 and 25, and the 2-foot wide Non-Access easement along Lots 24 and 25 on Bear Cub Lane, and the 15-foot wide waterline easement over Lot 30, and the 24-foot wide emergency access easement over Lots 28 and 29 for the purposed stated therein, and the 15-foot wide sewer easement over Lots 26, 27, 28, 29, 30, 31 and 32, for the use and benefit of the present and future owners of the lots affected.

GRAY BEAR, LLC, a Nevada Limited Liability Company

BY: [Signature]
John Hooper, President

As Beneficiary:
ANCHOR CAPITAL INC., a Nevada Corporation, under Deed of Trust recorded May 19, 2016 as instrument No. 2016001724 of Official Records of Mono County.

BY: [Signature]
Daniel Bruce O'Dell, 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 23, 2016 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 and
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: 4-19-19
Commission No. of Notary: 2105060

State of California } ss.
County of MONO

On June 23, 2016 before me,
M. Forbis a Notary Public,
personally appeared Daniel Bruce O'Dell

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 and official seal:
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: 4-19-19
Commission No. of Notary: 2105060

PLANNING COMMISSION'S CERTIFICATE

This final map has been reviewed by the Town of Mammoth Lakes Planning Commission at its meeting of 6-8-16 2016. 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] 6-23-16
Sandra Moberly Date
Community and Economic Department Director

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.

6/23/16 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.

6/28/16 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.

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-3A1 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", "Q"/548, 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.

RECORDER'S CERTIFICATE

Filed this 6th day of JULY, 2016 at 11:14 A.M., in Book 11 of Tract Maps at Pages 7-7E, inclusive, at the request of John Hooper.

Instrument No. 2016002280 Fee: \$ 23.00

Bob Musil
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 \$ 52,322.49 which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Mono County Tax Collector
[Signature] Date
By: [Signature]
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, 2015. 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.

07/01/16 Date
[Signature]
Andrew K. Holmes L.S. 4428


THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

Easements recorded per "N"/473, "Q"/546", "Q"/548, and "S"/79 of Official Records cannot be plotted.

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.

**GRAY BEAR II
TRACT MAP NO. 15-003**

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA
BEING A SUBDIVISION OF LOT 2 AND LOT 4 OF TRACT NO. 36-222 PER MAP RECORDED IN BOOK 10 OF TRACT MAPS AT PAGES 100 THROUGH 100C, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF MONO COUNTY, STATE OF CALIFORNIA

