

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Leslie Benjamin
12651 Barrett Ln.
Santa Ana, CA 92705

DURABLE POWER OF ATTORNEY

I, **LEELA BENJAMIN**, hereby constitute and appoint **CYNTHIA MOORE** and **LESLIE BENJAMIN** as my true and lawful Co-Agents, hereinafter referred to as Agent, or the remaining one, for me and in my name, place and stead and for my use and benefit:

(a) To continue, establish, modify, transact regarding, and terminate an account, a safe deposit box, space in a vault, or other banking arrangement with a bank, trust company, savings and loan association, credit union, thrift company, industrial loan company, brokerage firm, or other financial institution. Such authority shall include, but not be limited to, making deposits and withdrawing by check, order, removal, or otherwise my money or property deposited with or left in the custody of a financial institution.

(b) To ask, demand, sue for, recover, collect and receive each and every sum of money, debt, account, legacy, bequest, interest, dividend, annuity and demand (which now is or hereafter shall become due, owing or payable) belonging to or claimed by me, and to use and take any lawful means for the recovery thereof by legal process or otherwise, and to execute and deliver a satisfaction or release therefore, together with the right and power to compromise or compound any claim or demand.

(c) To exercise any or all of the following powers as to real property, any interest therein and/or any building thereon. To contract for, purchase, receive and take possession thereof and of evidence of title thereto, to lease the same for any term or purpose, including leases for business, residence, and oil and/or mineral development, to sell, exchange, grant or convey the same with or without warranty, and to mortgage, transfer in trust, or otherwise encumber or hypothecate the same to secure payment of a negotiable or non-negotiable note or performance of any obligation or agreement.

(d) To exercise any or all of the following powers as to all kinds of personal property and goods, wares and merchandise, choses in action and other property in possession or in action. To contract for, buy, sell, exchange, transfer and in any legal manner deal in and with the same, and to mortgage, transfer in trust, or otherwise encumber or hypothecate the same to secure payment of a negotiable or non-negotiable note or performance of any obligation or agreement.

(e) To borrow money and to execute and deliver negotiable or non-negotiable notes therefore with or without security, and to loan money and receive negotiable or non-negotiable notes therefore with such security as my agent shall deem proper.

(f) To create, amend, supplement and terminate any trust and to instruct and advise the trustee of any trust wherein I am or may be trustor or beneficiary, to represent and vote stock, exercise stock rights, accept and deal with any dividend, distribution or bonus, join in any corporate financing, reorganization, merger, liquidation, consolidation or other action and the extension, compromise, conversion, adjustment, enforcement or foreclosure, singly or in conjunction with others of any corporate stock, bond, note, debenture or other security, to compound, compromise, adjust, settle and satisfy any obligation, secured or unsecured, owing by or to me and to give or accept any property and/or money whether or not equal to or less in value than the amount owing in payment, settlement or satisfaction thereof.

(g) To transact business of any kind or class and act as my agent in fact, to sign, execute, acknowledge and deliver any deed, lease, assignment of lease, covenant, indenture, indemnity, agreement, mortgage, deed of trust, assignment of mortgage or of the beneficial interest under deed of trust, extension or renewal of any obligation, subordination or waiver of priority hypothecation, bottomry, charter-party, bill of lading, bill of sale, bill, bond, note, whether negotiable or non-negotiable, receipt, evidence of debt, full or partial release of satisfaction of mortgage, judgment and other debt, request for partial or full reconveyance of deed of trust and such other instruments in writing or any kind or class as may be necessary or proper in the premises.

(h) This Power of Agent shall become **effective immediately** upon the execution of this document.

My true and lawful agent shall not have the power to do the following:

(a) To use my assets to pay for his/her legal obligations, which include but are not limited to the support of his/her dependents.

(b) To exercise any incident of ownership over any life insurance policy that I now own and that insures his/her life.

(c) To make changes to the distribution of my Revocable Living Trust or to make a Will or Codicil to my Will for me.

(d) To revoke my Living Trust, Will or Codicil(s).

WARNING TO PERSON EXECUTING THIS DOCUMENT:

THIS IS AN IMPORTANT LEGAL DOCUMENT. IT CREATES A DURABLE POWER OF AGENT. BEFORE EXECUTING THIS DOCUMENT, YOU SHOULD KNOW THESE IMPORTANT FACTS:

1. THIS DOCUMENT MAY PROVIDE THE PERSON YOU DESIGNATE AS YOUR AGENT-IN-FACT WITH BROAD POWERS TO MANAGE, DISPOSE, SELL, AND CONVEY YOUR REAL AND PERSONAL PROPERTY AND TO BORROW MONEY USING YOUR PROPERTY AS SECURITY FOR THE LOAN.

2. THESE POWERS WILL EXIST FOR AN INDEFINITE PERIOD OF TIME UNLESS YOU LIMIT THEIR DURATION IN THIS DOCUMENT. THESE POWERS WILL CONTINUE TO EXIST NOTWITHSTANDING YOUR SUBSEQUENT DISABILITY OR INCAPACITY.

3. YOU HAVE THE RIGHT TO REVOKE OR TERMINATE THIS POWER OF AGENT.

4. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU.

I HEREBY GIVE AND GRANT my Agent full power and authority to do and perform all and every act necessary or appropriate to be done in and about the premises as fully as I might or could do if personally present, hereby ratifying all that my said Agent shall lawfully do or cause to be done by virtue of this agreement. The powers and authority hereby conferred upon my said Agent shall be applicable to all real and personal property or interests therein now owned or hereafter acquired by me and wherever situated.

My said Agent is empowered hereby to determine in my agent's sole discretion the time when, purpose for and manner in which any power herein conferred upon my agent shall be exercised, and the conditions, provisions and covenants of any instrument or document which may be executed by my agent pursuant hereto, and in the acquisition or disposition of real or personal property, my said Agent shall have exclusive power to fix the terms thereof for cash, credit and/or property, and if on credit with or without security.

When the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

WITNESS my hand on NOVEMBER 13, 2014.

Leela Benjamin
LEELA BENJAMIN

A notary public or other officer completing this document 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 NOVEMBER 13, 2014, before me, *Stasia Geiss*, a Notary Public, personally appeared **LEELA BENJAMIN**, who 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 she executed the same in her authorized capacities, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.



Stasia Geiss
Notary Public for the State of CA