

**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 dedicate to the public that 10-foot wide drainage easement as so designated on this 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 CALIFORNIA } ss.  
County of MONO

On November 9, 2020 before me,  
J.A. MARKHAM 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 J.A. Markham

A Notary Public in and for said state  
Principal place of business is, the County of Mono  
My commission expires: 4/10/2022  
Commission No. of Notary: 2234099

**THIS PROPERTY IS SUBJECT TO THE FOLLOWING:**

- The herein described property lies within the Mammoth School Bond District and is subject to any liens or assessments thereof.
- The herein described property lies within the Old Mammoth Road Benefit Service Area and is subject to any liens or assessments thereof.
- The herein described property lies within the Mammoth Community Water District and is subject to any liens or assessments thereof.
- A note on the map entitled Parcel Map No. 36-147, recorded in Book 4 of Parcel Maps at Page 36 in the Office of the Mono County Recorder that states:  
"An approved report of waste discharge shall be required for the development of any of these parcels. An archeological survey shall be required before the first parcel or roadway is graded. Snow storage will not be allowed in the existing drainage easement unless a storm drain is installed in the easement".

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 July 11, 1988 in Book 507, Page 45, of Official Records and incorporated by reference thereto in the Deed Recorded Book 507, Page 594 of Official Records.

Matters contained in that certain document Resolution No. PEDC 2019-05 A Resolution of the Mammoth Lakes Planning and Economic Development Commission Approving Tentative Tract Map 18-002, Variance 18-004, and Design Review 18-002 to Allow The 540 Project Located at 540 Old Mammoth Road (APN 035-200-023-000) recorded on August 28, 2019 as Document No. 2019003113 of Official Records.

An easement in favor of Mono County for road purposes recorded in Book 79 at Page 385 of Official Records

An easement in favor of California Interstate Telephone Company for pole lines, recorded in Book 79 at Page 391 of Official Records.

An easement to Southern California Edison California for electrical and communication systems recorded as Document No. 2020001546 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 14, 2020. The Commission found the Final Map to be in substantial conformance with the approved or conditionally approved tentative tract map and any amendments thereto and did Accept/Reject on behalf of the public that certain 10-foot wide drainage easement as so designated on this map and did APPROVE the abandonment of that 20-foot wide Drainage Easement as so designated on this map and referenced on this map pursuant to the provisions of Sections 66434(g) and 66499.20.1/2 of the California Subdivision Map Act.

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] 11.9.20  
Sandra Moberly Date  
Community and Economic Department Director

**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 \$ N/A for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Mono County Tax Collector  
12.1.20 Date  
By: [Signature]  
Deputy Mono County Tax Collector  
JULIE RHODES

**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.

11.9.20 Date  
[Signature]  
Grady Dutton P.E. C 32974  
Mammoth Lakes Town Engineer 78268  
Haislip Hayes, PE

**TOWN SURVEYOR'S STATEMENT**

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

11/30/2020 Date  
[Signature]  
Randell Scott West, PLS 8663  
Mammoth Lakes Town Surveyor



**C.C.& R.'s NOTE**

The declaration of covenants, conditions, restrictions and reservation affecting Lot 1 through 13 and Lot A of this subdivision was recorded on \_\_\_\_\_, 2020, as instrument no. 2020\_\_\_\_\_ of Official Records of the Mono County Recorder.



**RECORDER'S CERTIFICATE**

Filed this 24 day of December, 2020 at 10:40 A.M., in Book 11 of Tract Maps at Pages 16-16B, inclusive, at the request of John Hooper.

Instrument No. 2020006632 Fee: \$90.00  
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 June, 2019. 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.

11/06/20 Date



[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-3A1 of the Subdivision Map Act:  
California Interstate Telephone Company, for pole lines: 79/391 O.R.

**SOILS NOTE**

A Preliminary Geotechnical Investigation, Project No. 3.31289.1 was prepared for this property, by Sierra Geotechnical Services, Inc, Dated June 20, 2018 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.

THIS SUBDIVISION IS A PLANNED DEVELOPMENT AS DEFINED IN SECTION 6562 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM 30 ROOMS WITHIN 12 RESIDENTIAL UNITS, A MAXIMUM 3 ROOMS WITHIN ONE RESIDENTIAL AND COMMERCIAL UNIT, AND A MAXIMUM ONE COMMERCIAL UNIT AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT

**FIVE-FORTY OLD MAMMOTH ROAD**  
**TRACT MAP NO. 18-002**  
12 SINGLE FAMILY LOTS, 2 COMMERCIAL CONDOMINIUMS AND  
1 RESIDENTIAL CONDOMINIUM  
IN THE TOWN OF MAMMOTH LAKES, MONO COUNTY,  
CALIFORNIA

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP 36-147 IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 36 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



