

LETTER OF DISCLOSURE COUNSEL

July 2, 2024

Town of Mammoth Lakes
437 Old Mammoth Road, Suite 230
Mammoth Lakes, CA 93546

Piper Sandler & Co.

[MUNICIPAL BOND INSURER]

Re: \$_____ Certificates of Participation (2024 Capital Improvement Financing Project) Evidencing Direct, Undivided Fractional Interests of the Owners Thereof in Lease Payments to be Made by the Town of Mammoth Lakes, as the Rental for Certain Property Pursuant to a Lease Agreement with the Mammoth Lakes Municipal Service Corporation

Ladies and Gentlemen:

We have acted as disclosure counsel to the Town of Mammoth Lakes (the "Town") in connection with the delivery of the above-referenced Certificates of Participation (the "Certificates"), pursuant to the Trust Agreement, dated as of July 1, 2024 (the "Trust Agreement"), by and among the Town, the Mammoth Lakes Municipal Service Corporation and U.S. Bank Trust Company, National Association, as trustee. This letter is being delivered by us in our capacity as disclosure counsel to the Town and not as counsel to any other addressee hereof. Capitalized terms used in this letter and not otherwise defined herein have the meanings given to them in the Trust Agreement.

In connection with this letter, we have reviewed the Trust Agreement, the Preliminary Official Statement, dated June 7, 2024 (the "Preliminary Official Statement"), and the Official Statement, dated June 18, 2024 (the "Official Statement"), which describe the Certificates, the Site and Facility Lease, the Lease Agreement, the Assignment Agreement, the Trust Agreement and such other records, opinions and documents, and we have made such investigations of law, as we have deemed appropriate as a basis for the conclusions hereinafter expressed. In arriving at the conclusions expressed below, we are not expressing any opinion or view on, and with your permission are assuming, the validity, accuracy and sufficiency of the records, documents, certificates and opinions referred to above (including the accuracy of all factual matters represented and legal conclusions contained therein, including (without limitation) representations and legal conclusions regarding the due authorization, issuance, delivery, validity and enforceability of the Certificates and the exclusion of interest with respect thereto from gross income for federal income tax purposes). We have assumed that all records, documents, certificates and opinions that we have reviewed, and the signatures thereto, are genuine.

Based on and subject to the foregoing, and in reliance thereon, we advise that the Certificates are exempt from registration pursuant to the Securities Act of 1933, as amended, and that the Trust Agreement is exempt from qualification under the Trust Indenture Act of 1939, as amended.

We are not passing upon and do not assume any responsibility for the accuracy, completeness or fairness of the statements contained in the Preliminary Official Statement and the Official Statement and make no representation that we have independently verified the accuracy, completeness or fairness of any such statements. However, in our capacity as disclosure counsel to the Town, we have reviewed certain documents as described above and have participated in conferences during which the contents of the Preliminary Official Statement and the Official Statement and related matters were discussed. Based on our review of documents and our participation in the above-mentioned conferences, and with the assumptions described in the second preceding paragraph, we advise you that, during the course of our assistance in the preparation of the Preliminary Official Statement and the Official Statement, no facts have come to the attention of the attorneys in our firm rendering legal services in connection with such representation that caused us to believe that the Preliminary Official Statement and the Official Statement, as of their dates and as of the date of this letter contained or contains any untrue statement of a material fact or omitted or omits to state any material fact necessary in order to make the statements therein, in the light of the circumstances under which they were made, not misleading (except that we express no opinion or belief with respect to: (i) the expressions of opinion, the assumptions, the projections, the financial statements or other financial, numerical, economic, demographic or statistical data contained in the Preliminary Official Statement and the Official Statement, (ii) any CUSIP numbers or information relating thereto contained in the Official Statement, (iii) information contained in the Appendices B, C, F and H to the Preliminary Official Statement and the Official Statement, (iv) information with respect to the Depository Trust Company and its book entry system for the Certificates contained or incorporated in the Preliminary Official Statement and the Official Statement, (v) information incorporated by reference into the Preliminary Official Statement and the Official Statement, (vi) information with respect to the rating assigned to the Certificates and the rating agency referenced in the Preliminary Official Statement and the Official Statement, (vii) information with respect to the Municipal Bond Insurer and its Municipal Bond Insurance Policy and its Reserve Policy referenced in the Official Statement, and (viii) compliance by the Town with its obligations to provide notices of the events described in Part (b)(5)(i)(C) of Rule 15c2-12 of the United States Securities and Exchange Commission, as amended (the "Rule") or to file annual reports described in Part (b)(5)(i)(A) of the Rule, which compliance we have not reviewed pursuant to your direction).

During the period from the date of the Preliminary Official Statement and the Official Statement to the date of this letter, except for our review of the certificates and opinions regarding the Preliminary Official Statement and the Official Statement delivered on the date hereof, we have not undertaken any procedures or taken any actions which were intended or likely to elicit information concerning the accuracy, completeness or fairness of any of the statements contained in the Preliminary Official Statement and the Official Statement. We also advise you that the preceding paragraph is not an opinion but, rather, in the nature of negative observations based on certain limited activities performed by specific lawyers in our firm in our role as disclosure counsel to the Town. The scope of those activities performed by us for purposes of delivering this letter were inherently limited and do not purport to encompass all activities necessary for compliance with applicable securities laws. In addition, the performance

of those activities by us required our reliance upon third-party representations, warranties, certifications and opinions, including and primarily, representations, warranties and certifications made by the Town, and are otherwise subject to the conditions set forth herein.

This letter is furnished by us solely for your benefit and may not be relied upon by any other person or entity. We disclaim any obligation to supplement this letter to reflect any facts or circumstances that may hereafter come to our attention or any changes in the law that may hereafter occur, and our engagement with respect to this matter has terminated as of the date hereof.

Very truly yours,