

APN 1318-26-101-011

Recording Requested By
And When Recorded Mail To:

Harinder Johl
4101 Lake Tahoe Boulevard
South Lake Tahoe, CA 96150

**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 as of August 3, 2022 (the "**Effective Date**"), by and between TAHOE STATELINE VENTURE, LLC, a California limited liability company ("**Seller**"), for the benefit of HARINDER JOHL, an individual (together with his successors and/or assigns) ("**Purchaser**").

WHEREAS, Seller has conveyed to Purchaser all of Seller's right, title and interest in and to Four Thousand Five Hundred square feet (4,500 sf) of commercial floor area (the "**CFA**"), as that term is defined in the Tahoe Regional Planning Agency ("**TRPA**") Code of Ordinances, appurtenant to that certain real property located in the County of Douglas, State of Nevada, commonly known as Assessor's Parcel No. 1318-26-101-011 (the "**Sending Parcel**"), pursuant to that certain Agreement for Purchase and Sale of Commercial Floor Area, dated May 25, 2022.

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

Seller hereby appoints Purchaser, or a person designated by Purchaser, as its agent ("**Agent**") solely for the limited purposes of transferring any or all of the CFA 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 CFA 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 CFA from the Sending Parcel to appropriate receiving parcel(s) designated by Purchaser and approved by TRPA.

Seller agrees not to encumber the CFA in any manner (except in favor of Purchaser) and to cooperate in all reasonable ways to facilitate the transfer of the CFA 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, Seller's assignees and all persons acquiring or owning any interest in the Sending Parcel.

[Signature page follows]

IN WITNESS WHEREOF, Seller has executed this Power of Attorney as of the Effective Date.

TAHOE STATELINE VENTURE, LLC,
a California limited liability company

By: Owens Realty Mortgage, Inc.,
a Maryland corporation
Its: Sole Member/Manager

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

By: [Signature]
William C. Owens, President

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

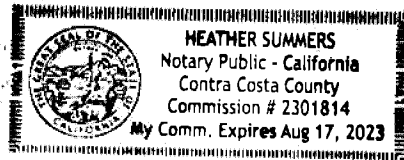
County of Contra Costa

On August 3 2022 before me, Heather Summers Notary Public,
^{its} (here insert name and title of the officer)
personally appeared William C Owens, 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]
Signature



[End]