

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 21.7
(ID # 27720)**

MEETING DATE:
Tuesday, April 28, 2026

FROM : TREASURER-TAX COLLECTOR

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 219, Item 238. Last assessed to: Pablo G. Alvarez, a single man, as to an undivided one-third (1/3) interest; Antonio G. Alvarez, a married man, as to an undivided one-third (1/3) interest; and Beatrice Alvarez, surviving spouse, as to an undivided one-third (1/3) interest, District 4. [\$62,185-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Pablo G. Alvarez for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 667202012;
2. Approve the claim from Maria Del Carmen Alvarez, heir to the Estate of Antonio G. Alvarez for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 667202012;
3. Approve the claim from Patricia Cantu, Power of Attorney for Beatrice Alvarez for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 667202012; and,
4. Authorize and direct the Auditor-Controller to issue a warrant to Pablo G. Alvarez in the amount of \$20,728.40, to Maria Del Carmen Alvarez, heir to the Estate of Antonio G. Alvarez in the amount of \$20,728.40, and to Patricia Cantu, Power of Attorney for Beatrice Alvarez in the amount of \$20,728.40, no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

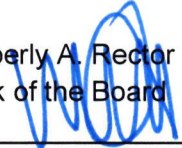
ACTION:Policy


Melissa Johnson, Assistant Tax Collector 4/8/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: April 28, 2026
xc: Treasurer

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

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STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 62,185	\$ 0	\$ 62,185	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	No
			For Fiscal Year:	25/26

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, the Tax Collector conducted the May 02, 2023 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 20, 2023. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on July 13, 2023 to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods used to obtain current mailing addresses for these parties of interest.

The Treasurer-Tax Collector has received three claims for excess proceeds:

1. Claim from Pablo G. Alvarez based on an Individual Grant Deed recorded September 16, 1980 as Instrument No. 1980-167874.
2. Claim from Maria Del Carmen Alvarez, heir to the Estate of Antonio G. Alvarez based on an Individual Grant Deed recorded September 16, 1980 as Instrument No. 1980-167874, an Affidavit for Collection of Personal Property notarized March 8, 2024, and a Certificate of Death for Antonio Alvarez Garcia.
3. Claim from Patricia Cantu, Power of Attorney for Beatrice Alvarez based on a General Durable Power of Attorney notarized March 15, 2021 and a Spousal Property Order recorded September 20, 2010 as Instrument No. 2010-0450362.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Pablo G. Alvarez be awarded excess proceeds in the amount of \$20,728.40, Maria Del Carmen Alvarez, heir to the Estate of Antonio G. Alvarez be awarded excess proceeds in the amount of \$20,728.40, and Patricia Cantu, Power of Attorney for Beatrice Alvarez be awarded excess proceeds in the amount of \$20,728.40. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

Impact on Residents and Businesses

Excess proceeds will be released to the last assesses of the property.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Pablo

ATTACHMENT B. Claim Maria

ATTACHMENT C. Claim Patricia


Cesar Bernal, PRINCIPAL MGMT ANALYST 4/13/2026


Aaron Gettis, Chief Deputy County Counsel 11/18/2025

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY

RECEIVED

To: Matthew Jennings, Treasurer-Tax Collector

2024 MAR 21 PM 3:55

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

TC: 219 ITEM 238 Parcel Identification Number: 667202012

Owner: ALVAREZ ANTONIO G & ALVAREZ BEATRICE & ALVAREZ PABLO G

Situs Address: 61855 PIERSON BLVD DESERT HOT SPRINGS 92240

Date Sold: 05/02/2023

Date Deed to Purchaser Recorded: 06/20/2023

Final Date to Submit Claim: 06/20/2024

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 62,185.20 from the sale of the above mentioned real property. I/We were the [] lienholder(s), property owner(s) [please check one] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2023-0176062, recorded on 6/20/23. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

If the property is held in Joint Tenancy, the tax sale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 20th day of March, 2024 at Riverside, CA
County, State

Pablo G. Alvarez
Signature of Claimant

Signature of Claimant

Pablo G. Alvarez
Print Name

Print Name

12631 Amelia Ave
Street Address

Street Address

Avondale, AZ 85323
City, State, Zip

City, State, Zip

(480) 200-8272
Phone Number

Phone Number

mlee.alvarez10@gmail.com
Email Address

Email Address

167874

RECORDING REQUESTED BY
 Western Title Insurance Company
 AND WHEN RECORDED MAIL TO
 NAME Mr. Pablo G. Alvarez et al
 ADDRESS Post Office Box 404
 CITY & STATE Westminster, Ca. 92683

PAID
 Doc. Transfer Tax
 DONALD D. SULLIVAN
 RIV. CO. RECORDER

RECEIVED FOR RECORD
 AT 9:00 O'CLOCK A.M.
 AT REQUEST OF
 WESTERN TITLE INSURANCE CO.
 Book 1980, Page 167874
 SEP 16 1980

Recorded in Official Records
 of Riverside County, California
 D.D. Sullivan Recorder
 FEES \$

SURVEYORS
 Monument Fund
 \$10.00

Title Order No. 44176 Escrow No. 64693

MAIL TAX STATEMENTS TO
 NAME
 ADDRESS address given above
 CITY & STATE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax \$ 8.80
 Computed on full value of property conveyed, or
 Computed on full value less liens and encumbrances
 remaining thereon at time of sale.

Western Title Insurance Company
 Signature of declarant or agent determining tax - firm name

Individual Grant Deed

WESTERN TITLE FORM NO. 104

44176-C5

FOR VALUE RECEIVED. JIM HARLOW, an unmarried man; and ESTHER LUNA, an unmarried woman;
 as joint tenants

GRANT to PABLO G. ALVAREZ, a single man, as to an undivided 1/3 interest; and
 ANTONIO G. ALVAREZ, a married man, as to an undivided 1/3 interest; and PAUL J. ALVAREZ,
 a married man, as to an undivided 1/3 interest
 all that real property situate in the unincorporated area

County of Riverside State of California, described as follows:

Lot 17 of Desert City Record of Survey of a portion of the Northeast 1/4 of Section 32,
 Township 2 South, Range 4 East, San Bernardino Base and Meridian, as shown by map on
 file in Book 25, page 53, of Record of Survey, in the office of the Recorder of Riverside
 County, California

667-200-022

EXCEPT ALL of the oil and gas, together with the right to prospect for, mine
 and remove such deposits from the same upon compliance with the conditions and
 subject to the provisions and limitations of the Act of July 17, 1914 (38 Stat.
 509) as reserved by the United States in Patent to Frank M. Fernandez,
 recorded November 17, 1952 in Book 1416, Page 284 of Official Records of
 Riverside County, California.

Dated August 8, 19 80

Jim Harlow
 Jim Harlow

Esther Luna *Esther Luna*

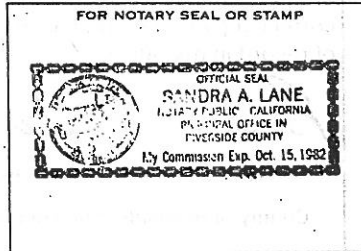
STATE OF CALIFORNIA
 County of Riverside ss.

On Aug. 18, 19 80, before me, the undersigned,

a Notary Public, in and for said State, personally appeared
 **Jim Harlow and Esther Luna*

known to me to be the person^s whose name^s
 subscribed to the within instrument, and acknowledged to me that
 he executed the same.

Sandra A. Lane
 Notary Public
 Sandra A. Lane



MAIL TAX STATEMENTS AS DIRECTED ABOVE

END RECORDED DOCUMENT DONALD D. SULLIVAN, COUNTY RECORDER

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY

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To: Matthew Jennings, Treasurer-Tax Collector

2024 MAR 21 PM 3:55

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

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Date Deed to Purchaser Recorded: 06/20/2023

Final Date to Submit Claim: 06/20/2024

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NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

If the property is held in Joint Tenancy, the tax sale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 8th day of March, 2024 at Riverside, California
County, State

Maria Del Carmen Alvarez
Signature of Claimant

Signature of Claimant

Maria Del Carmen Alvarez
Print Name

Print Name

1625 W Sumac Ln
Street Address

Street Address

Anaheim, CA 92802
City, State, Zip

City, State, Zip

714-402-6033
Phone Number

Phone Number

Beto 0727@gmail.com
Email Address

Email Address

RECORDING REQUESTED BY
Western Title Insurance Company
AND WHEN RECORDED MAIL TO
NAME: Mr. Pablo G. Alvarez et al
ADDRESS: Post Office Box 464
CITY & STATE: Westminster, Ca. 92683

Title Order No. 44176 Escrow No. 64693

RECEIVED FOR RECORD
AT 2:00 O'CLOCK P.M.
WESTERN TITLE INSURANCE CO.
Book 1780, Page 167874
SEP 16 1980
Riverside Co. Recorder

SURVEYORS
Monument Fund

MAIL TAX STATEMENTS TO
NAME: _____
ADDRESS: address given above
CITY & STATE: _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Documentary transfer tax \$ 8.80
 Computed on full value of property conveyed, or
 Computed on full value less liens and encumbrances
remaining thereon at time of sale
Western Title Insurance Company
Signature of Defendant Agent describing tax. Also name

Individual Grant Deed

WESTERN TITLE FORM NO. 104

FOR VALUE RECEIVED, JIM HARLOW, an unmarried man; and ESTHER LUNA, an unmarried woman;
as joint tenants

GRANT to PABLO G. ALVAREZ, a single man, as to an undivided 1/3 interest; and
ANTONIO G. ALVAREZ, a married man, as to an undivided 1/3 interest, and PAUL J. ALVAREZ,
a married man, as to an undivided 1/3 interest
all that real property situated in the unincorporated area

County of Riverside State of California, described as follows

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Township 2 South, Range 4 East, San Bernardino Base and Meridian, as shown by map on
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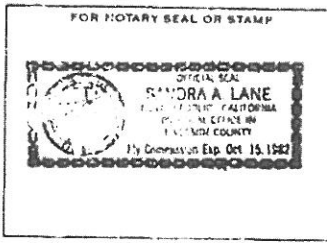
EXCEPT ALL of the oil and gas, together with the right to prospect for, mine
and remove such deposits from the same upon compliance with the conditions and
subject to the provisions and limitations of the Act of July 17, 1914 (38 Stat.
509) as reserved by the United States in Patent to Frank M. Fernandez,
recorded November 17, 1952 in Book 1416, Page 284 of Official Records of
Riverside County, California.

Dated August 8, 1980
Jim Harlow
Jim Harlow

Esther Luna
Esther Luna

STATE OF CALIFORNIA
County of Riverside }
On Aug 19 1980 before me, the undersigned
a Notary Public, in and for said State, personally appeared
**Jim Harlow and Esther Luna
known to me to be the persons whose names
subscribed to the within instrument, and acknowledged to me that
they executed the same

Sandra A. Lane
Notary Public
Sandra A. Lane



MAIL TAX STATEMENTS AS DIRECTED ABOVE

END RECORDED DOCUMENT DONALD D. SULLIVAN, COUNTY RECORDER

**AFFIDAVIT FOR COLLECTION OF PERSONAL PROPERTY
UNDER CALIFORNIA PROBATE CODE SECTIONS 13100-13106**

The undersigned state(s) as follows:

1. (Decedent's Name) Antonio Garcia Alvarez died on (date) 9/27/2021, in County of Rincon de Romos, Aguascalientes, Mexico State of California [before April 1, 2022].
2. At least 40 days have elapsed since the death of the decedent, as shown in a certified copy of the decedent's death certificate attached to this affidavit or declaration.
3. (Check one):
 - No proceeding is now being or has been conducted in California for administration of the decedent's estate.
 - The decedent's personal representative has consented in writing to the payment, transfer, or delivery to the affiant or declarant of the property described in the affidavit or declaration.
4. The current gross fair market value of the decedent's real and personal property in California, excluding the property described in Section 13050 of the California Probate Code, does not exceed \$166,250.
5. (Check one):
 - An inventory and appraisal of the real property included in the decedent's estate is attached.
 - There is no real property in the estate.
6. The following property is to be paid, transferred, or delivered to the undersigned under the provisions of California Probate Code Section 13100:
Parcel Number: 667202012
61855 Pierson Blvd, Desert Hot Springs, CA 92240
7. The successor(s) of the decedent, as defined in California Probate Code Section 13006, is/are:
Maria Del Carmen Alvarez
8. The affiant or declarant (check one):
 - Is/are the successor(s) of the decedent (as defined in Section 13006 of the California Probate Code) to the decedent's interest in the described property.
 - Is/are authorized under Section 13051 of the California Probate Code to act on behalf of the successor of the decedent (as defined in Section 13006 of the California Probate Code) with respect to the decedent's interest in the described property.
9. No other person has a superior right to the interest of the decedent in the described property.
10. The affiant or declarant requests that the described property be paid, delivered or transferred to the affiant or declarant.

The affiant or declarant affirms or declares under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: 3/8/24

Maria Del Carmen Alvarez
Name:

Dated: _____

Name:

ACKNOWLEDGEMENT

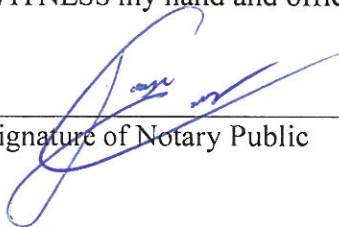
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

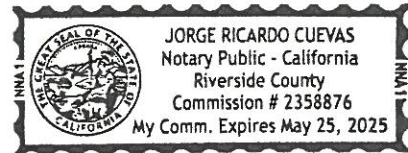
STATE OF CALIFORNIA
COUNTY OF ~~MENDOCINO~~ Riverside

On 3/8/24 before me, Jorge Ricardo Cuevas, Notary Public, personally appeared Maria Del Carmen Alvarez, 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/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person 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.

 (Seal)
Signature of Notary Public



FOLIO



Estados Unidos Mexicanos

Acta de Defunción

Clave Única de Registro de Población

N° de Certificado de Defunción de la SSA

Entidad de Registro

AGUASCALIENTES

Municipio de Registro

RINCON DE ROMOS

Oficialia	Libro	Acta	Fecha de Registro
0001	2	314	07/12/2021

Datos de la Persona Fallecida:

ANTONIO

Nombre(s):

ALVAREZ

Primer Apellido:

GARCIA

Segundo Apellido:

MASCULINO

Sexo:

CASADO(A)

Estado Civil:

13/06/1937

Fecha de Nacimiento:

RINCON DE ROMOS, AGUASCALIENTES

Lugar de Nacimiento:

AGUASCALIENTES

Entidad de Registro de Nacimiento:

MEXICANA

Nacionalidad:

Datos de la Defunción:

27/09/2021

Fecha:

01:26:00

Hora:

16 DE SEPTIEMBRE 122 COL. BARRIO DE GUADALUPE, RINCON DE ROMOS, AGUASCALIENTES, MEXICO

Lugar:

INHUMACIÓN

Destino del Cadáver:

RESERVADO

Causas de la Defunción:

Anotaciones Marginales:

REGISTRO EXTEMPORANEO

Certificación:

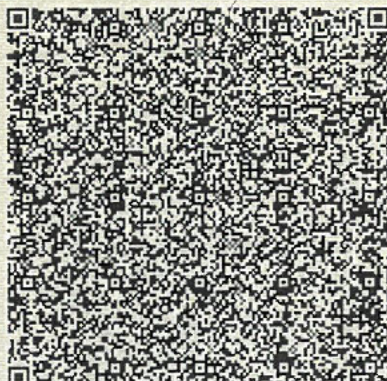
Se extiende la presente copia certificada con fundamento en los artículos 32, 38, 41 y 48 del Código Civil del Estado de Aguascalientes vigente y el artículo 2 fracción XII, 4 inciso d), fracciones XIV y XXIII del Reglamento de la Dirección General del Registro Civil del Estado de Aguascalientes. La Firma Electrónica con la que cuenta es vigente a la fecha de expedición; tiene validez jurídica y probatoria de acuerdo a las disposiciones legales en la materia.

A LOS 19 DIAS DEL MES DE MARZO DE 2024. DOY FE.

Firma Electrónica:

VG 9t bz oy IE xp Yn Jv Oj J8 Rm 9q YT oz MT R8 QW N0 YT oz MT R8 RW 50 aW Rh ZD pB R1 VB U0 NB TE IF TI RF U3 xN dW 5p Y2 lw aW 86 UK IO Q0 90 IE RF IF JP TU 9T IE Zp bm Fk bz pB TI RP TK IP IE FM Vk FS RV og

Código QR



Código de Verificación



LIC. ADDY FABIOLA DIAZ GODINEZ

OFICIAL DEL REGISTRO CIVIL

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC: 219 ITEM 238 Parcel Identification Number: 667202012

Owner: ALVAREZ ANTONIO G & ALVAREZ BEATRICE & ALVAREZ PABLO G

Situs Address: 61855 PIERSON BLVD DESERT HOT SPRINGS 92240

Date Sold: 05/02/2023

Date Deed to Purchaser Recorded: 06/20/2023

Final Date to Submit Claim: 06/20/2024

RECEIVED
2024 JUN 18 PM 2:21
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ _____ from the sale of the above mentioned real property. I/We were the [] lienholder(s), [] property owner(s) [please check one] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. _____; recorded on _____. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

If the property is held in Joint Tenancy, the tax sale process has severed this Joint Tenancy, and all Joint Tenants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this _____ day of _____, 20__ at _____
County, State

Patricia Cantu

Signature of Claimant

Signature of Claimant

Patricia Cantu

Print Name

Print Name

2815 Buckingham Way

Street Address

Street Address

Corona, CA 92879

City, State, Zip

City, State, Zip

951-889-7646

Phone Number

Phone Number

Pcantu.3@gmail.com

Email Address

Email Address

General Durable Power of Attorney of Beatrice S. Alvarez

I, Beatrice S. Alvarez, also known as Beatrice Santoyo Alvarez, of Corona, California, am creating a Durable Power of Attorney under the laws of the State of California. I revoke all Powers of Attorney previously granted by me as Principal and terminate all agency relationships created by me except:

powers granted by me under any Healthcare Power of Attorney;

powers granted by me on forms provided by financial institutions granting the right to write checks on, deposit funds to, and withdraw funds from accounts to which I am a signatory; and

powers granting access to a safe-deposit box.

Article One Appointment of Agent

Section 1.01 Initial Agent

I appoint Patricia Irene Cantu to serve as my Agent.

Section 1.02 Successor Agent

If Patricia Irene Cantu fails to serve, I appoint Bonnie Jean McFann to serve as successor Agent.

Section 1.03 No Person under 21 Years of Age May Serve as Agent

No person named as my Agent or successor Agent may serve until that person has reached 21 years of age.

Section 1.04 Prior or Joint Agent Unable to Act

A successor Agent or an Agent serving jointly with another Agent may establish that the acting Agent or joint Agent is no longer able to serve as Agent by signing an affidavit that states that the Agent is not available or is incapable of acting. The affidavit must be supported by a death certificate of the Agent, a certificate showing that a guardian or conservator has been appointed for the Agent, or a letter from the Agent stating his or her unwillingness to act or delegating his or her power to the successor Agent. An affidavit

supported by one of the foregoing certificates or letters will terminate the Agent's authority under this power of attorney.

Article Two

Effectiveness of Appointment - Durability Provision

Section 2.01 Effectiveness

The authority granted to my Agent under this power of attorney will be effective immediately upon signing.

Section 2.02 Durability

The authority granted to my Agent under this power of attorney will not be affected by my subsequent disability, incompetency, incapacity, or lapse of time.

Section 2.03 Term of Durable Power of Attorney

This Durable Power of Attorney expires at the earliest of:

- my death (except for post-death matters allowed under California law); or
- my revocation of this power of attorney.

Article Three

Powers Granted to My Agent

I grant my Agent the powers described in this Article so that my Agent may act on my behalf. In addition, my Agent may do everything necessary to exercise the powers listed below.

Section 3.01 Power to Fund

My Agent may transfer any of my assets or any interest I have in any property, tangible or intangible, real or personal, to the trustee of any living trust created by me before or after the execution of this power of attorney, and including any trust that may extend beyond my incapacity or beyond my lifetime.

I grant my Agent the following general powers for the specific purpose of transferring property to my trusts under this Section:

My Agent may transfer any interest I have in real or personal property, tangible or intangible, to my trusts.

My Agent may assign any rights I have to receive income from any source to my trusts.

My Agent may execute all legal instruments and other documents necessary or convenient to transfer property to my trusts.

My Agent may terminate savings, checking, safekeeping, brokerage, investment advisory, and custodial accounts in my name (alone or jointly with others) at any bank, broker, or financial institution and transfer all or any part of my interest in the cash, stocks, bonds, and securities of the accounts to my trusts.

My Agent may enter and remove my property from any safe-deposit box registered in my name (alone or jointly with others) and transfer the removed property to my trusts.

My Agent may designate the trust as beneficiary to receive any property, benefit, or contract right on my death, or to change any existing designation to the trust as beneficiary.

I also grant my Agent general powers for the specific purpose of transferring any interest I may have in property owned by me to any general partnership, limited partnership, or limited liability company in which I have an interest. This power is subject to the same limitations set forth in the preceding paragraphs of this Section.

Section 3.02 Power to Sell

Unless specifically limited by the other provisions of this power of attorney, my Agent may sell any interest I own in any kind of property, real or personal, tangible or intangible, including any contingent or expectant interest, any marital right, and any right of survivorship incident to joint tenancy or tenancy by the entirety. My Agent may determine the terms of sale and may grant sales options.

My Agent may dispose of sales proceeds on my behalf as my Agent determines is appropriate.

Section 3.03 Power to Buy

Unless specifically limited by the other provisions of this power of attorney, my Agent may buy any kind of property. My Agent may determine the terms for buying property and may obtain options to buy property. In addition, my Agent may insure the purchased property, and otherwise arrange for its safekeeping.

I authorize my Agent to borrow money for the purposes described in this Section and to secure the loan in any manner my Agent determines is appropriate.

I authorize my Agent to use my funds to repay any money borrowed by me or on my behalf and to pay for any purchases made or cash advanced using my credit cards.

Section 3.04 Power to Invest

My Agent may invest and reinvest all or any part of my property in any other property of whatever type: real or personal, tangible or intangible, and whether located inside or outside the geographic borders of the United States and its possession or territories. Unless specifically limited by the other provisions of this power of attorney, my Agent may:

invest in securities of all kinds, limited partnership interests, real estate or interest in real estate whether or not productive at the time of investment, commodities contracts of all kinds, or interests in trusts including investment trusts;

participate in common, collective, or pooled trust funds or annuity contracts;

sell or otherwise terminate any investment made by me or on my behalf, and establish and terminate savings and money market accounts at banks and other financial institutions;

establish and terminate accounts with securities brokers and use brokerage accounts to make short sales and to buy on margin, and pledge any securities held or purchased in brokerage accounts as security for loans and advances made to the account;

establish and terminate agency accounts with corporate fiduciaries; and

hire and fire financial and investment advisors.

Section 3.05 Power to Contract

My Agent may enter into contracts of any type and for any purpose. Unless specifically limited by the other provisions of this power of attorney and the law, my Agent may modify and cancel any existing or any new contracts to which I am a party.

Section 3.06 Power to Manage Real Property

My Agent may manage any real property I now own or may acquire in the future including my personal residence. Unless specifically limited by the other provisions of this power of attorney, my Agent may:

lease and sublease property for any period, and grant options to lease or subdivide property, even if the term of the lease, sublease, or option extends beyond the term of this power of attorney;

eject and remove tenants or other persons from property, and recover the property by all lawful means;

collect and sue for rents;

pay, compromise, or contest tax assessments and apply for tax assessment refunds;

subdivide, partition, develop, dedicate property to public use without consideration, or grant or release easements over my real property;

maintain, protect, repair, preserve, insure, build upon, improve, demolish, abandon, and alter all or any part of my real property;

employ laborers;

obtain or vacate plats and adjust boundaries;

adjust differences in the property's value on exchange or partition by giving or receiving consideration;

release or partially release real property from a lien;

enter into any contracts, covenants, and warranty agreements regarding my real property that my Agent considers appropriate; and

encumber property by mortgage or deed of trust.

I authorize my Agent to accept real property as a gift or as security for a loan.

Section 3.07 Power to Manage Tangible Personal Property

My Agent may manage any tangible personal property I now own or may acquire in the future. Unless specifically limited by the other provisions of this power of attorney, my Agent may:

lease and sublease property for any period, and grant options to lease or subdivide property, even if the term of the lease, sublease, or option extends beyond the term of this power of attorney;

recover my property by all lawful means;

collect and sue for rents;

pay, compromise, or contest tax assessments and apply for tax assessment refunds;

maintain, protect, repair, preserve, insure, improve, destroy, and abandon all or any part of my property; and

grant security interests in my property.

I authorize my Agent to accept tangible personal property as a gift or as security for a loan.

Section 3.08 Power to Manage Digital Assets

My Agent may access, modify, control, archive, transfer, and delete my digital assets. Digital assets include my sent and received emails, email accounts, digital music, digital photographs, digital videos, gaming accounts, software licenses, social-network accounts, file-sharing accounts, financial accounts, domain registrations, Domain Name System (DNS) service accounts, blogs, listservs, web-hosting accounts, tax-preparation service accounts, online stores and auction sites, online accounts, and any similar digital asset that currently exists or may be developed as technology advances.

My digital assets may be stored in the cloud or on my own digital devices. My Agent may access, use, and control my digital devices in order to access, modify, control, archive, transfer, and delete my digital assets—this power is essential for access to my digital assets that are only accessible through my digital devices. Digital devices include desktops, laptops, tablets, peripherals, storage devices, mobile telephones, smartphones, and any similar hardware that currently exists or may be developed as technology advances.

Section 3.09 Oil, Gas and Mineral Interests

My Agent may acquire, maintain, develop, and exploit, either alone or jointly with others, any oil, gas, coal, mineral, or other natural resource rights or interests.

My Agent may drill, test, explore, mine, develop, extract, remove, convert, manage, retain, store, sell, and exchange any of those rights and interests on terms and for a price that my Agent deems advisable.

My Agent may execute leases, pooling, unitization, and other types of agreements in connection with oil, gas, coal, mineral, and other natural resource rights and interests, even though the terms of those arrangements may extend beyond the trust's termination.

My Agent may execute division orders, transfer orders, releases, assignments, farm outs, and any other instruments that it considers proper.

My Agent may employ the services of consultants and outside specialists in connection with the evaluation, management, acquisition, disposition, and development of any mineral interest, and may pay the cost of the services from the trust's principal and income.

Section 3.10 Power to Operate Businesses

My Agent may continue operating and managing any business in which I now or later own an interest for the period of time and in any manner my Agent considers appropriate.

Unless specifically limited by the other provisions of this power of attorney, my Agent may:

act as a director, general or limited partner, or associate or officer of the business;

select and vote for directors, partners, associates, and officers of the business and enter into owners' agreements with other owners of any business in which I have an interest;

execute agreements and amendments to agreements necessary to the operation of the business including stockholder agreements, partnership agreements, buy-sell agreements, and operating agreements for limited liability companies;

hire and fire employees;

pay employees' salaries and provide for employee benefits;

employ legal, accounting, financial, and other consultants;

continue, modify, terminate, renegotiate, and extend any contracts with any person, firm, association, or corporation;

execute business tax returns and other government forms required for my business;

pay all business-related expenses;

transact business for me in my name and on my behalf;

contribute additional capital to the business from my funds;

change the name or the form of the business;

incorporate the business;

enter into a partnership agreement with other persons;

join in a plan to reorganize or consolidate my business, or merge my business with any other business;

establish the value of the business under buy-out or buy-sell agreements to which I am a party;

create, continue, or terminate retirement plans for my business's employees and make contributions required by those plans;

advance money or other property to the business and make loans of cash or securities to the business as my Agent considers appropriate; and

borrow for the business and secure any loans with business assets or my personal assets.

My Agent may sell, liquidate, or close a business upon terms my Agent considers appropriate, including a sale in exchange for cash, a private annuity, and an installment note or any combination of those arrangements.

Section 3.11 Power to Manage Partnership and Limited Liability Company Interests

My Agent may manage any general, limited, or special partnership interest or any limited liability company interest I own now or in the future. Unless specifically limited by the other provisions of this power of attorney, my Agent may:

exercise any right, power, privilege, or option I may have or may claim under any contract with the partnership or limited liability company;

modify or terminate my interest on terms and conditions my Agent considers appropriate;

enforce the terms of the partnership agreement or limited liability company operating agreement for my protection by instituting or maintaining any action, proceeding, or otherwise as my Agent considers appropriate; and

defend, arbitrate, settle, or compromise any action or other legal proceeding to which I am a party because of my membership in the partnership or limited liability company.

Section 3.12 Power Regarding Securities

My Agent may exercise all rights regarding securities that I own now or in the future. Specifically, my Agent may buy, sell, and exchange all types of securities and financial instruments including stocks, bonds, mutual funds, and commodity futures contracts and call and put options on stocks and stock indexes.

My Agent may also:

receive certificates and other evidences of ownership with regard to securities;

hold securities in bearer or uncertified form and use a central depository, clearing agency, or book-entry system such as The Depository Trust Company, Euroclear, or the Federal Reserve Bank of New York;

place all or any part of my securities in the custody of a bank or trust company or in the name of its nominee;

employ a broker-dealer as custodian for my securities and register the securities in the name of the broker-dealer or its nominee;

exercise voting rights with respect to securities in person or by proxy, enter into voting trusts, and consent to limitations on the right to vote;

participate in any reorganization, recapitalization, merger, or similar transaction; and

exercise any subscription rights, option rights (whether or not qualified under the Internal Revenue Code), or other rights to which I am entitled now or in the future, or to sell and dispose of these rights, and, if required, to sign my name to rights, warrants, or other similar instruments.

Section 3.13 Power to Collect and Settle My Obligations

My Agent may collect all rights and benefits to which I am entitled now or in the future, including rights to cash payments, property, debts, accounts, legacies, bequests, devises, dividends, and annuities. In collecting my obligations, my Agent may demand, sue for, arbitrate, settle, compromise, receive, deposit, expend for my benefit, reinvest, or otherwise dispose of these matters as my Agent determines appropriate.

My Agent may use all lawful means and methods to recover these assets and rights, to qualify me for benefits and claim benefits on my behalf, and to compromise claims and grant discharges regarding the matters described in this Section. My Agent may convert my assets into assets that do not disqualify me from receiving benefits, or my Agent may divest my assets altogether. In any divestment action or asset conversion, I direct my Agent to avoid disrupting the dispositive provisions of my estate plan as established by me prior to my incapacity.

Section 3.14 Power Regarding Governmental Benefits

All powers described in this Section are exercisable with respect to all federal and state (or any subdivision thereof) programs existing when this power of attorney was executed or for which I become eligible after this power of attorney is executed. The power of attorney shall extend to any state in which I live when my Agent's powers become effective.

I appoint my Agent as my *Representative Payee* for the purposes of receiving Social Security benefits. My Agent may collect all benefits payable to or for my benefit by any governmental agency or body, such as Supplemental Security Income (SSI), Medicaid, Medicare, and Social Security Disability Insurance (SSDI). My Agent shall have the full power to represent me and deal in all ways necessary concerning rights or benefits payable to me by any governmental agency including Supplemental Security Income (SSI), Medicaid, and Social Security Disability Insurance (SSDI).

My Agent may:

gift or otherwise spend down my estate for Medicaid eligibility and planning;

execute vouchers in my name for allowances and reimbursements payable to me by the United States, a foreign government, a state, or a subdivision of a state to me, including allowances and reimbursements for my transportation, children's, and other individual's customarily or legally entitled to be supported by me, and for shipping their household effects;

take possession, remove, and ship any of my property from a post, warehouse, depot, dock, or other place of storage, whether governmental or private, and execute and deliver a release, voucher, receipt, bill of lading, shipping ticket, certificate, or other instrument for that purpose;

prepare, file, and prosecute my claims for benefits or assistances, financial or otherwise, for any claim to which I am entitled under a statute or government regulation;

prosecute, defend, arbitrate, settle, and propose or accept a compromise with respect to any benefits I may be entitled to receive;

receive the financial proceeds of any type of claim described in this Section and invest, disburse, or use the proceeds on my behalf for any lawful purpose;

sign on my behalf any document necessary to permit my return to my residence following my incapacity or other condition that prevents me from currently living there;

execute any trust agreement described in 42 U.S.C. § 1396p (d)(4) with any trustee or trustees that my Agent selects. In addition, my Agent may deliver and convey any or all of my assets to the trustee or trustees of the trust as well as designate the trust as payee of any income to which I may be entitled.

Section 3.15 Power Regarding My Retirement Plans and Other Employee Benefits

My Agent may exercise all rights and collect all qualified retirement benefits to which I am entitled now or in the future. Specifically, my Agent may:

establish, using any of my assets, one or more qualified retirement plans in my name;

make or cause contributions to be made, including rollover contributions and conversion contributions, to any qualified retirement plan my Agent considers appropriate using my assets;

receive and endorse checks and other distributions to me from any qualified retirement plans, or arrange for the direct deposit of those checks or distributions in any of my accounts;

elect any form of payment from my qualified retirement plans and to withdraw benefits on my behalf from the IRAs and retirement plans;

make, exercise, waive, or consent to any and all elections and options that I may have regarding contributions to qualified retirement plans, investments, and administration of the retirement plans, and distribution or other forms of qualified retirement benefits available to me;

convert all or a portion of a qualified retirement plan to a Roth IRA under Internal Revenue Code Section 408A (or other similar qualified retirement plan);

with respect to any contribution to an IRA or Roth IRA, recharacterize all or any part of the contribution so that the contribution or any part of the contribution is treated as made to the other type of IRA;

with respect to any Thrift Savings Plan (TSP) account, conduct any business with the TSP, including the authority to sign any TSP-related document; and

borrow money, purchase assets from any of my qualified retirement plans, and sell assets to any of my qualified retirement plans if the plan authorizes these actions.

My Agent may make primary and contingent beneficiary designations, whether revocable or irrevocable, change primary and contingent revocable beneficiary designations, and consent or waive consent in connection with the designation of primary and contingent beneficiaries and the selection of joint and survivor annuities under any employee benefit plan. But my Agent may not directly or indirectly designate a greater share or portion of any benefit to my Agent than my Agent would have otherwise received unless all other

beneficiaries under the qualified retirement plan consent to the change in beneficiary designation.

For all purposes of this Section, *qualified retirement plan* means a plan qualified under Internal Revenue Code Section 401 (including any plan administered by the TSP), an individual retirement arrangement under Section 408 or Section 408A, or a tax-sheltered annuity under Section 403. The term *qualified retirement benefits* means the amounts held in or distributed pursuant to a plan qualified under Section 401, an individual retirement arrangement under Section 408 or Section 408A, a tax-sheltered annuity under Section 403, or any other benefit subject to the distribution rules of Section 401(a)(9).

Section 3.16 Power Regarding Bank, Financial, and Credit Union Accounts

My Agent may establish bank, financial, or credit union accounts of any type in one or more banks, financial institutions, or credit unions that my Agent may choose. My Agent may modify, terminate, make deposits to, write checks on, make withdrawals from, and grant security interests in any account in my name or to which I am an authorized signatory, except accounts held by me in a fiduciary capacity. This authority may be exercised whether the account was established by me or for me by my Agent. My Agent is authorized to negotiate, endorse, or transfer any check or other instrument with respect to any account; to contract for any services rendered by any bank, financial institution, or credit union; and to execute, on my behalf as principal, any agency or power of attorney forms furnished by a bank, financial institution, or credit union with respect to accounts with the bank, financial institution, or credit union that appoints the bank, financial institution, credit union, or any person as my agent.

If more than one Agent is serving concurrently under this power of attorney, the signature of any one of them is sufficient to endorse checks or drafts and to draw checks or drafts on my financial accounts.

Section 3.17 Power Regarding Safe-Deposit Boxes

My Agent may contract with any institution to rent a safe-deposit box in my name. My Agent may have access to any safe-deposit box in my name or for which I am an authorized signer. This Section will apply whether the contract for the safe-deposit box was executed by me alone, jointly with others, or by my Agent in my name. My Agent may also add contents to or remove contents from a safe-deposit box, or terminate any rental contract for a safe-deposit box.

Section 3.18 Power to Prosecute and Defend Legal Actions

My Agent may institute, supervise, prosecute, defend, intervene in, abandon, compromise, adjust, arbitrate, settle, dismiss, and appeal from any legal, equitable, judicial, or administrative hearings, actions, suits, or proceedings involving me in any way. This authority includes claims by or against me arising out of property damage or personal

injury suffered by me, or caused by me or under circumstances such that the resulting loss may be imposed on me. My Agent may otherwise engage in litigation involving me, my property, or my legal interests, including any property, interest, or person I am or may be responsible for.

Section 3.19 Power to Loan and Borrow

My Agent may make secured or unsecured loans to any person, entity, trust, or estate on my behalf, for any term or payable on demand, with or without interest. My Agent may enter into or modify the terms of any mortgage, deed of trust, or security agreement made in connection with any loan and may release or foreclose on the mortgage, deed of trust, or security.

My Agent may borrow money on my behalf at interest rates and on other terms that my Agent considers advisable from any person, institution, or other source. If my then-acting Agent is a corporate fiduciary, this includes loans from its own banking or commercial lending department.

My Agent may encumber my property by mortgages, pledges, and other hypothecation and has the power to enter into any mortgage or deed of trust even though the term of the mortgage or deed of trust may extend beyond the effective term of this power of attorney.

My Agent may borrow money for any purpose on any life insurance policy owned by me on my life even though the term of the loan may extend beyond the effective term of this power of attorney. My Agent may grant a security interest in the policy to secure the loan. In this regard, my Agent may assign and deliver the policy as security. No insurance company will be under any obligation to determine the loan's necessity or how my Agent applies the loan proceeds.

Section 3.20 Power to Withdraw Funds from Trusts

My Agent may withdraw and receive the income or principal of any trust over which I have a right of receipt or withdrawal. My Agent may request and receive the income or principal of any trust with respect to which the trustee has the discretionary power to make distributions to me or on my behalf. In connection with this, my Agent may execute and deliver to the Trustee a receipt and release or similar document for the income or principal received. My Agent may exercise in whole or in part, release, or let lapse any power of appointment held by me, whether general or special, or any amendment or revocation power under any trust even if the power may be exercised only with the consent of another person and even if my Agent is the other person, subject to any restrictions on exercise imposed on my Agent under this power of attorney.

Section 3.21 Power to Renounce or Resign from Fiduciary Positions

My Agent may resign or renounce any fiduciary position I hold now or in the future including personal representative, trustee, guardian, attorney in fact, and officer or director

of a corporation, as well as any governmental or political office or position. In so doing, my Agent may file an accounting with the appropriate court of competent jurisdiction or settle based on a receipt, release, or other appropriate method.

Section 3.22 Power to Disclaim or Release Property Interests

My Agent may renounce and disclaim any property or property interest or power to which I may become entitled by gift, testate succession, or intestate succession. My Agent may release or abandon any property interest or power that I may own or hold, now or in the future. This includes any interest in, or right over, a trust, including the right to alter, amend, revoke, or terminate the trust. My Agent may claim an elective share in any estate or under any Will. But my Agent may not make any disclaimer that is expressly prohibited by the law or other provisions of this power of attorney.

Section 3.23 Power Regarding Insurance

My Agent may purchase, maintain, surrender, or collect:

all kinds of life insurance or annuities on my life or the life of any one in whom I have an insurable interest;

liability insurance protecting my estate and me against third party claims;

hospital insurance, medical insurance, Medicare supplement insurance, custodial care insurance, and disability income insurance for me or my dependents; and

casualty insurance insuring my assets against loss or damage due to fire, theft, or other commonly insured risk.

My Agent may pay all insurance premiums, select any options under the policies, increase coverage under any policy, borrow against any policy, pursue all insurance claims on my behalf, and adjust insurance losses. This authority applies to both private and public plans, including Medicare, Medicaid, Supplemental Security Income and Workers' Compensation.

Section 3.24 Power Regarding Taxes

My Agent may represent me in all tax matters and proceedings before any agent or officer of the Internal Revenue Service, state and local authorities and in any court, for all periods including the date this power of attorney is executed until January 1, 2063.

My Agent may:

prepare, sign, and file all federal, state, and local tax returns including income, gift, FICA, and payroll tax returns on my behalf;

prepare, sign, and file claims for refunds, requests for extensions of time to file returns or pay taxes, extensions and waivers of applicable periods of limitation, and protests and petitions to administrative agencies or courts (including the United States Tax Court);

sign consents and agreements under Internal Revenue Code Section 2032A or any successor section and consents to split gifts, closing agreements, and any power of attorney form required by the Internal Revenue Service or any state or local taxing authority with respect to any tax year;

pay taxes due, collect and dispose of refunds as my Agent determines appropriate, post bonds, receive confidential information, and contest deficiencies determined by the Internal Revenue Service or any state or local taxing authority;

exercise any election I have under federal, state, or local tax law and allocate any generation-skipping tax exemption to which I am entitled; and

engage representation for me in any tax proceeding by attorneys-at-law, Certified Public Accountants, enrolled agents, and other licensed tax professionals.

Section 3.25 Self-Dealing by Descendant

This Section only applies if a descendant of mine is serving as my Agent.

My agent may engage in acts of self-dealing, even if state law restricts acts of self-dealing. Unless expressly prohibited by another provision of this Durable Power of Attorney, my Agent may enter into transactions on my behalf in which my Agent is personally interested, so long as the terms of such transaction are fair to me. For example, my Agent may purchase property from me at its fair market value without court approval.

Section 3.26 Real and Personal Property Sales and Purchases

Unless specifically limited by the other provisions of this Durable Power of Attorney, my Agent may:

- (i) sell, exchange, and convey any interest I own in any kind of property, real or personal, including homestead property under California law or the laws of any other state, and determine the terms of sale and grant options with regard to sales;
- (ii) dispose of sales proceeds on my behalf as my Agent determines is appropriate;
- (iii) buy any kind of property, real or personal, including homestead property under California law or the laws of any other state, and determine the terms for buying property and may obtain options to buy property;

- (iv) arrange to insure purchased property, and otherwise arrange for its safekeeping;
 - (v) borrow money for the purposes described in this Section and to secure the loan in any manner my Agent determines is appropriate, and repay the loan from my funds;
 - (vi) pay for any purchases made; and
- repay any cash advanced from my credit cards.

Section 3.27 Residence and Tangible Personal Property

Without limiting any other authority granted in this Durable Power of Attorney, if my Agent determines that I will never be able to return to my residence from a hospital, hospice, nursing home, convalescent home, or similar facility, my Agent may sell, lease, sublease, or assign my interest in my residence on terms and conditions that my Agent considers appropriate.

As it relates to items of tangible personal property remaining in my residence, my Agent may:

- (i) store and safeguard any items, and pay all storage costs;
- (ii) sell any items that my Agent believes I will never need again on terms and conditions that my Agent considers appropriate; or

transfer custody and possession of any item to the person named in my estate planning documents as the person to receive that item upon my death.

Section 3.28 Online Accounts and Social Media

My Agent may access, establish, cancel, or continue online accounts (through the Internet or other similar method) of all kinds on my behalf, wherever held and whether in my name alone or held jointly. My Agent is specifically authorized to request and change my access credentials to any online account, such as username, password, and secret question.

This authority specifically includes, but is not limited to, bank accounts, investment accounts, accounts with health care providers, social media accounts (like Facebook and Twitter), gambling and poker accounts, accounts with publishers, accounts for access to employee benefits, email accounts, accounts with Internet service providers, accounts to manage websites and website domain names, accounts with retail vendors, and accounts with utility companies.

Section 3.29 Estate Transactions

My Agent may engage in estate transactions, including Receipt, Release and Refunding Agreements and Waivers and Consents.

Section 3.30 Disclaimers and Statutory Elections

My Agent may make statutory elections and renounce or disclaim any interest in property by testate or intestate succession or by inter vivos transfer consistent with California law.

Section 3.31 Powers of Appointment

My Agent may exercise in whole or in part, or decline to exercise, or disclaim my rights under any special or general power of appointment or any rights retained by me in any trust or otherwise, whether or not any such trust or other instrument was created by me or others.

Section 3.32 Trusts

My Agent may create and fund inter vivos trusts of any type, whether revocable or irrevocable, and whether or not I am a beneficiary. With respect to any trust created by me or on my behalf, my Agent may amend, modify, revoke, or terminate the trust. Further, my Agent may add property to an existing or subsequently created trust, and accept transfers or distributions from any trustee of any trust, including any trust over which I have a right of receipt or withdrawal, whether as grantor, beneficiary, or otherwise.

Also, and without limiting the authority granted to my Agent in this Section, my Agent may:

- (i) create and fund a sole-benefit trust in accordance with United States Code, Title 42, Section 1396p(c)(2)(B);
- (ii) create and fund a self-settled special needs trust in accordance with United States Code, Title 42, Section 1396p(d)(4)(A);
- (iii) create and fund a qualified income trust in accordance with United States Code, Title 42, Section 1396p(d)(4)(B) if such a trust should be deemed necessary to qualify me for Medicaid benefits, and make arrangements for the diversion of my income to such a trust as necessary to comply with applicable Medicaid rules and regulations; and
- (iv) sign all necessary documents to allow me to join any trust qualifying under United States Code, Title 42, Section 1396p(d)(4)(C) and transfer any portion of my assets to such trust.

Section 3.33 Loans and Notes

My Agent may engage in all dealings with respect to loans and forgiveness of debts. My Agent may borrow money on such terms as my Agent may decide in his or her sole discretion, on a secured or unsecured basis, and to execute all notes, mortgages and other instruments relating to such, provided any such loan carries a fair market interest rate.

Section 3.34 Government Agencies and Benefits

My Agent has the unrestricted power to deal with and obtain maximum entitlements and benefits relating to the Social Security Administration, Veterans Administration, Social Services Departments, Social Security Disability Insurance, Supplemental Security Income, Medi-Cal, Medicaid, Medicare, Worker's Compensation and all other government benefits or entitlement programs, including claims, planning for eligibility, and submission of applications and appeals. In this regard, my Agent is authorized to execute and deliver any power of attorney or authorization to act form requested or required by a governmental agency. This power shall impose no affirmative duty on my Agent to provide information and/or documentation to any government agency.

Section 3.35 Reimbursement of Health Care Agent

My Agent may reimburse my Healthcare Agent under any health care directive, including but not limited to a Healthcare Power of Attorney, even if such Healthcare Agent is my Agent, for any costs (including legal fees) reasonably incurred in or as a result of acting pursuant to such health care directive.

Section 3.36 Gifting Powers

Notwithstanding any other provision of this Durable Power of Attorney, my Agent may make gifts of any interest I have in real or personal property ("my property") to any person or entity, in any amount, including my Agent.

Unless otherwise specified above, the value of any gift made pursuant to this Section may exceed the annual dollar limits of the federal gift tax exclusion under Section 2503(b) of the Internal Revenue Code. Further, any gift made pursuant to this Section must be made in accordance with, and to the extent my Agent has actual knowledge of, the following:

- (i) my pattern of prior giving; or
- (ii) the provisions contained in my estate planning or any other documents for beneficiaries to receive assets upon my death (for example, a trust, will, annuity or life insurance contract, or deed naming beneficiaries).

Section 3.37 Intent to Return Home

It is my intention to return home if I should be in a hospital, rehabilitation center, or nursing home, and my Agent shall take all steps, including, but not limited to, executing any document, affidavit or Declaration of Intent to Return Home on my behalf, to effectuate the same.

Section 3.38 Domicile

My Agent may change or maintain my domicile and/or residency for any and all purposes and take any and all actions to effectuate the foregoing.

Section 3.39 Caregiver Agreements

My Agent may enter into, execute, modify, alter or amend any contract or agreement (for example, a Caregiver Agreement or Personal Services Contract) pertaining to my medical, personal, or general care that I may require at my residence, assisted living facility, nursing facility, or in another's residence on my behalf. I expressly authorize my Agent to also serve as a caregiver under any such agreement and to be paid in accordance with the terms and conditions of such agreement, provided, however, that such services are compensated at fair market value.

Section 3.40 Credit Cards

My Agent may use any credit card in my name; to make purchases on my behalf; to open a new credit card account and to close any existing credit card account.

Section 3.41 Estate and Long Term Care Planning

A. Notwithstanding the provisions of Section 3.25 of this Durable Power of Attorney, my Agent may engage in estate and long term care planning in furtherance of achieving asset preservation. Property transfers made pursuant to the authority granted herein may be made without restriction as to the value of the transfer, and shall, for all purposes, be deemed to have been "in my best interest" if: (1) made in accordance with the provisions of this section; and (2) made in the context of estate planning, financial planning, Medicaid planning, long term care planning, or asset preservation planning pursuant to the recommendations of an attorney-at-law experienced in such matters. My Agent may engage in such planning based on all relevant factors, including:

- (i) the value and nature of my property;
- (ii) my foreseeable obligations and need for maintenance;
- (iii) minimization of taxes, including income, estate, inheritance, generation skipping transfer, and gift taxes; and

- (iv) eligibility for a benefit, a program, or assistance under a statute or government regulation.

B. Notwithstanding the provisions of Section 3.25 of this Durable Power of Attorney, my Agent may take any action necessary to effectuate the foregoing, including to qualify me for Social Security Benefits, Supplemental Security Income, Veterans Benefits, Medicaid or any other government benefit program. Such actions may include but shall not be limited to the following:

- (i) convert non-exempt resources into exempt resources;
- (ii) divest me of assets, without restriction as to the value of the divestment;
- (iii) sign an application for Medical Assistance or any other government benefit program;
- (iv) serve as representative payee;
- (v) make home improvements and additions to my family residence;
- (vi) pay off, partly or in full, any encumbrance on my family residence;
- (vii) purchase a family residence, if I do not own a family residence;
- (viii) purchase a more expensive family residence; and
- (ix) attend and represent me at Fair Hearings.

Section 3.42 Ownership and Rights of Survivorship

Notwithstanding the provisions of Section 3.25 of this Durable Power of Attorney, my Agent may select, create, or change the rights of survivorship on any and all of my property, whether real or personal, including bank and investment accounts, insurance policies, annuities, qualified or nonqualified retirement plans, and real property interests, and may do so by any means, including by changing ownership, such as adding a joint owner. My Agent may designate survivorship rights among one or more remaindermen and may designate the form of title among multiple remaindermen, including, but not limited to, as tenants in common, joint tenants, community property, or tenants by the entirety.

In particular, my Agent may execute any deed designating beneficiaries, including an enhanced life estate deed (also known as a "ladybird" deed), including with respect to my homestead property, if any, and may conduct any and all transactions with full power and authority in my Agent to sell, convey, mortgage, lease, and otherwise dispose of the property in accordance with the terms of the deed

Section 3.43 My Agent to Avoid Disrupting My Estate Plan

If it becomes necessary for my Agent to liquidate or reinvest any of my assets to provide support for me, I direct that my Agent, to the extent that it is reasonably possible, avoid disrupting the dispositive provisions of my estate plan as established by me prior to my incapacity.

If it is necessary to disrupt the dispositive provisions of my estate plan, my Agent will use his or her best efforts to restore my plan as soon as possible. My Agent will make reasonable efforts to obtain and review my estate plan. I authorize any person with knowledge of my estate plan or possession of my estate planning documents to disclose information to my Agent and to provide copies of documents to my Agent.

Article Four Care and Control of Principal

My Agent may exercise the following powers and pay the associated costs from my assets with respect to the control and management of my person.

Section 4.01 Power to Provide for My Support

My Agent may do anything reasonably necessary to maintain my customary standard of living, including:

maintain my residence by paying all operating costs, including interest on mortgages or deeds of trust, amortization payments, repairs, and taxes, as well as purchasing, leasing, or making other arrangements for a different residence;

provide normal domestic help;

provide clothing, transportation, medicine, food, and incidentals; and

make all necessary arrangements, contractual or otherwise, for my care at any hospital, hospice, nursing home, convalescent home or similar establishment, or in my own residence should I desire it, and assure that all of my essential needs are met wherever I may be.

Section 4.02 Power to Provide for Support of Dependents

My Agent may make payments for the health, education, maintenance, or support of those my Agent determines to be dependent on me for support.

Section 4.03 Power to Protect or Dispose of Property

If my Agent determines that I will never be able to return to my residence from a hospital, hospice, nursing home, convalescent home, or similar facility, my Agent may dispose of my residence. In so doing, my Agent may sell, lease, sublease, or assign my interest.

My Agent may store any items of tangible personal property remaining in my residence and pay all storage costs. Alternatively, my Agent may sell any items that my Agent believes I will never need again on terms and conditions that my Agent considers appropriate.

As an alternative to storage, my Agent may transfer custody and possession but not title of any property item to the person designated to receive that property item on my death in my Will or my Living Trust.

Section 4.04 Power to Provide for My Recreation and Travel

My Agent may allow me to engage in recreation, sport, and travel activities as my health permits and at my expense.

Section 4.05 Power to Provide for Religious and Spiritual Needs

My Agent may provide for my religious and spiritual needs, including involvement of religious clergy and spiritual leaders in my care as well as my membership in religious and spiritual organizations consistent with my religious beliefs. My Agent may purchase religious books, tapes, and other materials for my use and benefit.

Section 4.06 Power to Provide for Companionship

My Agent may arrange any form of companionship for me necessary to meet my needs if I am unable to make my own arrangements.

Section 4.07 Power to Make Advance Funeral Arrangements

My Agent may make advance arrangements for my funeral and burial, including a burial plot, marker, and any other related arrangements.

Article Five Incidental Powers

My Agent may perform these acts and execute and deliver the legal documents necessary or appropriate to exercise the powers set forth in this power of attorney, including the following incidental powers.

Section 5.01 Power to Commence Court Proceedings

My Agent may commence any court proceedings necessary to protect my legal rights and interests under this power of attorney including:

actions for declaratory judgments from any court of competent jurisdiction interpreting the validity of this power of attorney and any of the acts sanctioned by this power of attorney but my Agent need not seek a declaratory judgment to perform any act sanctioned by this power of attorney;

actions for mandatory injunctions requiring any person or entity to comply with my Agent's directions authorized by this power of attorney; and

actions for actual and punitive damages and the recoverable costs and expenses of the litigation against any person or entity who negligently or willfully fails or refuses to follow my Agent's directions authorized by this power of attorney.

Section 5.02 Power to Employ and Discharge Personnel

My Agent may employ and remove investment advisors, accountants, auditors, depositories, custodians, brokers, consultants, attorneys, expert advisors, agents, and employees to advise or assist my Agent.

Section 5.03 Power to Sign Documents

My Agent may sign, execute, endorse, seal, acknowledge, deliver, and file or record all appropriate legal documents necessary to exercise the powers granted under this power of attorney.

Section 5.04 Power to Execute Power of Attorney of Financial Institutions

My Agent may execute a financial institution's durable power of attorney, or other instrument, deemed necessary by the financial institution to grant my Agent authority over assets I hold at the financial institution when a company specific power of attorney is required by the financial institution.

Section 5.05 Power to Submit Costs for Payment

If my Agent incurs costs in performing any powers granted under this power of attorney or in enforcing compliance with the powers given to my Agent under this power of attorney, my Agent may submit those costs to any person who has the authority to pay those costs such as the trustee of my Living Trust, my guardian, or my conservator. My trustee, conservator, or guardian shall promptly pay those costs.

Section 5.06 Power Regarding My Mail

My Agent may open, read, respond to, and redirect my mail. My Agent may represent me before the US Postal Service and all other mail or package carriers in any matter relating to mail or delivery services including the receipt of certified mail.

Section 5.07 Power Regarding Memberships

My Agent may establish, cancel, continue, or initiate my membership in organizations and associations of all kinds.

Section 5.08 Power Regarding Custody of Documents

My Agent may take, give, or deny custody of my important documents, including my Will and any codicils, trust agreements, deeds, leases, life insurance policies, contracts, or securities. My Agent may disclose or not disclose the whereabouts or contents of those documents.

Section 5.09 Power to Care for My Pets

My Agent may provide for the housing, support, and maintenance of my pet animals. My Agent may contract for and pay the expenses of their proper veterinary care and treatment. But if my Agent decides that the care and maintenance of my pet animals is unreasonably expensive or burdensome, my Agent may give the pet animals to persons willing to care for them.

Article Six Limitation on Powers

No individual serving as my Agent may exercise any fiduciary power or discretion if the exercise of that power or discretion would:

cause any income generated by my property to be attributed to my Agent for federal income tax purposes;

cause the value of any property subject to this power of attorney to be included in my Agent's gross estate for federal estate tax purposes;

cause any distribution made or allowed to be made by my Agent to be treated as a gift from my Agent; or

discharge a legal obligation of my Agent.

If the exercise of a power by my Agent under this power of attorney would cause any of the foregoing results, a Special Agent appointed under the provisions of Section 7.03 may exercise the power or discretion.

If it becomes necessary for my Agent to liquidate or reinvest any of my assets to provide support for me, I direct that my Agent, to the extent that it is reasonably possible, avoid disrupting the dispositive provisions of my estate plan as established by me prior to my incapacity.

If it is necessary to disrupt the dispositive provisions of my estate plan, my Agent will use his or her best efforts to restore my plan as soon as possible. My Agent will make reasonable efforts to obtain and review my estate plan. I authorize any person with knowledge of my estate plan or possession of my estate planning documents to disclose information to my Agent and to provide copies of documents to my Agent.

Article Seven

Administrative Powers and Provisions

This Article contains certain administrative powers and provisions that facilitate the use of the power of attorney and that protect my Agent and those who rely upon my Agent.

Section 7.01 Release of Information

My Agent may release and obtain any information regarding my financial investments and taxes, including any information regarding stocks, bonds, certificates of deposit, bank accounts, tax returns, retirement accounts, pension plans, and any other documents or information regarding my financial affairs and taxes. This information may be obtained from my attorneys at law, financial advisors, insurance professionals, accountants, stockbrokers, stock transfer agents, and any other persons having such information.

I release these persons or entities from any liability for releasing the above-referenced information to my Agent in reliance on this Section.

If my Agent is an attorney at law or other accounting or financial professional, the professional regulations of my Agent's profession and federal law may prohibit my Agent from releasing information about my financial affairs to others if I am a client of my Agent. This instrument, therefore, is a limited waiver of any privilege (such as the attorney-client privilege) that I have established with any Agent as a client for the sole purpose of permitting my Agent to perform his or her duties under this power of attorney.

Section 7.02 Nomination of Conservator of the person and my estate

If appointment proceedings are ever initiated for Conservator of the person and my estate, I concurrently nominate the person then serving or named to serve as my Agent under this power of attorney.

If any person I have nominated is appointed Conservator of the person and my estate, I request that the court grant powers permitting my Conservator of the person and my estate to administer my estate unsupervised and without adjudication, order, or direction of any court.

Section 7.03 Appointment of a Special or Ancillary Agent

If any Agent is unwilling or unable to act with respect to any property or any provision of this power of attorney, my Agent shall appoint, in writing, a corporate fiduciary or an individual to serve as Special Agent as to the property or with respect to the provision. The Special Agent appointed must be an individual that is not related or subordinate to me or any beneficiary within the meaning of Internal Revenue Code Section 672(c). My Agent may revoke this appointment at will.

If my Agent determines that it is necessary or desirable to appoint an Ancillary Agent to act under this power of attorney in a jurisdiction other than this one, my Agent may do so. In making an appointment, my Agent may sign, execute, deliver, acknowledge, and make declarations in any documents that may be necessary, desirable, convenient, or proper in order to carry out the appointment.

A Special or Ancillary Agent may exercise all powers granted by this power of attorney unless expressly limited elsewhere in this power of attorney or by the instrument appointing the Special or Ancillary Agent. A Special or Ancillary Agent may resign at any time by delivering written notice of resignation to my Agent. Notice of resignation will be effective under the terms of the notice.

Section 7.04 Agent Authorized to Employ My Attorney

My Agent may employ the attorney who prepared this power of attorney or any other attorney employed by me in connection with my estate plan or business matters and I specifically:

waive any conflicts of interest that might arise through this employment;

authorize the attorney to make full disclosure of my estate plan and business to the Agent; and

authorize the attorney to accept the engagement.

Section 7.05 Fiduciary Eligibility of Agent

My Agent is eligible to serve in any other fiduciary capacity for me or for my benefit, including trustee, guardian, conservator, committee, executor, administrator, or personal representative.

Section 7.06 Reimbursement for Expenses and Compensation

My Agent may pay himself or herself, from my assets, fair and reasonable compensation authorized by law for services performed under this power of attorney and, in addition, my Agent may reimburse himself or herself for all reasonable expenses incurred for carrying out any provision of this power of attorney.

Section 7.07 Liability of Agent

I release and discharge any Agent acting in good faith from any civil liability and from all claims or demands of all kinds whatsoever by me, my estate, and my heirs, successors, and assigns arising out of the acts, forbearances, or omissions of my Agent, except for willful misconduct or gross negligence. This protection extends to my Agent's estate, heirs, successors, and assigns.

Section 7.08 Amendment and Revocation

I may amend or revoke this power of attorney at any time. Amendments to this document must be made in writing by me personally (not by my Agent) and must be attached to the original of this document and recorded in the same county or counties as the original if the original is recorded.

Section 7.09 Resignation

My Agent may resign by executing a written resignation delivered to me or, if I am mentally disabled, by delivery to any person with whom I am residing or who has my care and custody.

Section 7.10 Signature of Agent

I suggest my Agent use the following form when signing documents on my behalf pursuant to this power:

Beatrice S. Alvarez by [enter Agent's name], her Agent.

Section 7.11 Interpretation

This power of attorney is a general power of attorney and should be interpreted as granting my Agent all general powers permitted under the laws of State of California. The

description of specific powers is not intended to limit or restrict any of the general powers granted to my Agent.

Section 7.12 Use of Agent Nomenclature

The word *Agent* and any modifying or equivalent word or substituted pronoun includes the singular and the plural cases, as well as the masculine, feminine, and neuter genders.

Section 7.13 Third Party Reliance

No person who relies in good faith on the authority of my Agent under this power of attorney will incur any liability to my estate; my heirs, successors, and assigns; or to me.

Any party dealing with my Agent may conclusively rely upon an affidavit or certificate of my Agent that:

the authority granted to my Agent under this power of attorney is in effect;

my Agent's actions are within the scope of my Agent's authority under this power of attorney;

I was competent when I executed this power of attorney;

I have not revoked this power of attorney; and

my Agent is currently serving as my Agent.

Section 7.14 Effect of Duplicate Originals or Copies

If this power of attorney has been executed in multiple counterparts, each counterpart original will have equal force and effect. My Agent may make photocopies (photocopies includes facsimiles and digital or other reproductions, referred to collectively as *photocopy*) of this power of attorney and each photocopy will have the same force and effect as the original.

Section 7.15 Governing Law

This power of attorney's validity and interpretation will be governed by the laws of the State of California. To the extent permitted by law, this power of attorney is applicable to all my property, whether real, personal, intangible, or mixed; wherever located; and whether or not I now or in the future own the property.

Section 7.16 Severability

If any provision of this power of attorney is declared invalid for any reason, the remaining provisions will remain in full force and effect.

Section 7.17 Shall and May

Unless otherwise specifically provided in this document or by the context in which used, I use the word *shall* in this document to impose a duty, command, direct, or require, and the word *may* to allow or permit, but not require. In the context of my Agent, when I use the word *shall*, I intend to impose a fiduciary duty on my Agent; when I use the word *may*, I intend that my Agent is empowered to act with sole and absolute discretion unless otherwise stated in this document.

**Article Eight
Declarations of the Principal**

I understand that this power of attorney is an important legal document. Before executing this power of attorney, my attorney explained the following information to me.

The power of attorney provides my Agent with broad powers to dispose of, sell, convey, and encumber my real and personal property.

The powers will exist for an indefinite period unless I revoke the power of attorney or I have limited their duration by specific provisions in the power of attorney.

This Durable Power of Attorney will continue to exist during my subsequent disability or incapacity.

I have the power to revoke or terminate this Durable Power of Attorney at any time.

Dated: March 15, 2021


Beatrice S. Alvarez, Principal

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.

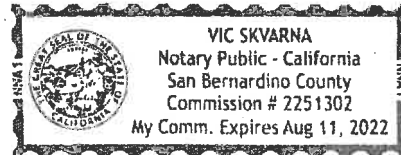
State of California)

County of Riverside)

On March 15, 2021 before me, Vic Skvarna, a Notary Public, personally appeared Beatrice S. Alvarez, 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 she executed the same in her authorized capacity, and that by her 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 *Vic Sk* (Seal)
Vic Skvarna, Notary Public

RECORDING REQUESTED BY:

JANICE WINEKE

WHEN RECORDED MAIL TO:

JANICE WINEKE
8130 Second Street
Downey, CA 90241-3624

MAIL TAX BILLS TO:

BEATRICE ALVAREZ
1395 Rolling Knoll
Diamond Bar, CA 91765

DOC # 2010-0450362
09/20/2010 08:00A Fee:24.00
Page 1 of 4
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



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SPOUSAL PROPERTY ORDER

RIVERSIDE COUNTY

Commonly known as:
61855 Pierson Blvd. Desert Hot Springs, CA 92240

Assessor's Parcel No 667-202-012-8

#4

DE-226

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address):
After recording return to:

WILKINSON AND WILKINSON, APC
PATRICIA JO WILKINSON, SBN 60185
341 West First Street
Claremont, CA 91711
TELEPHONE NO.: (909) 482-1555
FAX NO. (Optional): (909) 482-1557

E-MAIL ADDRESS (Optional):

ATTORNEY FOR (Name): BEATRICE ALVAREZ

SUPERIOR COURT OF CALIFORNIA, COUNTY OF POMONA
STREET ADDRESS: 400 Civic Center Plaza
MAILING ADDRESS: Pomona, California 91767
CITY AND ZIP CODE:
BRANCH NAME: East District

ESTATE OF (Name): PAUL J. ALVAREZ, also known as PAUL JUAREZ ALVAREZ
DECEDENT

FOR RECORDER'S USE ONLY
CASE NUMBER:
KP 011413

SPOUSAL DOMESTIC PARTNER PROPERTY ORDER

FOR COURT USE ONLY

FILED
Los Angeles Superior Court
JAN 13 2010
John A. Clarke, Clerk
By: Robin Barnhart

1. Date of hearing: January 13, 2010 Time: 8:30 a.m.
Dept.: East A Room:

THE COURT FINDS

2. All notices required by law have been given.
3. Decedent died on (date): 11-2-02
 - a. a resident of the California county named above.
 - b. a nonresident of California and left an estate in the county named above.
 - c. intestate. testate.
4. Decedent's surviving spouse surviving registered domestic partner
is (name): BEATRICE ALVAREZ

THE COURT FURTHER FINDS AND ORDERS

5. a. The property described in Attachment 5a is property passing to the surviving spouse or surviving registered domestic partner named in item 4, and no administration of it is necessary.
- b. See Attachment 5b for further order(s) respecting transfer of the property to the surviving spouse or surviving registered domestic partner named in item 4.
6. To protect the interests of the creditors of (business name):

an unincorporated trade or business, a list of all its known creditors and the amount owed each is on file.
 - a. Within (specify): days from this date, the surviving spouse or surviving registered domestic partner named in item 4 shall file an undertaking in the amount of \$
 - b. See Attachment 6b for further order(s) protecting the interests of creditors of the business.
7. a. The property described in Attachment 7a is property that belonged to the surviving spouse or surviving registered domestic partner under Family Code section 297.5 and Probate Code sections 100 and 101, and the surviving spouse's or surviving domestic partner's ownership upon decedent's death is confirmed.
- b. See Attachment 7b for further order(s) respecting transfer of the property to the surviving spouse or surviving domestic partner.
8. All property described in the Spousal or Domestic Partner Property Petition that is not determined to be property passing to the surviving spouse or surviving registered domestic partner under Probate Code section 13500, or confirmed as belonging to the surviving spouse or surviving registered domestic partner under Probate Code sections 100 and 101, shall be subject to administration in the estate of decedent. All of such property is described in Attachment 8.
9. Other (specify):

 Continued in Attachment 9.

10. Number of pages attached: One
Ratex

SIGNATURE FOLLOWS LAST ATTACHMENT Page 1 of 1

Form Approved for Mandatory Use
Judicial Council of California
02-218 (rev. January 1, 2005)

SPOUSAL OR DOMESTIC PARTNER PROPERTY ORDER
(Probate—Decedent's Estates)

Legal Solutions
Co. Plus

Family Code, § 297.5,
Probate Code, § 13500

ESTATE OF PAUL J. ALVAREZ CHAVEZ, DECEASED

KF 011413

ATTACHMENTS 5a AND 7 a TO SPOUSAL PROPERTY ORDER

The Decedent's entire interest in the unimproved real property located in the County of Riverside, State of California, described as:

Lot 17 of Desert City Record of Survey of a portion of the Northeast 1/4 of Section 32, Township 2 South, Range 4 East, San Bernardino Base and Meridian, as shown by Map on file in Book 25, Page 53, of Record of Survey, in the Office of the Recorder of Riverside County, California.

EXCEPT all of the oil and gas, together with the right to prospect for, mine and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914 (38 Stat. 509) as reserved by the United States in Patent to Frank M. Fernandez, recorded November 17, 1952 in Book 1416, Page 284 of Official Records of Riverside County, California.

Assessor's Parcel No. 667-202-012-8

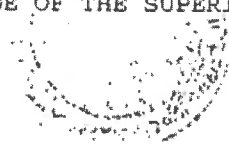
Said real property is commonly known as 61855 Pierson Boulevard, Desert Hot Springs, California 92240.

JAN 13 2010

DATED:

Daniel J. Buckley
DANIEL J. BUCKLEY

JUDGE OF THE SUPERIOR COURT





The Document to which this certification is attached is a full, true and correct copy of the original on file and of record in my office.

Attest:

AUG 26 2010

JOHN A. CLARKE

Executive Officer/Clerk of the Superior Court of California, County of Los Angeles

By

M. Thomas, Deputy

M. THOMAS