

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.

AS OWNER:

GREENS BERNER STREET LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: GREENS DEVELOPMENT INC
A CALIFORNIA CORPORATION
ITS: MANAGER

BY: ASHUTOSH KADAKIA
ITS: CFO

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 _____)
County of _____) ss.

On _____ before me,
_____ a Notary Public,
personally appeared ASHUTOSH KADAKIA

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 _____
Print Name _____

A Notary Public in and for said state
Principal place of business is the County of _____
My commission expires: _____
Commission No. of Notary: _____

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:

Southern California Edison	Inst. No. 2003-003640 O.R.
Mammoth Community Water District	Inst. No. 2003-003640 O.R. & Inst. No. 2021-006685 O.R. & O.R. Book 108, Page 012
Frontier Communications	O.R. Book 370, Page 593 & O.R. Book 107, Page 239

PLANNING AND ECONOMIC DEVELOPMENT COMMISSION CERTIFICATE

This final map has been reviewed by the Town of Mammoth Lakes Planning and Economic Development Commission at its meeting of _____ 2025. 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: _____ Date _____
Nolan Bobroff
Community and Economic Development 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.

Date _____ Haislip W. Hayes P.E. C 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.

Date _____ Randell Scott West, PLS 8663
Mammoth Lakes Town Surveyor

C.C. & R.'s NOTE

The declaration of covenants, conditions, restrictions and reservation affecting this subdivision was recorded on _____, 2025, as Instrument No. 2025-_____ O.R.

RECORDER'S CERTIFICATE

Filed this ____ day of _____, 2025 at _____ M., in Book ____ of Tract Maps at Pages _____, inclusive, at the request of Ashutosh Kadakia.

Instrument No. _____ O.R. Fee: _____

Queenie Barnard
Mono County Recorder
By: _____
Deputy Mono County Recorder

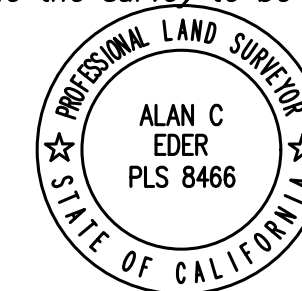
TAX COLLECTOR'S CERTIFICATE

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

Mono County Tax Collector
Date _____ By: _____
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 Greens Berner Street LLC in November 2023. 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 or will be set in such positions, and that such monuments are sufficient to enable the survey to be retraced.



Date _____ Alan C. Eder P.L.S. 8466

SOILS NOTE

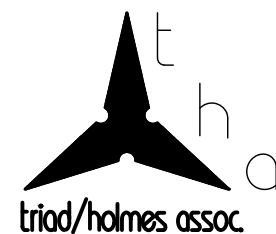
An Updated Geotechnical Investigation, Project No. 3.31934, was prepared for this property, by Sierra Geotechnical Services, Inc, Dated October 13, 2022 under the signature of Thomas A Platz, R.C.E. 41039 and Joseph A. Adler, C.E.G. 2198. Said report is on file with the Town of Mammoth Lakes Public Works 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 upon completion of grading operations.

**RESIDENCE INN AND CONDOMINIUMS
TRACT MAP NO. 21-003**

IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA
BEING A SUBDIVISION OF LOT LINE ADJUSTMENT PARCEL 1 OF LOT LINE ADJUSTMENT NUMBER 2006-03 IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, PER CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NO. 2006004640 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND LOT LINE ADJUSTMENT PARCEL 1 OF LOT LINE ADJUSTMENT NUMBER 2007-07 IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, PER CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NO. 2007007267 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

GROSS AREA: 2.11 ACRES ±



THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

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

The herein described land 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 Services District 2013-3 and is subject to any liens or assessments thereof.

The herein described land lies within the Mammoth Lakes Community Services District 2023-1 and is subject to any liens or assessments thereof.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document to California Interstate Telephone Company, a California Corporation for the purpose of Aerial and underground telephone, telegraph and communication structures. Recorded on January 28, 1970 as Recording No. Book 107, Page 536, Official Records. Affects the South half of the south half of the southwest quarter. The exact location and extent of said easement is not disclosed of record.

Subject to a right-of-way thereon for ditches or canals constructed by the authority of the United States Act of August 30, 1890, 26. stat. 391, 43 U.S.C. 945 (1976); and excepting and reserving unto the United States, all the geothermal steam and associated geothermal resources in the land so patented, and to it or persons authorized by it, the right to prospect, mine and remove such deposits from the same under applicable law, upon the terms and provisions therein as reserved in patent recorded December 8, 1982 in Book 370 Page 573, Official Records.

Matters contained in that certain document entitled A Certificate of Compliance Number 06-03 performed by Town of Mammoth Lakes. Recorded on June 20, 2006 as Recording No. 2006004640, Official Records of Mono County.

An Instrument entitled Resolution No. PC-2007-07 a Resolution of the Mammoth Lakes Planning Commission approving Vesting Tentative Tract Map 09-001 and Use Permit 09-001 to allow a 101-room, 28 unit fractional and/or wholly owned hotel project for property located at 94 and 151 Berner Street. (APN 033-041-011 and 039-030-014) Recorded: March 22, 2010, as Instrument No. 2010001397, Official Records.

Resolution No PEDC 2017-19 A Resolution of the Mammoth Lakes Planning and Economic Development Commission approving Time Extension Request 17-003 granting a six-year time extension for the Vista Point Entitlement (VTM 2009-001 and UPA 2009-01) for property located at 94 and 151 Berner Street (APN 33-041-011-000 & 039-030-014-000) Recorded: February 21, 2019 as Instrument No. 2019000575, Official Records

Resolution No PEDC 2022-09 A Resolution of the Mammoth Lakes Planning and Economic Development Commission approving Tentative Tract Map 21-003, Use Permit 21-004, and Design Review 21-004, to allow The Residence Inn Boutique Hotel by Marriott Project for property located at 94 and 151 Berner Street (APN 033-041-011-000 & 039-030-014-000) Recorded on December 21, 2022 as Instrument No. 2022004817, Official Records.

The herein described land lies within the Town of Mammoth Lakes Community Facilities Bond District No. 2004-01 and is subject to any liens or assessments thereof.

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

The herein described land lies within the Town of Mammoth Lakes Community Facilities Bond District No. 2001-1 (North Village Area) and is subject to any liens or assessments thereof.

The herein described land lies within the North Village Benefit Assessment and is subject to any liens or assessments thereof.

Matters disclosed by a Record of Survey filed in Book 2, Page 100, Record of Surveys, in the Office of the County Recorder of said County relating to the location and dimensions of a portion of said land.

The effect of an Instrument entitled "Development Agreement By and Among Town of Mammoth Lakes and Intrawest Affiliates" executed by Intrawest California Holdings, Inc., a California Coporation, etal; Recorded: April 4, 2002 as Instrument No. 2002002529, Official Records.
An Assignment Agreement, effective as of March 15, 2006, executed by Intrawest California Holdings, Inc., a California Corporation ("Assignor Developer"), and Intrastar Mammoth, LLC, a Delaware Limited Liability Company ("Assignee Developer") Recorded: March 17, 2006 as Instrument No. 2006002007, Official Records.
An Assignment Agreement executed March 15, 2006, by MMSA Development, L.L.C. (F/K/A Intrastar Mammoth, LLC), a Delaware Limited Liability Company ("Assignor Developer"), and Intrastar Mammoth Village Subsidiary I, L.L.C., a Delaware Limited Liability Company ("Assignee Developer") Recorded: November 20, 2007 as Instrument No. 2007007524, Official Records.
An Assignment Agreement executed the 14th day of November, 2007 by Intrastar Mammoth Village Subsidiary I, L.L.C., a Delaware Limited Liability Company ("Assignor Developer"), and Mammoth Specialty Lodging, LLC, a California Limited Liability Company ("Assignee Developer") Recorded: November 20, 2007 as Instrument No. 2007007530, Official Records And Recorded: November 20, 2007 as Instrument No. 2007007531, Official Records.

Resolution No. PC 2006-37, a Resolution of the Mammoth Lakes Planning Commission approving Tentative Tract Map 36-234 and Use Permit 2005-08 to subdivide a 5.03-acre site into four lots with the southerly 2.53-acre lot to be developed with a 251-unit condominium hotel having 299 bedrooms with approximately 13,100 square feet of commercial area and a 292 space understructure garage for property located within the East Village of the North Village Specific Plan (APNS: 33-043-05, -06, -15, and -16; 33-041-05 and -10; and 39-030-10), subject to the conditions contained therein Recorded: February 7, 2007 as Instrument No. 2007000818, Official Records

Matters contained in that certain document entitled A Certificate of Compliance No. 2007-07 performed by Town of Mammoth Lakes. Recorded on November 8, 2007 under recording No. 2007007267 of Official Records.

Water rights, claims or title to water, whether or not disclosed by the public records.

A Deed of Trust to secure the payment of the amount shown below, Dated July 27, 2023 for the amount of \$23,400,000.00 to Trustor Greens Berner Street ,LLC, a California Limited Liability Company to Trustee Commercial Bank of California to the Beneficiary Commercial Bank of California recorded on July 31, 2023 Recording No. 2023001725 of Official Records.

Assignment of Rents and Leases Assigned to Commercial Bank of California Assigned By Greens Berner Street, LLC, a California Limited Liability Company Recorded on July 31, 2023 as Recording No. 2023001726, Official Records.

The effect of a Covenant for Snow Removal and Storage executed by Greens Berner Street LLC dated May 30, 2024 recorded on October 24, 2024 as Recording No. 2024002870, Official Records.

RESIDENCE INN AND CONDOMINIUMS TRACT MAP NO. 21-003

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GROSS AREA: 2.11 ACRES ±

SHEET 2 OF 3

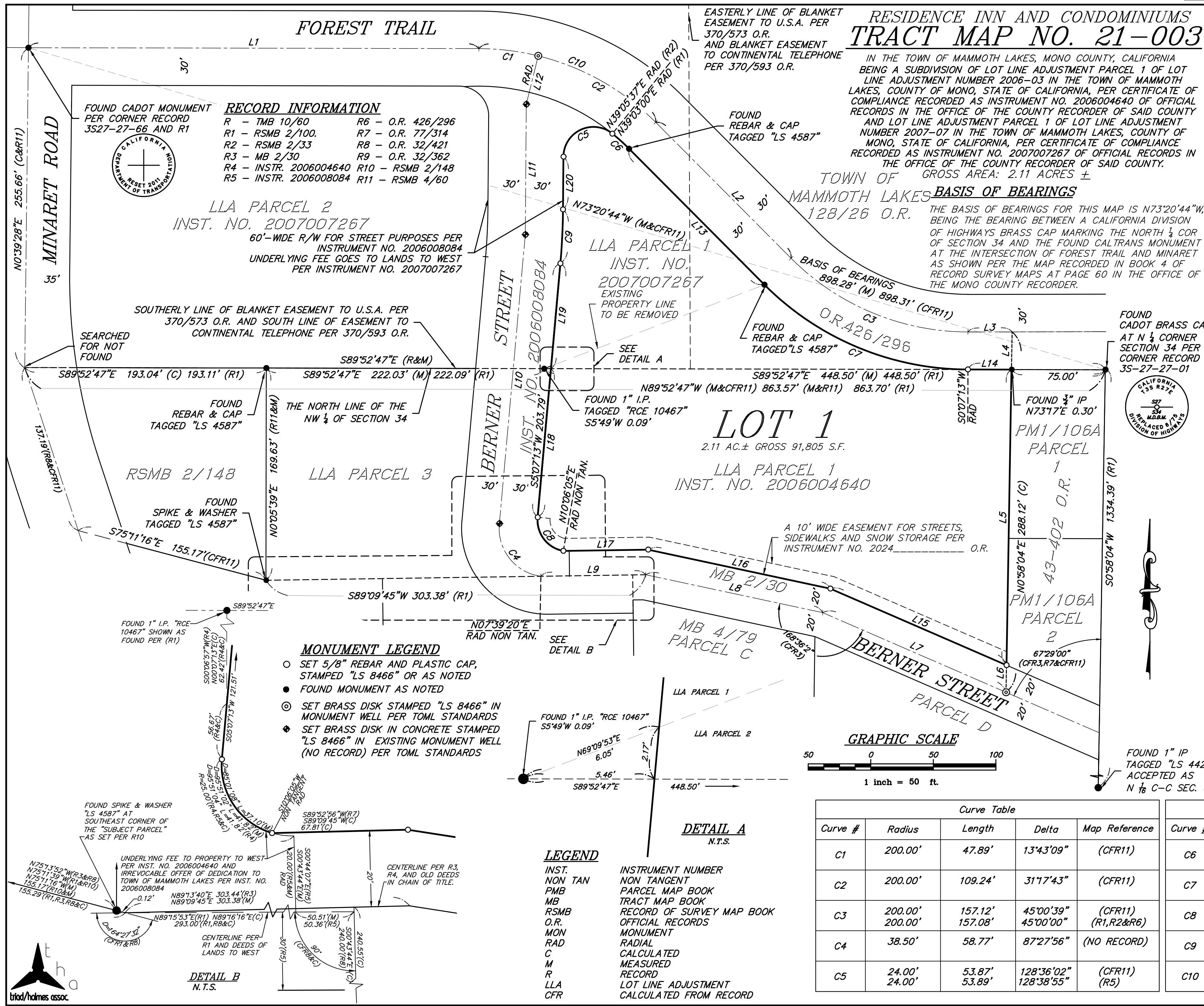


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GROSS AREA: 2.11 ACRES ±

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS MAP IS N73°20'44"W, BEING THE BEARING BETWEEN A CALIFORNIA DIVISION OF HIGHWAYS BRASS CAP MARKING THE NORTH 1/4 CORNER OF SECTION 34 AND THE FOUND CALTRANS MONUMENT AT THE INTERSECTION OF FOREST TRAIL AND MINARET AS SHOWN PER THE MAP RECORDED IN BOOK 4 OF RECORD SURVEY MAPS AT PAGE 60 IN THE OFFICE OF THE MONO COUNTY RECORDER.

LINE COURSE TABLE			
Line #	Direction	Length	Map Reference
L1	S89°53'00"E S89°53'00"E	359.98' 360.00'	(CFR11) (R6)
L2	N44°52'08"W N44°54'58"W	153.36' 153.19'	(CFR11) (R6)
L3	S89°52'47"W	35.30'	(CFR11)
L4	N0°58'04"E	30.15'	(CFR11)
L5	N0°58'04"E	236.32'	(CFR11)
L6	N0°58'04"E	21.65'	(CFR11)
L7	N66°30'56"W N66°34'18"W	159.82' (CFR11) (R3&R7)	
L8	N77°54'54"W N77°58'16"W	144.61' 144.61'	(CFR11) (R3&R7)
L9	N89°09'45"E	83.75'	(CFR11)
L10	S5°07'14"W	232.42'	(NO RECORD)
L11	S0°26'55"W	104.23'	(NO RECORD)
L12	S13°50'09"W	39.81'	(CFR11)
L13	N44°52'08"W N44°53'03"W	153.36' 153.34'	(CFR11) (R1&M)
L14	S89°52'47"E N89°53'03"W	34.86' (CFR11) (R1)	
L15	N66°30'56"W	153.53'	(CFR11)
L16	N77°54'54"W	148.87'	(CFR11)
L17	S89°09'45"W	67.81'	(CFR11)
L18	S5°07'13"W S5°06'57"W	121.51' 120.50'	(CFR11) (R4&R5)
L19	S5°07'13"W S5°06'57"W	82.28' 82.28'	(CFR11) (R4&R5)
L20	S0°26'58"W S0°26'42"W	42.11' 41.94'	(CFR11) (R5)



RECORD INFORMATION
 R - TMB 10/60 R6 - O.R. 426/296
 R1 - RSMB 2/100 R7 - O.R. 77/314
 R2 - RSMB 2/33 R8 - O.R. 32/421
 R3 - MB 2/30 R9 - O.R. 32/362
 R4 - INSTR. 2006004640 R10 - RSMB 2/148
 R5 - INSTR. 2006008084 R11 - RSMB 4/60

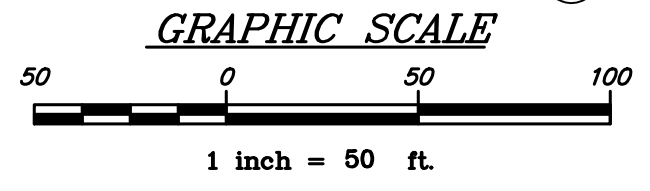
LLA PARCEL 2
 INST. NO. 2007007267
 60'-WIDE R/W FOR STREET PURPOSES PER INSTRUMENT NO. 2006008084 UNDERLYING FEE GOES TO LANDS TO WEST PER INSTRUMENT NO. 2007007267

LLA PARCEL 1
 INST. NO. 2007007267
 EXISTING PROPERTY LINE TO BE REMOVED

LOT 1
 2.11 AC.± GROSS 91,805 S.F.
LLA PARCEL 1
 INST. NO. 2006004640

MONUMENT LEGEND
 ○ SET 5/8" REBAR AND PLASTIC CAP, STAMPED "LS 8466" OR AS NOTED
 ● FOUND MONUMENT AS NOTED
 ⊙ SET BRASS DISK STAMPED "LS 8466" IN MONUMENT WELL PER TOML STANDARDS
 ◆ SET BRASS DISK IN CONCRETE STAMPED "LS 8466" IN EXISTING MONUMENT WELL (NO RECORD) PER TOML STANDARDS

LEGEND
 INST. INSTRUMENT NUMBER
 NON TAN NON TANGENT
 PMB PARCEL MAP BOOK
 MB TRACT MAP BOOK
 RSMB RECORD OF SURVEY MAP BOOK
 O.R. OFFICIAL RECORDS
 MON MONUMENT
 RAD CALCULATED
 C RADIAL
 M CALCULATED
 R MEASURED
 LLA RECORD
 CFR LOT LINE ADJUSTMENT
 CALCULATED FROM RECORD



Curve Table				
Curve #	Radius	Length	Delta	Map Reference
C1	200.00'	47.89'	13°43'09"	(CFR11)
C2	200.00'	109.24'	31°17'43"	(CFR11)
C3	200.00'	157.12'	45°00'39"	(CFR11)
	200.00'	157.08'	45°00'00"	(R1,R2&R6)
C4	38.50'	58.77'	87°27'56"	(NO RECORD)
C5	24.00'	53.87'	128°36'02"	(CFR11)
	24.00'	53.89'	128°38'55"	(R5)

Curve Table				
Curve #	Radius	Length	Delta	Map Reference
C6	170.00'	18.04'	6°04'51"	(CFR11)
C7	230.00'	180.68'	45°00'39"	(CFR11)
	230.00'	180.64'	45°00'00"	(R2&R6)
C8	25.00'	37.10'	85°01'08"	(CFR11)
C9	530.00'	43.21'	4°40'15"	(CFR11)
C10	200.00'	157.13'	45°00'52"	(CFR11)
	200.00'	157.08'	45°00'00"	(R2)