

APN: 1319-30-539-002

2004 MAR -9 AM 11:13

RECORDING REQUESTED BY:  
Western Title Company, Inc.

WERNER CHRISTEN  
RECORDER

WHEN RECORDED MAIL TO:

\$18<sup>00</sup> PAID *Kj* DEPUTY

Name LEO ABRAMOVITZ  
Street 6036 EASTWOOD AVE  
Address  
City,State ALTA LOMA, CA 91737  
Zip

Order No. 00089148-201- SLG

(SPACE ABOVE THIS LINE FOR RECORDERS USE)

**POWER OF ATTORNEY**  
(Special)

WARNING: THIS DOCUMENT GIVES YOUR ATTORNEY-IN-FACT THE POWER TO ACT FOR YOU IN ANY WAY YOU COULD ACT FOR YOURSELF. IT MAY BE IN YOUR BEST INTEREST TO CONSULT WITH AN ATTORNEY TO EXPLAIN ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND. YOU HAVE THE RIGHT TO REVOKE OR TERMINATE THIS POWER OF ATTORNEY AT ANYTIME.

KNOWN ALL MEN BY THESE PRESENTS: That: WE, LEO ABRAMOVITZ AND  
*LC,* ~~BARBARA GALE ABRAMOVITZ~~ the undersigned (jointly and severally, if more than one) do hereby appoint NOEL LANCE BERNATH as our exclusive, true and lawful Attorney-in-Fact in my capacity, for us and in our name, for the special and limited purpose(s) of SIGNING ALL ESCROW PAPERWORK, PURCHASE CONTRACTS AND GRANT DEEDS with respect to the following described property in the County of Douglas, State of Nevada:

See Exhibit A attached hereto and made a part hereof.

more commonly known as: 325 B QUAKING ASPEN LANE, STATELINE, NV 89449

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For such limited and special purposes, said Attorney(s) is/are hereby authorized in Principal's name, and for Principal's use and benefit;

(A) to loan, advance, defer payment of, demand, sure for, collect, and receive all sums of money, debts, accounts, legacies, bequests, interests, dividends, annuities, and demands as are now or shall hereafter become due, owing, payable, or belonging to Principal, and take all lawful means in the name of Principal for the recovery thereof and to compromise the same, and give satisfaction, releases or discharges for the same;

(B) to buy and sell land, exchange, mortgage, hypothecate, foreclose, assign, transfer, convey and in any lawful manner deal in and with land, make contracts of every kind relative to land, any interests therein or the possession thereof, and take possession and exercise control over the use thereof;

(C) to buy, sell, exchange, mortgage, hypothecate, foreclose, assign, transfer, convey and in any lawful manner deal in and with goods, wares, and merchandise, chooses in action, certificates or shares of capital stock, and other property in possession or in action, and to make, do and transact all and every kind of business or whatever nature;

(D) to execute, acknowledge and deliver contracts of sale, escrow instructions, deeds, leases (including both oil and gas and community oil and gas leases), assignments of leases, covenants, agreements, assignments of agreements, mortgages, conveyances in trust to secure indebtedness or other obligations, and assign the beneficial interest thereunder, subordination's of liens or encumbrances, indemnities, bills of lading, bills, bonds, notes, receipts, evidences of debt, requests for partial or full reconveyance of deeds of trust, releases and satisfactions of mortgages, judgments, and other debts, and other instruments in writing of whatever kind and nature, all upon such terms and conditions and under such covenants as said Attorney shall provide;

(E) to receive any Notice of Right to Cancel under the Truth in Lending Act on my behalf, to modify or waive my right to rescind to pass without exercising such right to rescind, and to confirm that such right to rescind has not been exercised;

(F) to sign, seal, execute, deliver and acknowledge such instruments in writing of whatever kind and nature as may be necessary or proper in the premises;

(G) To receive and endorse check for net proceeds of loan or hypothecation of Note.

GIVING AND GRANTING to said Attorney full power and authority to do all and every act and thing whatsoever requisite and necessary to be done relative to any of the foregoing as fully to all intents and purposes as Principal might or could do if personally present.

All that said Attorney shall lawfully do or cause to be done under the authority of this Power of Attorney is expressly approved, ratified and confirmed.

Signed this 10 day of January, 2004.

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Please see attached Notary Certificate

Leo Abramovitz 1-10-2004  
LEO ABRAMOVITZ

~~BARBARA GALE ABRAMOVITZ~~ Z.P.

**CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC**

~~STATE OF \_\_\_\_\_ } ss  
COUNTY OF \_\_\_\_\_~~

~~This instrument was acknowledged before me on \_\_\_\_\_.~~

~~By \_\_\_\_\_~~

~~\_\_\_\_\_  
Notary Public~~

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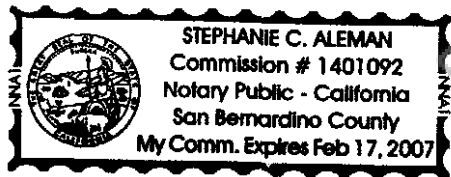
**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of San Bernardino } ss.

On Saturday 1/10/04 before me, Stephanie C. Aleman  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Leo Abramovitz  
Name(s) of Signer(s)

personally known to me  
 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  
Stephanie C. Aleman  
Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Power of Attorney (Special)

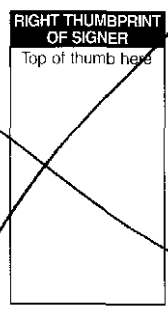
Document Date: 1/8/2004 Number of Pages: 5

Signer(s) Other Than Named Above: Barbara Gale Abramovitz (crossed off document)

**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

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Exhibit A

All that real property situate in the County of Douglas, State of Nevada, described as follows:

Unit 2, as set forth on the Condominium Map of Lot 15, Tahoe Village Unit No. 3, filed for record August 27, 1979 in Book 879, Page 1951, as Document No. 36007, Official Records of Douglas County, State of Nevada.

TOGETHER WITH an undivided 1/4<sup>th</sup> interest in and to those portions designated as Common Areas as set forth on the Condominium Map of Lot 15, Tahoe Village Unit No. 3, filed for record August 27, 1979 in Book 879, Page 1951, as Document No. 36007, Official Records of Douglas County, State of Nevada.

**COOPER**

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