

Recording Requested/Prepared By:  
REFS INC.

WHEN RECORDED MAIL TO:

REFS INC.  
9070 IRVINE CENTER DRIVE  
SUITE 120  
IRVINE, CA 92618

224 817  
Douglas, NV **LIMITED POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That **GRANDPOINT BANK** organized and existing under the laws of the United States, having an office for the conduct of business at 355 SOUTH GRAND AVE., #2400, LOS ANGELES, CA 90071, constitutes and appoints **REFS INC.**, a California Corporation, set out below (the "Attorney(s)-in-Fact") for the sole purpose of executing the documents outlined below:

NOW THEREFORE, **GRANDPOINT BANK** grants to the above-named Attorney(s)-in-Fact the authority as follows:

To execute, acknowledge, seal, deliver and record on behalf of **GRANDPOINT BANK** any and all lien releases, all instruments of transfer, conveyance, including but not limited to deeds, assignments, satisfactions, substitution of trustee, full/partial reconveyance, certificate of satisfaction, deed of release, deed of reconveyance, rescission of deed of reconveyance, satisfaction of mortgage, release of mortgage, quitclaim deed, termination of assignment of leases/rents, termination of hazardous substances certificate and indemnity agreement, termination of lessee's assignment of lease and subordination, termination of subordination agreement-lease.

The undersigned further gives to said attorney-in-fact full power and authority to do and perform all and every act and thing which may be necessary or convenient, in connection with any of the foregoing, as fully to all intents and purposes, as he might or could do if personally present, hereby ratifying and confirming all that said attorney-in-fact shall lawfully do or cause to be done by authority hereof.

DATE: March 10, 2017

**GRANDPOINT BANK**

By: 

**RICHARD PEREZ, S.V.P. LOAN OPERATIONS MANAGER**

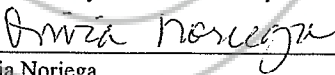
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On March 10, 2017 before me, OLIVIA NORIEGA, a Notary Public, personally appeared RICHARD PEREZ, who 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.

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.

  
Olivia Noriega, Notary Public

