

APN: 1319-30-721-010

Recording Requested by and  
Tax Statements to be sent to:

Kelli Louise Leyva  
610 Bainbridge Street  
Foster City, CA 94404

When Recorded Mail to:

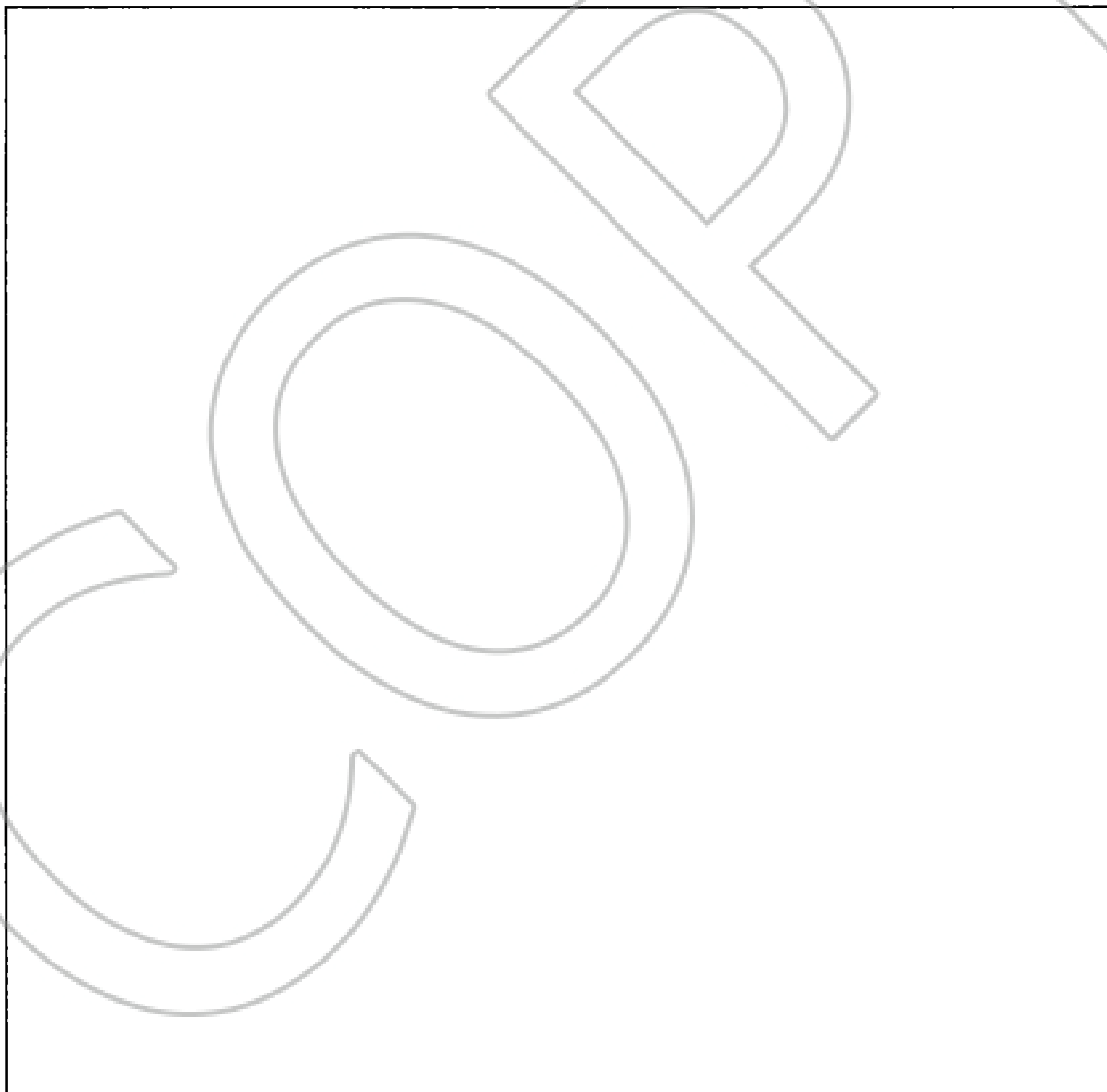
Jason Louie, Attorney at Law  
490 Post Street, Suite 910  
San Francisco, CA 94102  
(415) 240-4646



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KAREN ELLISON, RECORDER

**CERTIFICATION OF TRUST**



**CERTIFICATION OF TRUST**  
**PETER JOSEPH LAZARA AND BARBARA JEAN LAZARA 2004 TRUST**

I, the undersigned, hereby declare under penalty of perjury under the laws of the State of California and certify that:

1. On January 10, 2004, Peter Joseph Lazara and Barbara Jean Lazara, as settlors, signed a Declaration of Trust which established a revocable living trust known as the PETER JOSEPH LAZARA AND BARBARA JEAN LAZARA 2004 TRUST (“the Trust”).
2. On July 13, 2016, PETER JOSEPH LAZARA died, leaving Barbara Jean Lazara as the sole acting trustee of the Trust.
3. On April 10, 2022, BARBARA JEAN LAZARA died, leaving Kelli Louise Leyva as the sole acting trustee of the Trust. Attached hereto as Exhibit A are copies of the death certificates of Peter Joseph Lazara and Barbara Jean Lazara.
4. KELLI LOUISE LEYVA is the sole currently acting Trustee of the Trust. The trustee's counsel is The Law Offices of Jason Louie, P.C., 490 Post Street, Suite 910, San Francisco, CA 94102, (415) 240-4646.
5. This Certificate is a true and correct representation of the terms of the Trust acting as an administrative trust. Said administrative trust is irrevocable.
6. The Trust is not of record in any court of law and has not been recorded in the real property records of any county.
7. The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained herein to be incorrect.
8. The current beneficiaries of the Trust are:  

KELLI LOUISE LEYVA  
JENNIFER MARIE HARO (AKA JENNIFER M. LAZARA)
9. Title to assets of the Trust should be taken in substantially the following form:  

“KELLI LOUISE LEYVA, trustee of the PETER JOSEPH LAZARA AND BARBARA JEAN LAZARA 2004 TRUST”
10. The trust identification number of the Trust is the social security number of Barbara Jean Lazara.
11. The Trust holds the following interest(s) in real property: (Attached as Exhibit B)
12. Under the terms of the Trust, the trustee's powers include the powers set forth in Exhibit C attached hereto and incorporated herein by reference. The trustee's powers also include all

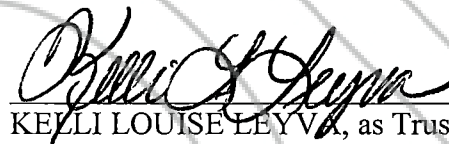
other powers and authority granted to the trustee under the California Probate Code, as amended from time to time.

13. This Certificate is intended to serve as a "Certification of Trust" under California Probate Code §18100.5, as amended. Its purpose is to certify the existence of the trust, the identity and powers of the Trustee, the manner of taking title to assets, and to summarize some of the more important provisions of the Trust so that the Trustee can deal with third parties, such as financial institutions, stock transfer agents, brokerage houses, title companies, insurance companies, and others, without disclosing the entire Trust, which is a private and confidential document.
14. All third parties dealing with the Trustee may rely on this Certificate as a true statement of the provisions of the Trust described herein as of the date this Certificate is presented to such third party (regardless of the date of execution of this Certificate), unless the third party has actual knowledge that the representations contained herein are incorrect. The Trustee is expressly authorized to sue a third party who fails to rely on this Certificate and demand damages, including punitive damages, on behalf of the Settlor for such nonreliance.

Executed at San Mateo, CA, on 6/17/22

I declare under the penalty of perjury that the foregoing is true and correct.

Date: 6/17/22



\_\_\_\_\_  
KELLI LOUISE LEYVA, as Trustee of the PETER  
JOSEPH LAZARA AND BARBARA JEAN LAZARA  
2004 TRUST, under Declaration of Trust dated  
January 10, 2004

**ACKNOWLEDGMENT**

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 San Mateo

On 06/17/2022, 2022, before me, Diane M. Hanson, Notary Public,  
notary public, personally appeared Kelli L. Leyva,  
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.

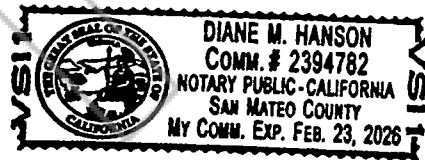
I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Diane M. Hanson

(Seal)

Print Name: Diane M. Hanson



**EXHIBIT A**

**DECEDENTS' DEATH CERTIFICATES**

COPY

**STATE OF CALIFORNIA**  
**CERTIFICATION OF VITAL RECORD**

**COUNTY OF SAN MATEO**

**HEALTH SYSTEM**  
SAN MATEO, CALIFORNIA

3052016139328

**CERTIFICATE OF DEATH**

3201641002444

STATE FILE NUMBER		CERTIFICATE OF DEATH		LOCAL FILE NUMBER	
1 NAME OF DECEASED - FIRST, MIDDLE, LAST <b>PETER</b>		2 MIDDLE <b>JOSEPH</b>		3 LAST (Family) <b>LAZARA</b>	
4 DATE OF BIRTH (month/day/year) <b>03/19/1941</b>		5 AGE Yrs <b>75</b>		6 SEX <b>M</b>	
9 BIRTH - STATE OR FOREIGN COUNTRY <b>CA</b>		10 SOCIAL SECURITY NUMBER <b>3506</b>		11 EVER IN U.S. ARMED FORCES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK	
12 MARITAL STATUS (M/F) (at time of death) <b>MARRIED</b>		7 DATE OF DEATH (month/day/year) <b>07/13/2016</b>		8 HOUR (24 hours) <b>1151</b>	
13 EDUCATION - Highest Level (Degree) <b>HS GRADUATE</b>		14 DECEASED'S RACE - (List to 3 races may be listed & use codes on back) <b>CAUCASIAN</b>		15 DECEASED'S OCCUPATION (Job title, position, rank, grade, etc.) <b>DRAFT MAINTENANCE SPECIALIST</b>	
16 DECEASED'S RESIDENCE (Street and number, or location) <b>1031 LAFAYETTE STREET</b>		17 KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, food contractor, employer, etc.) <b>BEER DISTRIBUTOR</b>		18 YEARS IN OCCUPATION <b>35</b>	
21 CITY <b>SAN MATEO</b>		22 COUNTY (FEDERAL) <b>SAN MATEO</b>		23 ZIP CODE <b>94403</b>	
24 YEARS IN COUNTY <b>50</b>		25 STATE OR FOREIGN COUNTRY <b>CA</b>		26 INFORMANT'S NAME, RELATIONSHIP <b>BARBARA LAZARA, WIFE</b>	
27 INFORMANT'S MAILING ADDRESS (Street and number, or rural route number, city or town, state and zip) <b>1031 LAFAYETTE STREET, SAN MATEO, CA 94403</b>		28 NAME OF SURVIVING SPOUSE (SPOUSE) - FIRST, MIDDLE, LAST <b>BARBARA JEAN VIRGIL</b>		29 LAST BIRTH NAME <b>VIRGIL</b>	
30 NAME OF FATHER (FATHER) - FIRST, MIDDLE, LAST <b>ANTHONY GABRIEL LAZARA</b>		31 MIDDLE <b>GABRIEL</b>		32 LAST <b>LAZARA</b>	
33 BIRTH STATE <b>CA</b>		34 NAME OF MOTHER (MOTHER) - FIRST, MIDDLE, LAST <b>MARIE ANTOINETTE MANINA</b>		35 LAST BIRTH NAME <b>MANINA</b>	
36 BIRTH STATE <b>CA</b>		36 DISPOSITION DATE (month/day/year) <b>07/18/2016</b>		37 PLACE OF FINAL DISPOSITION (Street and number, or location) <b>SKYLAWN MEMORIAL PARK HIGHWAY 92 AT SKYLINE BLVD., SAN MATEO, CA 94402</b>	
38 TYPE OF DISPOSITION <b>BU</b>		39 SIGNATURE OF EMBALMER <b>NOT EMBALMED</b>		40 LICENSE NUMBER	
41 NAME OF FUNERAL ESTABLISHMENT <b>SNEIDER &amp; SULLIVAN &amp; O'CONNELL'S FUNERAL HOME</b>		42 LICENSE NUMBER <b>FD230</b>		43 SIGNATURE OF LOCAL REGISTRAR <b>SCOTT MORROW, MD</b>	
44 DATE (month/day/year) <b>07/15/2016</b>		45 TYPE OF DEATH <input type="checkbox"/> P <input type="checkbox"/> E <input type="checkbox"/> D <input type="checkbox"/> O <input type="checkbox"/> H <input type="checkbox"/> I <input checked="" type="checkbox"/> N <input type="checkbox"/> O <input type="checkbox"/> F		46 IF OTHER (HSA) HOSPITAL, SPECIFY ONE <input type="checkbox"/> Hospital <input type="checkbox"/> Nursing Home <input type="checkbox"/> LTC <input checked="" type="checkbox"/> Decedent's Home <input type="checkbox"/> Other	
104 COUNTY <b>SAN MATEO</b>		105 FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location) <b>1031 LAFAYETTE STREET</b>		106 CITY <b>SAN MATEO</b>	
107 CAUSE OF DEATH <b>IV STROKE</b>		108 DEATH REPORTED TO CORONER (Date and time) <b>IMMED 16-01170</b>		109 DEATH REPORTED TO CORONER (Date and time) <b>IMMED 16-01170</b>	
110 HYPERTENSION		111 AUTOPSY PERFORMED? <b>NO</b>		112 AUTOPSY PERFORMED? <b>NO</b>	
113 HYPERLIPIDEMIA		113 AUTOPSY PERFORMED? <b>NO</b>		114 AUTOPSY PERFORMED? <b>NO</b>	
114 OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE, GIVEN IN 107 <b>NONE</b>		115 AUTOPSY PERFORMED? <b>NO</b>		116 AUTOPSY PERFORMED? <b>NO</b>	
117 AUTOPSY PERFORMED? <b>NO</b>		118 AUTOPSY PERFORMED? <b>NO</b>		119 AUTOPSY PERFORMED? <b>NO</b>	
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## EXHIBIT B

### REAL PROPERTY INTEREST(S)

1. The following described parcel of land, and improvements and appurtenances thereto in the County of Douglas, State of Nevada, APN- 1319-30-721-010:

A Timeshare Estate comprised of:

#### PARCEL ONE:

An undivided 1/51st interest in and to that certain condominium described as follows:

- (a) An undivided 1/20th interest, as tenants-in-common, in and to Lot 31 of Tahoe Village Unit No. 3, Fifth-Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, all of Official Records, Douglas County, State of Nevada. Except therefrom units 81 to 100 Amended Map and as corrected by said Certificate of Amendment.
- (b) Unit No. 090 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

#### PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173 Page 229 of Official Records and in modification thereof recorded September 28, 1973, as Document No. 69063 in book 973 Page 812 of Official Records and recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records.

#### PARCEL THREE:

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 – Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

#### PARCEL FOUR:

- (a) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Develoments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, -and-



(b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The Exclusive right to use said UNIT and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel One and Parcels Two, Three, and Four above during ONE "use week" within the Summer "use season", as said quoted terms are defined in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said use week within said use season.

A Portion of APN 42-180-10

# **EXHIBIT C**

## **TRUSTEE POWERS**

Sections 6.08 and 6.09 of the PETER JOSEPH LAZARA AND BARBARA JEAN LAZARA  
2004 TRUST are attached hereto:

COPY

(3) Hostility or lack of cooperation among the co-trustees that impairs the administration of the trust.

(4) Failure or refusal to act.

(5) Other good cause, as determined by the court.

6.04. Resignation. Any trustee may resign at any time, without giving a reason for the resignation, by giving written notice, at least 30 days before the time the resignation is to take effect, to the settlors if living, to any other trustee then acting, to any persons authorized to designate a successor trustee, to all living trust beneficiaries known to the trustee (or, in the case of a minor beneficiary, to the parent or guardian of that beneficiary), and to the successor trustee, if any has been appointed under the provisions of this instrument. A resignation shall be effective upon written acceptance of the trust by a successor trustee.

6.05. Vacancies. If a vacancy should occur in the office of trustee, whether by reason of death, resignation, removal, or other cause, and no successor trustee is appointed as provided in this instrument, the court shall appoint a new trustee to fill the vacancy. In filling a vacancy, the court may, in its discretion, appoint the original or any other number of trustees. In selecting a trustee, the court shall give consideration to the wishes of the beneficiaries who are fourteen years of age or older.

6.06. Exercise of Management Powers While Settlor's Are Co-Trustees. While both settlors are acting as co-trustees under this instrument, with respect to community property held in the trust, either of them may be sole signatory of all checks and other withdrawal instruments drawn on any trust account, and of any instruments of conveyance of trust property other than community real property or a community property interest in a business operated and managed by one settlor. A settlor acting as a trustee and operating or managing a business that is community property may, acting alone, sell, exchange, encumber, or dispose of that business after giving prior notice to the other settlor of any sale, lease, exchange, encumbrance, or other disposition of all or substantially all of the personal property used in the operation of the business (including personal property used for agricultural purposes). Any and all powers relating to the management of any trust property that comprises the separate or quasi-community property of either settlor shall be exercised only by the settlor who contributed that property to the trust.

6.07. Bond. No bond or undertaking shall be required of any individual who serves as a trustee under this instrument except any successor trustee appointed by court order under Paragraph 6.05 of this instrument.

6.08. Powers. To carry out the purposes of the trusts created under this instrument, and subject to any limitations stated elsewhere in this instrument, the trustee shall, in addition to all of the powers now or hereafter conferred on trustees by law, have the power to do all of the following:

(a) Retain property received into the trust at its inception, or later added to the trust, as long as the trustee considers that retention is in the best interests of the trust or in furtherance of the goals of the settlor in creating the trust, as determined from this trust

instrument, but subject to the standards set forth in California Probate Code Section 16040 and the Uniform Prudent Investor Act.

(b) Invest and manage trust assets as a prudent investor would, by considering the purposes, terms, distribution requirements, and other circumstances of the trust. In satisfying this standard, the trustee shall exercise reasonable care, skill, and caution. The trustee's investment and management decisions respecting individual assets and courses of action must be evaluated not in isolation, but in the context of the trust portfolio as a whole, and as a part of an overall investment strategy having risk and return objectives reasonably suited to the trust. Among the circumstances that are appropriate to consider in investing and managing trust assets are the following, to the extent relevant to the trust or its beneficiaries:

- (1) General economic conditions.
- (2) The possible effect of inflation or deflation.
- (3) The expected tax consequences of investment decisions or strategies.
- (4) The role that each investment or course of action plays within the overall trust portfolio.
- (5) The expected total return from income and the appreciation of capital.
- (6) Other resources of the beneficiaries known to the trustee as determined from information provided by them;
- (7) Needs for liquidity, regularity of income, and preservation or appreciation of capital.
- (8) An asset's special relationship or special value, if any, to the purposes of the trust or to one or more of the beneficiaries.

The trustee may invest in any kind of property of type of investment or engage in any course of action or investment strategy consistent with the standards set forth in this provision or the Uniform Prudent Investor Act, as set forth in California Probate Code Sections 16045-16054 or any successor sections.

(c) In the trustee's discretion, invest or reinvest in mutual funds, money market funds, investment trusts, regulated investment companies, market funds, and index funds, and in the shares or securities of any such funds or companies, that persons of prudence, discretion, and intelligence acquire for their own account.

(d) Acquire and maintain as a trust asset a life insurance policy on the life of any person, including the trustee, issued by any company and in any amount that the trustee may deem advisable, and exercise all rights of ownership granted in that policy; provided, however, that as to any assets of the trust (other than assets held in the Bypass Trust and the Disclaimer Trust), the surviving settlor shall have the right, by delivery of a written instrument to the trustee, to require the trustee to convert any such policy into productive property within a reasonable time following the receipt of that request.

(e) With or without court authorization, sell (for cash or on deferred payments, and with or without security), convey, exchange, partition, and divide trust property; grant options for the sale or exchange of trust property for any purpose, whether the contract is

to be performed or the option is to be exercised within or beyond the term of the trust; and lease trust property for any purpose, for terms within or extending beyond the expiration of the trust, regardless of whether the leased property is commercial or residential and regardless of the number of units leased.

(f) Engage in any transactions with the personal representative of the estate of the settlor that are in the best interest of any trusts created in this instrument.

(g) Manage, control, improve, and maintain all real and personal trust property.

(h) Subdivide or develop land; make or obtain the vacation of plats and adjust boundaries, or adjust differences in valuation on exchange or partition by giving or receiving consideration; and dedicate land or easements to public use with or without consideration.

(i) Make ordinary or extraordinary repairs or alterations in buildings or other trust property, demolish any improvements, raze existing party walls or buildings, and erect new party walls or buildings, as the trustee deems advisable.

(j) Enter into oil, gas, and other mineral leases, on terms deemed advisable by the trustee; enter into any pooling, unitization, repressurization, community, or other types of agreements relating to the exploration, development, operation, and conservation of mineral properties; drill, mine, and otherwise operate for the development of oil, gas, and other minerals; contract for the installation and operation of absorption and repressuring plants; and install and maintain pipelines. Any such leases or agreements may be for a term within or extending beyond the term of the trust.

(k) In the trustee's discretion, abandon any unproductive or wasted trust asset or interest therein.

(l) Employ and discharge agents and employees, including but not limited to attorneys, accountants, investment and other advisers, custodians of assets, property managers, real estate agents and brokers, and appraisers, to advise and assist the trustees in the management of any trusts created under this trust instrument, and compensate them from the trust property. The agents and employees may be associated or affiliated with the trustee, or may be descendants or other persons related to the trustee or to the settlor, or a company associated with any such persons. The trustee is entitled to rely on the advice of any professional adviser employed under this provision. Reasonable compensation paid to any such agents or employees shall not diminish the compensation to which the trustee is otherwise entitled.

(m) With respect to securities held in trust, exercise all the rights, powers, and privileges of an owner, including, but not limited to, the power to vote, give proxies, and pay assessments and other sums deemed by the trustee necessary for the protection of the trust property; participate in voting trusts, pooling agreements, foreclosures, reorganizations, consolidations, mergers, and liquidations, and, in that connection, deposit securities with and transfer title to any protective or other committee under such terms as the trustee deems advisable; exercise or sell stock subscription or conversion rights; and accept and retain as investments of the trust any securities or other property received through the exercise of any of the foregoing powers.



(n) Hold securities or other trust property in the trustee's own name or in the name of a nominee, without disclosure of the trust, or in unregistered form, so that title may pass by delivery.

(o) Deposit securities in a securities depository that is either licensed or exempt from licensing.

(p) Borrow money for any trust purpose from any person or entity, on such terms and conditions as the trustee deems advisable, and obligate the trust for repayment; encumber any trust property by mortgage, deed of trust, pledge, or otherwise, whether for terms within or extending beyond the term of the trust, as the trustee deems advisable, to secure repayment of any such loan; replace, renew, and extend any such loan or encumbrance; and pay loans or other obligations of the trust deemed advisable by the trustee.

(q) In the trustee's discretion, make loans to beneficiaries out of funds of the trust, and guarantee the repayment of loans made to beneficiaries by third parties by encumbering trust assets.

(r) Procure and carry, at the expense of the trust, insurance in such forms and in such amounts as the trustee deems advisable to protect the trust property against damage or loss, and to protect the trustee against liability with respect to third persons.

(s) Enforce any obligation owing to the trust, including any obligation secured by a deed of trust, mortgage, or pledge held as trust property, and purchase any property subject to a security instrument held as trust property at any sale under that instrument.

(t) Extend the time for payment of any note or other obligation held as an asset of, and owing to, the trust, including accrued or future interest, and extend the time for repayment beyond the term of the trust.

(u) Pay or contest any claim against the trust; release or prosecute any claim in favor of the trust; or, in lieu of payment, contest, release, or prosecution, adjust, compromise, or settle any such claim, in whole or in part, and with or without consideration.

(v) At trust expense, prosecute or defend actions, claims, or proceedings of whatever kind for the protection of the trust property and of the trustee in the performance of the trustee's duties, and employ and compensate attorneys, advisers, and other agents as the trustee deems advisable.

(w) Purchase bonds at such premiums as the trustee shall, in the trustee's discretion, deem advisable; provided, however, that any premium paid by the trustee for any bond shall be periodically repaid to principal out of the interest received on the bond, in a reasonable manner as the trustee determines and, to the extent necessary, from the proceeds on the sale or other disposition of the bond.

6.09. Grant of Specific Powers Not to Limit General Powers. The grant to the trustee in this instrument of a specific power or powers shall not limit the trustee from exercising any other power that may be necessary or appropriate for the trustee to exercise in furtherance of the purposes of this instrument or to permit the trustee to fulfill the trustee's responsibilities and duties with respect to the trust.

6.10. Retention of Family Residence. Notwithstanding any other provision of this instrument, the trustee shall retain, in any trust or trusts created by this trust instrument,