DOUGLAS COUNTY, NV

2017-902255 08/03/2017 10:43 AM

Rec:\$15.00 Total:\$15.00

TAHOE STATELINE VENTURE, LLC

Pgs=2

Recording requested by: Tahoe Stateline Venture, LLC

When recorded mail to: Tahoe Stateline Venture, LLC 2221 Olympic Blvd. Walnut Creek, CA 94595



KAREN ELLISON, RECORDER

IRREVOCABLE POWER-OF-ATTORNEY REGARDING TRANSFER OF COMMERCIAL FLOOR AREA

THIS IRREVOCABLE POWER-OF-ATTORNEY REGARDING TRANSFER OF COMMERCIAL FLOOR AREA ("Power-of-Attorney) is made and entered as of this 13th day of July, 2017 ("Effective Date"), by and between TAHOE STATELINE VENTURE, LLC, ("Seller"), and C&J WORLDWIDE HOLDINGS, INC., a Nevada Corporation ("Purchaser").

WHEREAS, Seller is the owner of the Commercial Floor Area which is banked on that certain real property located in Douglas County, Nevada, commonly known as Assessor's Parcel No. 1318-26-101-011, (the "Sending Parcel") as recognized by the Power-of-Attorney recorded in Douglas County, Nevada on May 4, 2017, document number 2017-898129.

WHEREAS, appurtenant to the Sending Parcel is One Thousand (1,000) square feet of Commercial Floor Area, as defined in the Tahoe Regional Planning Agency ("TRPA") Code of Ordinances.

WHEREAS, Seller has conveyed the Commercial Floor Area to Purchaser pursuant to that certain agreement for Purchase and Sale of Commercial Floor Area dated of even date herewith.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are acknowledged, the parties hereto agree as follows:

Seller hereby appoints Purchaser, its members or appointees, as agent ("Agent") solely for the limited purposes of transferring any portion of the Commercial Floor Area to an appropriate receiving parcel(s) designated by Purchaser and approved by TRPA. Agent is authorized and empowered to execute on behalf of Seller, from time to time, (i) all declarations of covenants, conditions, and restrictions pertaining to the Commercial Floor Area in the form required by TRPA and approved by both TRPA and Seller, and (ii) TRPA applications and other documents reasonably required by TRPA to transfer the Commercial Floor Area from the Sending Parcel to appropriate receiving parcel(s) designated by Purchaser and approved by TRPA.

Seller shall allow the Commercial Floor Area and any portion thereof to continue to be banked on the Sending Parcel for up to sixty (60) months, at which time Purchaser must have

transferred the Commercial Floor Area off the sending parcel. Seller has agreed, among other things, not to encumber the Commercial Floor Area in any manner (except in favor of Purchaser) and to cooperate in all reasonable ways to facilitate transfer of the Commercial Floor Area off the Sending Parcel as required by Purchaser.

The rights and restrictions set forth herein shall be deemed covenants running with the land or as equitable servitudes, as the case may be, shall constitute benefits and burdens to the Sending Parcel, and shall be binding on Seller, its assignees, and all persons acquiring or owning any interest in the Sending Parcel.

IN WITNESS WHEREOF, the parties hereto have executed this Power-of-Attorney effective as of date first set forth above.

TAHOE STATELINE VENTURE, LLC, a California limited liability company

By: Owens Realty Mortgage, Inc. a Maryland corporation

) SS

Its: Sole Member/Manager

By: Owens Financial Group, Inc., a California corporation

Its: Manager

William C. Owens

President

STATE OF NEVADA

On this 13th day of July, 2017, before me, A. WESTERUN, personally appeared William C. Owlers

personally known to me (or 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 executed the same in his authorized capacity, and that by his signature on the instrument the person, or the

WITNESS my hand and official seal.

A. WESTERLIN
Notary Public-State of Nevada
APPT. NO. 00-60942-5
My Appt. Expires 05-19-2020

Notary Public

My commission expires

entity upon behalf of which the person acted, executed the instrument.