

16-
RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

CHRISTOPHER M. DIETRICH, ESQ.
1401 19th Street – Suite 440
Bakersfield, California 93301

REQUESTED BY
State of Nevada
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 NOV -3 PM 12:41

WERNER CHRISTEN
RECORDER

⁰⁰
\$16 PAID *Kg* DEPUTY

SPECIAL POWER OF ATTORNEY

WHEREAS, ROBERT C. ABRAMS and JOHN C. ABRAMS are the currently appointed and acting Co-trustees of THE ROBERT C. ABRAMS SURVIVOR'S TRUST (the "Trust"); and

WHEREAS, the Trust owns certain real property commonly known as 682 Old Lincoln Highway, Zephyr Cove, Nevada, and more particularly described in Exhibit A, attached hereto and incorporated herein by this reference (the "Real Property"); and

WHEREAS, ROBERT C. ABRAMS wishes to delegate all authority relating to the Trust's interest in the Real Property to his Co-trustee, JOHN C. ABRAMS;

NOW, THEREFORE, I, ROBERT C. ABRAMS, of Bakersfield, Kern County, California, Co-Trustee of the Trust hereby appoint JOHN C. ABRAMS of Bakersfield, Kern County, California, Co-Trustee of the Trust, as my Attorney-in-Fact, effective April 16, 2003, to act in my place for the purposes of:

(a) With respect to the Real Property, commonly known as 682 Old Lincoln Highway, Zephyr Cove, Nevada: to commence or defend any litigation with respect to the Real Property at the expense of the Trust; to compromise or otherwise adjust any claims or litigation against or in favor of the Trust; to manage, control, grant options on, sell for cash or on deferred payments, convey, exchange, partition, divide, improve, and repair the Real Property; to lease; to eject, remove, or relieve tenants or other persons from, and recover possession of, the Real Property by all lawful means; to collect, receive and receipt for rents and profits from the Real Property; to maintain, protect, preserve, repair, build upon, demolish, alter, or improve the Real Property or any part of it; and

(b) I further grant to my Attorney-in-Fact full authority to act in any manner both proper and necessary to the exercise of the foregoing powers and ratify every act that he may lawfully perform in exercising those powers.

EXECUTED on the 16th day of April, 2003, at Bakersfield, California.

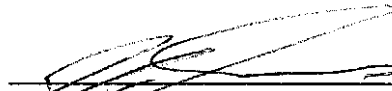
Robert C. Abrams

ROBERT C. ABRAMS, Co-Trustee of
The Robert C. Abrams Survivor's Trust

0595643

BK 1103PG00442


I, JOHN C. ABRAMS, hereby accept my appointment as Attorney-in-Fact hereunder.


JOHN C. ABRAMS, Co-Trustee of
The Robert C. Abrams Survivor's Trust

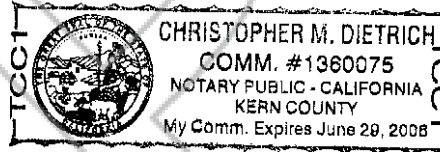
State of California)
)
County of Kern)

On 4/16, 2003, before me, Christopher M. Dietrich, personally appeared ROBERT C. ABRAMS and JOHN C. ABRAMS personally known to me - or - / / proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Signature of Notary



✓ AFTER RECORDING RETURN TO:
NEVADA Dept. of TRANSPORTATION
RIGHT-of-WAY Division
1263 S. STEWART ST.
CARSON CITY, NV 89712

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Exhibit A
LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada,
County of Douglas, described as follows:

A Parcel of land Situate in and being a portion of Lot 15 in
Block F of Zephyr Cove Properties as delineated on that certain
Map entitled Amended Map of Zephyr Cove Properties, Section 10,
Township 13, North, Range 18 East, M.D.B.&M., according to the
Official Map, filed in the Office of the County Recorder of
Douglas County, State of Nevada, on August 5, 1929, being a
portion of the Southeast 1/4 of Section 10, Township 13 North,
Range 18 East, M.D.B.&M., and being more particularly described
as follows:

Parcel 2 as set forth on that certain Jones Parcel Map filed
for record in the Office of the County Recorder of Douglas
County, Nevada, on November 19, 1979 as Document No. 38838.

APN 05-090-23

Reference is made to Record of Survey for Myra N. Taylor filed
for record with the Douglas County Recorder on November 15,
1994 in Book 1194, Page 2208, as Document No. 350659 which
purports to depict boundary measurements of said land.

"IN COMPLIANCE WITH NEVADA REVISED STATUE 111.312, THE HEREIN
ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JULY
10, 1991, AS FILE NO. 254984, RECORDED IN THE OFFICIAL RECORDS
OF DOUGLAS COUNTY, STATE OF NEVADA."

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