

OFFICIAL RECORD  
Requested By:  
STEWART TITLE OF DOUGLAS  
COUNTY

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 3 Fee: 41.00  
BK-0207 PG-02290 RPTT: 0.00



RECORDING REQUESTED BY:  
STEWART TITLE OF CALIFORNIA, INC.

WHEN RECORDED MAIL TO:

RICHARD BERTEA  
1268 TAMARACK  
ZEPHYR COVE, NV 89448

ORDER NO. 070500064-70  
ESCROW NO. 11077860-SK

SPACE ABOVE THIS LINE FOR RECORDER'S USE

POWER OF ATTORNEY - SPECIAL

A.P.N. 1418-34-210-021

I/We RICHARD BERTEA AND HYL A BERTEA hereby appoint  
DARREN R. YOUNGMAN

as my/our exclusive, true and lawful attorney-in-fact to act in my/our capacity, for me/us and in my/our name, to dispose of my/our entire ownership interest in that certain real property at 1268 TAMARACK, ZEPHYR, NV 89448, legally described as: SEE ATTACHED EXHIBIT "A"

Said attorney-in-fact shall have the power to enter into and execute any contract, agreement, note, conveyance, assignment, deed, deed of trust, mortgage, lease, escrow instructions, bank depositor agreement and any and all other instruments or documents as shall be necessary or convenient to buy, sell, exchange, convey, transfer, assign, encumber, hypothecate or lease the above mentioned real property.

THIS POWER OF ATTORNEY shall include the power to mortgage, transfer in trust, or otherwise encumber or hypothecate the real property described above to secure payment on any negotiable or non-negotiable Note or performance of any obligation or agreement in connection with the disposition of the above mentioned property.

I/We, also give and grant onto said attorney-in-fact, full power and authority to do and perform all and every act and thing whatsoever requisite, necessary or appropriate to be done in the exercise of the foregoing power in regard to the above mentioned property as fully to all intents and purposes as I/we might or could do if I/we were present, hereby ratifying and confirming all that my/our said attorney shall lawfully do or cause to be done by virtue hereof.

THIS POWER OF ATTORNEY is effective immediately upon the execution hereby and shall remain in full force and effect until and including MARCH 24, 2007 unless sooner terminated by my/our giving written notice of such termination to said attorney-in-fact.

Date: JANUARY 25, 2007

*[Signature]*  
RICHARD BERTEA  
*[Signature]*  
HYLA BERTEA

STATE OF CALIFORNIA  
COUNTY OF Orange  
On 1/25/07 before me, DIANA MARTIN  
Notary Public (here insert name and title of the officer)  
personally appeared Richard Bertea +  
Hyla Bertea

personally known to me (or proved to be 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 *[Signature]* (Seal)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Order No.: 070500064

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

All that portion of Lots 18 and 19, as shown on the revised Plat of Lakeridge Estates No. 1, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on February 23, 1959, as Document No. 14083, more a particularly described as follows:

Beginning at the Southwest corner of said Lot 18;  
thence North 46°51'41" West 165.66 feet;  
thence North 88°51'03" West 31.28 feet;  
thence Westerly at a bearing of North 88°51'03" West 11.00 feet more or less, to a point on the approximate Low Water Line of Lake Tahoe at an elevation of 6,223.00 feet, Lake Tahoe Datum;  
thence Northerly, Westerly, Southerly, Westerly, Northerly, Northwesterly, Easterly, Southeasterly, Easterly and Northeasterly along said Low Water Line 251 feet, more or less, to a point which bears North 38°02' West 235 feet, more or less, from the Southwest corner of said Lot 18;  
thence from the approximate Low Water Line of Lake Tahoe South 77°15'44" East 84 feet more or less;  
thence South 56°58'43" East 62.44 feet;  
thence South 89°53'00" East 25.76 feet;  
thence South 04°55'34" East 112.37 feet;  
thence along a curve concave to the Southeast with a radius of 26.60 feet, a central angle of 78°06'24", and an arc length of 36.26 feet, the chord of said curve bears South 51°06'43" West 33.52 feet to the Point of Beginning.

The Basis of Bearing for this description is the above referenced Lakeridge Estates No. 1, Revised.

Reference is made to Record of Survey to Support a Lot Line Adjustment for FALCON CAPITAL, LLC. and CW SCHARER, filed for record with the Douglas County Recorder on June 28, 2001 in Book 0601, Page 7769 as Document No. 517339, Official Records, Douglas County, Nevada.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE  
HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT

Continued on next page



LEGAL DESCRIPTION - continued  
Order No.:070500064

RECORDED AUGUST 6, 2004, BOOK 0804, PAGE 02746, AS FILE NO.  
0620866, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS  
COUNTY, STATE OF NEVADA."

APN 1418-34-210-021

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