



MONO COUNTY ASSESSMENT APPEALS BOARD MEETING AGENDA

Regular Meeting

October 25, 2023 at 9:00 AM

Meeting Location:
Board of Supervisors Chambers
County Courthouse
278 Main St., Bridgeport, CA 93517

TELECONFERENCE INFORMATION

Current statutes and regulations set forth rules and procedures an appeals board must follow when holding hearings. No statute may be construed as prohibiting an appeals board from holding hearings remotely (see Revenue and Taxation Code, §§1616 and 1752.4.) Therefore, appeals boards have the administrative authority and option to provide either in-person hearings or remote hearings, or both.

To join the meeting by computer:

Visit <https://monocounty.zoom.us/j/84766319685>

Or visit <https://www.zoom.us/>, click on "Join A Meeting" and enter the Zoom Webinar ID 847 6631 9685.

To provide public comment, press the "Raise Hand" button on your screen.

To join the meeting by telephone:

Dial (669) 900-6833, then enter Zoom Webinar ID 847 6631 9685. Passcode: 2023

To provide public comment, press *9 to raise your hand and *6 to mute/unmute

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk of the Assessment Appeals Board at (760) 932-5530 or bos@mono.ca.gov. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (See 42 USCS 12132, 28CFR 35.130).

PUBLIC MAY COMMENT ON AGENDA ITEMS AT THE TIME THE ITEM IS HEARD.

9:00 A.M.	Call Meeting to Order
	HEARINGS
1.	<p>TROOP FAMILY TRUST</p> <p>Parcel No. 031-180-034-000 AAB File No. 2022-001 Assessment Year: 2022-2023 Roll Value: \$1,674,723</p> <p><u>Recommended Action:</u> Approve the withdrawal request submitted by the applicant for File No. 2022-001 (Exhibit A).</p> <p>[23-10-01]</p>
2.	<p>BEACON MAMMOTH, INC.</p> <p>(1) Parcel No. 033-041-015-000 AAB File No. 2022-008 Assessment Year: 2022-2023 Roll Value: \$1,603,046</p> <p>(2) Parcel No. 033-041-016-000 AAB File No. 2022-009 Assessment Year: 2022-2023 Roll Value: \$3,673,868</p> <p>(3) Parcel No. 033-043-005-000 AAB File No. 2022-010 Assessment Year: 2022-2023 Roll Value: \$2,170,683</p> <p>(4) Parcel No. 033-043-016-000 AAB File No. 2022-011 Assessment Year: 2022-2023 Roll Value: \$935,548</p> <p>(5) Parcel No. 033-043-019-000 AAB File No. 2022-012 Assessment Year: 2022-2023 Roll Value: \$1,671,373</p> <p>(6) Parcel No. 039-030-015-000 AAB File No. 2022-013 Assessment Year: 2022-2023 Roll Value: \$5,713,154</p>

	<p><u>Recommended Action:</u> Approve the postponement request submitted by the applicant for File Nos. 2022-008, 2022-009, 2022-010, 2022-011, 2022-012, and 2022-013 (Exhibit B).</p> <p>[23-10-02]</p>
<p>3.</p>	<p>MAMMOTH MALL OWNERS, LLC</p> <p>Parcel No. 035-230-010-000 AAB File No. 2022-007 Assessment Year: 2022-2023 Roll Value: \$4,505,111</p> <p><u>Recommended Action:</u> (1) Approve the untimely postponement request submitted by the Applicant via email for File No. 2022-007 (Exhibit C); or (2) Deny postponement request and announce File No. 2022-007 (Exhibit D) as an application for reduction in assessment, the role value of subject property, and applicant’s opinion of value; at the Board’s discretion, request the parties to briefly describe the subject property, the issues presented, and any agreements or stipulations agreed to by the parties; and thereafter, either:</p> <ul style="list-style-type: none"> a. Take the matter under submission; or b. Request that the parties answer any questions and/or provide any additional materials/documentation; or c. Determine the full value of the subject property based on the evidence before the Board and direct staff to prepare an order. <p>[23-10-03]</p>
	<p>ADJOURN</p>
<p>NOTE:</p>	<p><i>FOR ALL HEARINGS WHERE EVIDENCE WILL BE PRESENTED: Parties must appear at the hearing either personally or through their previously designated agent or attorney. Failure to appear may result in the denial of their appeal.</i></p> <p><i>FOR ALL OTHER HEARINGS: Notwithstanding the foregoing, appearance is not required if a party has withdrawn their application, stipulated to an agreed upon value with the Mono County Assessor’s Office, or been granted a postponement by the Board.</i></p>

Exhibit A



**MONO COUNTY
ASSESSMENT APPEALS BOARD**

P.O. BOX 715, BRIDGEPORT, CALIFORNIA 93517
(760) 932-5530 • FAX (760) 932-5531

Queenie Barnard
Clerk of the Assessment Appeals Board
qbarnard@mono.ca.gov

THIS FORM MUST BE RETURNED!

September 8, 2023

Dear Assessment Appeals Applicant:

Please take a moment to complete the information below. All information is required.

Please note the following:

- This letter must be received by the Clerk at least 30 days prior to your hearing date **(by 9/25/2023)**.
- If you fail to return this letter within the designated time frame but attend the hearing anyway, your hearing may be postponed.
- If you or your agent fail to appear (and regardless of whether you have returned this form), your application will be denied.

At the hearing, you will be expected to make a brief opening statement not to exceed two minutes. The Assessment Appeals Board Chair will announce a limitation on the time allowed for the hearing based on the complexity of the case. If you provide good cause why more time is required, the Chair may allow additional time. For information on continuances, please refer to the Notice of Hearing.

APPEAL CASE NO(S): 2022-001

ASSESSOR'S PARCEL NO(S): 031-180-034-000

APPELLANT(S) NAME(S): TROOP FAMILY TRUST

HEARING DATE / TIME: October 25, 2023, 9:00 A.M.

I wish to withdraw my application.
NOTE: Withdrawal of an application is FINAL and your case will not be considered.

I will appear on the date and time scheduled for my hearing.
Please estimate how much time you request to hear your case: _____ minutes

Signature

PROTAX LLC –Debbie Opfer
 Appeals Coordinator debbieo@protaxllc.com
 13029 Danielson St., Ste. 200
 Poway, CA 92064
 (858) 679-7221 Fax: (858) 679-1563

Date

9/21/23

Property Tax Representation

Tel: 805.374.9500
Fax: 805.374.6777
www.acstax.com



September 18, 2023

VIA E-MAIL

Clerk of the Board
County of Mono
Assessment Appeals Board
P. O. Box 237
Bridgeport, CA 93517

Re: Request for Postponement/Waiver

Application No.: 22-008, 22-009, 22-010, 22-011, 22-012 and 22-013
Taxpayer: Beacon Mammoth, Inc.
Situs: Various
Hearing Date: October 25, 2023

Dear Clerk of the Board:

Assessment Counselling Services hereby requests a first-time postponement for the above-referenced applications.

Your consideration and response in this matter is appreciated.

Very truly yours,

ASSESSMENT COUNSELLING SERVICES

John P. Origer
John Origer
Tax Agent

JPO/tmm
Enclosure

Queenie Barnard

Subject: FW: Greenlaw Partners, LLC - Hearing Confirmations 10/25/2023

From: Jameson, Keith <Keith.Jameson@ryan.com>
Sent: Monday, October 23, 2023 2:21 PM
To: Queenie Barnard <qbarnard@mono.ca.gov>; Moru, Karthik <Karthik.Moru@ryan.com>
Cc: Pineros, Rick <Rick.Pineros@ryan.com>; Tracy Morgan <tmorgan@mono.ca.gov>
Subject: RE: Greenlaw Partners, LLC - Hearing Confirmations 10/25/2023

[EXTERNAL EMAIL]

RE: Appeal No. 2022-007
APN: 035-230-010-000
Applicant: Mammoth Mall LLC
Hearing Date: 10/25/2023
Request for Postponement

Hi Queenie,

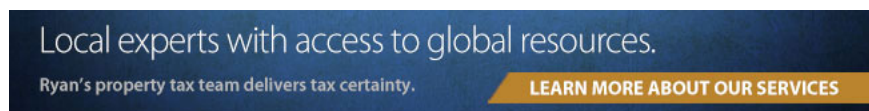
As we discussed on the phone, I would like to request a postponement for the above referenced hearing. I have been working with Tracy Morgan on this appeal and need more time to work out the valuation issues. Another reason for this request is that the requirement now to attend the hearing in person would be a hardship at this time. Please let me know if there is any information that you need for me to provide or any waiver for me to sign.

Thank you for your consideration,

Keith Jameson
Director, Property Tax Commercial
Ryan
300 Spectrum Center Drive
Suite 1060
Irvine, California 92618

949.206.4503 Ext. 60-4503
760.822.8135 Mobile

ryan.com



From: Queenie Barnard <qbarnard@mono.ca.gov>
Sent: Friday, September 15, 2023 12:51 PM
To: Moru, Karthik <Karthik.Moru@ryan.com>
Cc: Jameson, Keith <Keith.Jameson@ryan.com>; Pineros, Rick <Rick.Pineros@ryan.com>; Tracy Morgan <tmorgan@mono.ca.gov>
Subject: RE: Greenlaw Partners, LLC - Hearing Confirmations 10/25/2023

⚠ External mail. Click links or attachments from trusted sender only.

Received, thank you.

Queenie Barnard
Clerk-Recorder-Registrar
Mono County
P.O. Box 237
Bridgeport, CA 93517
(760) 932-5534
qbarnard@mono.ca.gov



From: Moru, Karthik <Karthik.Moru@ryan.com>
Sent: Wednesday, September 13, 2023 6:59 AM
To: Queenie Barnard <qbarnard@mono.ca.gov>
Cc: Jameson, Keith <Keith.Jameson@ryan.com>; Pineros, Rick <Rick.Pineros@ryan.com>
Subject: Greenlaw Partners, LLC - Hearing Confirmations 10/25/2023

You don't often get email from karthik.moru@ryan.com. [Learn why this is important \[aka.ms\]](#)

[EXTERNAL EMAIL]

Good Morning,

I have attached a hearing confirmation in regard to the below applications on behalf of Keith Jameson. **Please reply with confirmation of receipt.**

Hearing Date	Company	Site Name	APN	Appeal#	Tax year
10/25/2023, 09:00 AM	Greenlaw Partners, LLC	Mammoth Mall	035-230-010-000	2022-007	2022

Let us know for any further information on the same.

Regards,
Karthik Moru
Team Leader, Property Tax Commercial
Ryan - Hyderabad IN - Atria
972.934.0022 Ext. 51-1225
990.888.3312 Mobile

Greenlaw - Mammoth Mall



**MONO COUNTY
ASSESSMENT APPEALS BOARD**

RECEIVED SEP 12 2023

P.O. BOX 715, BRIDGEPORT, CALIFORNIA 93517
(760) 932-5530 • FAX (760) 932-5531

Queenie Barnard
Clerk of the Assessment Appeals Board
qbarnard@mono.ca.gov

Notice of Hearing

DATE / TIME	PLACE
October 25, 2023 9:00 A.M.	Board of Supervisors Chambers County Courthouse, 278 Main St., Bridgeport, CA 93517 OR Teleconference option: Zoom Webinar (information to be included with hearing/meeting agenda) (See below for details)
APPELLANT(S) NAME(S)	APPEAL CASE NUMBER(S)
MAMMOTH MALL OWNERS, LLC	2022-007
	ASSESSOR'S PARCEL NO(S)
	035-230-010-000

FOR ALL HEARINGS WHERE EVIDENCE WILL BE PRESENTED: You must appear at this hearing either personally or through your previously designated agent or attorney. Failure to appear may result in the denial of your appeal. Your hearing will be held in-person at the address provided above. IF you fail to return your blue notice, your hearing will be held via teleconference.

FOR ALL OTHER HEARINGS: Notwithstanding the foregoing, appearance is not required if you have withdrawn your application, stipulated to an agreed-upon value with the Mono County Assessor's Office, or been granted a postponement as described below. Your hearing will be held via Teleconference only. Zoom Webinar information will be included with hearing/meeting agenda.

Postponement of Hearing Date

Applicants and the Assessor may request that the hearing date be postponed. Initial requests of each party to postpone made to the Clerk in writing at least 120 days prior to the expiration of the two-year limitations specified in Revenue and Taxation Code section 1604 applicable to appeal at issue will be granted as a matter of right. If an applicant's request to postpone is made less than 120 days prior to the expiration of the applicable two-year limitations period, then the request will only be granted upon applicant's written agreement to waive and extend the two-year limitations period. If the Assessor's request to postpone is made less than 120 days prior to the expiration of the applicable two-year limitations period, then the request will be granted upon the Board's discretion.

All requests to postpone must be submitted in writing to the Clerk no later than 21 days prior to the scheduled hearing date. Subsequent requests of either party to postpone and requests made less than 21 days prior to the scheduled hearing will only be granted by the Board upon a showing of good cause at the scheduled hearing. (See Mono County Assessment Appeals Board Local Rule III.C.)

Sincerely,

Queenie Barnard, Clerk of the Assessment Appeals Board
Dated: September 8, 2023

-0631

12

PROOF OF SERVICE

1. I am over the age of 18 and not a party to this cause. I am a resident of or employed in the county where the mailing and faxing took place.

2. My business address is: **Mono County Board of Supervisors
Annex I, 74 School St., Bridgeport, CA 93517**

3. I served a copy of the following document(s) (*specify*): NOTICE OF HEARING

4. By using the following method(s):

(x) Enclosed the document(s) in an envelope, placing the envelope for collection and mailing on the date and at the place shown in item 5 following our ordinary business practices. I am readily familiar with the business's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with postage fully prepaid.

(x) I have sent an electronic copy or a facsimile copy of said document and proof of service to the addresses on attached service list.

5. a. The names and addresses of person(s) served:

Barry Beck Mono County Assessor's Office P.O. Box 456 Bridgeport, CA 93517 bbeck@mono.ca.gov (via email)	Tracy Morgan Mono County Assessor's Office P.O. Box 456 Bridgeport, CA 93517 tmorgan@mono.ca.gov (via email)
Emily Fox Mono County Counsel P.O. Box 2415 Mammoth Lakes, CA 93546 efox@mono.ca.gov (via email)	RYAN, LLC Keith Jameson PO Box 4549 Carlsbad, CA 92018 PTSConsulting@ryan.com (via email and U.S. mail)

b. Date mailed: September 8, 2023, in Bridgeport, California.

6. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: September 8, 2023



Queenie Barnard
Clerk of the Assessment Appeals Board



**MONO COUNTY
ASSESSMENT APPEALS BOARD**

P.O. BOX 715, BRIDGEPORT, CALIFORNIA 93517
(760) 932-5530 • FAX (760) 932-5531

Queenie Barnard
Clerk of the Assessment Appeals Board
qbarnard@mono.ca.gov

THIS FORM MUST BE RETURNED!

September 8, 2023

Dear Assessment Appeals Applicant:

Please take a moment to complete the information below. All information is required.
Please note the following:

- This letter must be received by the Clerk at least 30 days prior to your hearing date (by 9/25/2023).
- If you fail to return this letter within the designated time frame but attend the hearing anyway, your hearing may be postponed.
- If you or your agent fail to appear (and regardless of whether you have returned this form), your application will be denied.

At the hearing, you will be expected to make a brief opening statement not to exceed two minutes. The Assessment Appeals Board Chair will announce a limitation on the time allowed for the hearing based on the complexity of the case. If you provide good cause why more time is required, the Chair may allow additional time. For information on continuances, please refer to the Notice of Hearing.

APPEAL CASE NO(S): 2022-007

ASSESSOR'S PARCEL NO(S): 035-230-010-000

APPELLANT(S) NAME(S): MAMMOTH MALL OWNERS, LLC

HEARING DATE / TIME: October 25, 2023, 9:00 A.M.

- I wish to withdraw my application.
NOTE: Withdrawal of an application is FINAL and your case will not be considered.
- I will appear on the date and time scheduled for my hearing.
Please estimate how much time you request to hear your case: ____ minutes

Signature

09/13/2023

Date

ASSESSMENT APPEAL APPLICATION

This form contains all of the requests for information that are required for filing an application for changed assessment. Failure to complete this application may result in rejection of the application and/or denial of the appeal. Applicants should be prepared to submit additional information if requested by the assessor or at the time of the hearing. Failure to provide information at the hearing the appeals board considers necessary may result in the continuance of the hearing or denial of the appeal. **Do not attach hearing evidence to this application.**

FILING FEE:

A non-refundable filing fee of \$17.70 for each application/parcel will be charged and must be included at the time of filing the application. Payment can be made by check, money order, or cash. Make checks or money orders payable to: County of Mono. If your check is returned due to insufficient funds, a returned check fee in the amount of \$25.00 will be charged. Applications submitted without the fee will not be processed.

Send application and fee to P.O. Box 237, Bridgeport, CA 93517

APPLICATION NUMBER: Clerk Use Only
22-007

1. APPLICANT INFORMATION - PLEASE PRINT

NAME OF APPLICANT (LAST, FIRST, MIDDLE INITIAL), BUSINESS, OR TRUST NAME
Mammoth Mall Owners, LLC

EMAIL ADDRESS

MAILING ADDRESS OF APPLICANT (STREET ADDRESS OR P. O. BOX)
18301 Von Karman, Suite 250

CITY Irvine	STATE CA	ZIP CODE 92612	DAYTIME TELEPHONE	ALTERNATE TELEPHONE	FAX TELEPHONE
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2. CONTACT INFORMATION - AGENT, ATTORNEY, OR RELATIVE OF APPLICANT if applicable - (REPRESENTATION IS OPTIONAL)

NAME OF AGENT, ATTORNEY, OR RELATIVE (LAST, FIRST, MIDDLE INITIAL)
Keith Jameson

EMAIL ADDRESS
PTSConsulting@ryan.com

COMPANY NAME
Ryan, LLC

CONTACT PERSON IF OTHER THAN ABOVE (LAST, FIRST, MIDDLE INITIAL)

MAILING ADDRESS (STREET ADDRESS OR P. O. BOX)
Post Office Box 4549

CITY Carlsbad	STATE CA	ZIP CODE 92018	DAYTIME TELEPHONE (949)206-4503	ALTERNATE TELEPHONE	FAX TELEPHONE
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AUTHORIZATION OF AGENT AUTHORIZATION ATTACHED

The following information must be completed (or attached to this application - see instructions) unless the agent is a licensed California attorney as indicated in the Certification section, or a spouse, child, parent, registered domestic partner, or the person affected. If the applicant is a business entity, the agent's authorization must be signed by an officer or authorized employee of the business.

The person named in Section 2 above is hereby authorized to act as my agent in this application, and may inspect assessor's records, enter in stipulation agreements, and otherwise settle issues relating to this application.

SIGNATURE OF APPLICANT, OFFICER, OR AUTHORIZED EMPLOYEE	TITLE	DATE
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3. PROPERTY IDENTIFICATION INFORMATION

Yes No Is this property a single-family dwelling that is occupied as the principal place of residence by the owner?

ENTER APPLICABLE NUMBER FROM YOUR NOTICE/TAX BILL

ASSESSOR'S PARCEL NUMBER 035-230-010-000	ASSESSMENT NUMBER	FEE NUMBER
ACCOUNT NUMBER	TAX BILL NUMBER	

PROPERTY ADDRESS OR LOCATION
126 Old Mammoth Road, Mammoth Lakes

DOING BUSINESS AS (DBA), if appropriate

PROPERTY TYPE

- | | | |
|---|--|--|
| <input type="checkbox"/> SINGLE-FAMILY / CONDOMINIUM / TOWNHOUSE / DUPLEX | <input type="checkbox"/> AGRICULTURAL | <input type="checkbox"/> POSSESSORY INTEREST |
| <input type="checkbox"/> MULTI-FAMILY/APARTMENTS: NO. OF UNITS _____ | <input type="checkbox"/> MANUFACTURED HOME | <input type="checkbox"/> VACANT LAND |
| <input checked="" type="checkbox"/> COMMERCIAL/INDUSTRIAL | <input type="checkbox"/> WATER CRAFT | <input type="checkbox"/> AIRCRAFT |
| <input type="checkbox"/> BUSINESS PERSONAL PROPERTY/FIXTURES | <input type="checkbox"/> OTHER: _____ | |

4. VALUE	A. VALUE ON ROLL	B. APPLICANT'S OPINION OF VALUE	C. APPEALS BOARD USE ONLY
LAND	\$2,310,313	\$1,155,156	<div style="font-size: 2em; color: blue; opacity: 0.5;">FILED</div> <div style="color: red; font-weight: bold; margin-top: 10px;">SEP 14 2022</div> <div style="color: blue; font-weight: bold; margin-top: 10px;">MONO COUNTY CLERK</div>
IMPROVEMENTS/STRUCTURES	\$2,194,798	\$1,097,399	
FIXTURES			
PERSONAL PROPERTY (see instructions)			
MINERAL RIGHTS			
TREES & VINES			
OTHER			
TOTAL	\$4,505,111	\$2,252,556	
PENALTIES (amount or percent)			

THIS DOCUMENT IS SUBJECT TO PUBLIC INSPECTION

5. TYPE OF ASSESSMENT BEING APPEALED Check only one. See instructions for filing periods

- REGULAR ASSESSMENT – VALUE AS OF JANUARY 1 OF THE CURRENT YEAR
 - SUPPLEMENTAL ASSESSMENT
*DATE OF NOTICE: _____ ROLL YEAR: _____
 - ROLL CHANGE ESCAPE ASSESSMENT CALAMITY REASSESSMENT PENALTY ASSESSMENT
*DATE OF NOTICE: _____ **ROLL YEAR: _____
- *Must attach copy of notice or bill, where applicable **Each roll year requires a separate application**

6. REASON FOR FILING APPEAL (FACTS) **See instructions before completing this section.**

If you are uncertain of which item to check, please check "I. OTHER" and provide a brief explanation of your reasons for filing this application. The reasons that I rely upon to support requested changes in value are as follows:

- A. DECLINE IN VALUE
 - The assessor's roll value exceeds the market value as of January 1 of the current year.
- B. CHANGE IN OWNERSHIP
 - 1. No change in ownership occurred on the date of _____.
 - 2. Base year value for the change in ownership established on the date of _____ is incorrect.
- C. NEW CONSTRUCTION
 - 1. No new construction occurred on the date of _____.
 - 2. Base year value for the completed new construction established on the date of _____ is incorrect.
 - 3. Value of construction in progress on January 1 is incorrect.
- D. CALAMITY REASSESSMENT
 - Assessor's reduced value is incorrect for property damaged by misfortune or calamity.
- E. BUSINESS PERSONAL PROPERTY/FIXTURES. Assessor's value of personal property and/or fixtures exceeds market value.
 - 1. All personal property/fixtures.
 - 2. Only a portion of the personal property/fixtures. Attach description of those items.
- F. PENALTY ASSESSMENT
 - Penalty assessment is not justified.
- G. CLASSIFICATION/ALLOCATION
 - 1. Classification of property is incorrect.
 - 2. Allocation of value of property is incorrect (e.g., between land and improvements).
- H. APPEAL AFTER AN AUDIT. Must include description of each property, issues being appealed, and your opinion of value.
 - 1. Amount of escape assessment is incorrect.
 - 2. Assessment of other property of the assessee at the location is incorrect.
- I. OTHER
 - Explanation (attach sheet if necessary) _____

7. WRITTEN FINDINGS OF FACTS (\$_____ per _____)

- Are requested. Are not requested.

8. THIS APPLICATION IS DESIGNATED AS A CLAIM FOR REFUND **See instructions.**

- Yes No

CERTIFICATION

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief and that I am (1) the owner of the property or the person affected (i.e., a person having a direct economic interest in the payment of taxes on that property – "The Applicant"), (2) an agent authorized by the applicant under item 2 of this application, or (3) an attorney licensed to practice law in the State of California, State Bar Number _____, who has been retained by the applicant and has been authorized by that person to file this application.

SIGNATURE (Use Blue Pen - Original signature required on paper-filed application) 	SIGNED AT (CITY, STATE) Laguna Hills, CA	DATE 9/12/22
NAME (Please Print) Keith Jameson		

FILING STATUS (IDENTIFY RELATIONSHIP TO APPLICANT NAMED IN SECTION 1)

- OWNER AGENT ATTORNEY SPOUSE REGISTERED DOMESTIC PARTNER CHILD PARENT PERSON AFFECTED
- CORPORATE OFFICER OR DESIGNATED EMPLOYEE

**LETTER OF AUTHORIZATION
FOR PROPERTY TAX REPRESENTATION**

Mammoth Mall Owners, LLC

Property Owner

035-230-010-000, 035-230-011-000

Subject Property

Mono County, CA

Jurisdiction and State

2021, 2022, 2023, 2024

Calendar Years

This letter authorizes Ryan, LLC and its affiliate, Ryan Tax Compliance Services, LLC to represent the above-named property as its property tax agent in the jurisdiction and state named above. This authorization includes but is not limited to: filing property renditions or returns; signing and filing appeals; examining all property tax records; and, appearances before the assessor, boards of equalization or review, or other governmental agencies responsible for the assessment of property.

If there are any questions concerning this authorization please contact the following: **Ryan LLC, Keith Jameson, P.O. Box 4549, Carlsbad CA 92018, (949)206-4503, Keith.Jameson@ryan.com**

This authorization shall remain effective as long as permitted by law or until revoked in writing by the owner.

Property Owner:



Digitally signed by Kari Blevins Johnson
DN: cn=Kari Blevins Johnson,
o=Greenlaw Management, Inc., ou,
email=kari@greenlawpartners.com,
c=US
Date: 2021.11.16 15:58:19 -08'00'

Signature

Printed Name

Date

Director of Property Accounting

949.331.1323

Title

Phone Number

I certify that the signature above is a true and correct signature provided as a duly appointed officer or authorized employee of the above referenced company. If a copy of this form is being submitted, I will produce the original form with original signature upon request. If a completed application for changed assessment is attached to this authorization, I certify that a copy has been forwarded to applicant named in this application.

RYAN, LLC.

By: 

Date: 9/12/22

Greenlaw Partners
Mammoth Mall