

RECORDING REQUESTED BY:
Investors Title (036)

AND WHEN RECORDED MAIL TO:

Mei Ling Chen
18602 La Guardia St.
Rowland Heights, CA 91748

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 14238410

Escrow No.: 402305-70

POWER OF ATTORNEY - SPECIAL

Known All Men by These Presents: That I, **Tawei D. Jao** has made, constitute and appoint, and by these presents **do** hereby make, constitute and appoint: **Mei Ling Chen** my true and lawful **Attorney-in-fact** for **me** and in **my name, place** and stead place to ask, demand, sue for, recover, collect and receive all such sums of money, debts, dues, accounts, legacies, bequests, interests, dividends, annuities, and demands whatsoever as are now or shall hereinafter become due, owing, payable, or belonging to the undersigned; and have, use and take all lawful ways and means in the name of the undersigned, or otherwise, for the recovery thereof, by legal process, and to compromise and agree for the same, and grant acquittances or other sufficient discharges for the same, for the undersigned, and in the name of the undersigned to make, seal, and deliver the same; to compromise and and all debts owing by the undersigned, and to convey, transfer, and/or assign any property of any kind or character belonging to the undersigned in satisfaction of any debt owing by us or either of us; to bargain, contract, agree for, purchase, receive, and take lands, tenements, hereditaments, and accept the seizing and possession of all lands, and all deeds, and other assurances in the law therefor; and to lease, let, demise, bargain, sell, remise, release, convey in trust, and hypothecate lands, tenements, and hereditaments, upon such terms and conditions, and under such covenants as said attorney shall think fit; to exchange real or personal property, and to execute and deliver the necessary instruments of transfer or conveyance to consummate such exchange; to execute and deliver subordination agreements subordination any lien, encumbrance or other right in real property to any other lien, encumbrance, or other right therein; also to bargain and agree for, buy, sell, mortgage, hypothecate, convey in trust or otherwise, and in any and every way and manner deal in and with goods, wares and merchandise, chosen in action, and other property or in action, including authority to utilize my eligibility for V A Guaranty; also to transfer, assign, and deliver stock and the certificate or certificates evidencing the ownership of the same; and to make, do, and transact all and every kind of business of what nature and kind so ever; and, also, for the undersigned and in the names and as the act and deed of the undersigned, to sign, seal, execute, and acknowledge such deeds, covenants, leases, indentures, agreements, mortgage, deeds of trust, hypothecations, assignments, bottomries, charter parties, bills of lading, bills, bonds, notes, receipts, evidences of debts, releases, and satisfactions of mortgage, judgment and other debts, and such other instruments in writing, of whatever kind of nature, as may be reasonable, advisable, necessary, or proper in the premises. **Each and all the powers herein granted shall be exercised by said Attorney as to the following described property only:**
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

and commonly known as: 18602 La Guardia Street, Rowland Heights, CA 91748

DATED November 16, 2009

STATE OF CALIFORNIA

COUNTY OF _____

On _____

before me, _____,

A Notary Public in and for said State personally appeared _____

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 _____

Giving and granting unto said Attorney-in-fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as the undersigned might or could do if personally present, the undersigned hereby expressly ratifying and confirming all that said Attorney shall lawfully do or cause to be done by virtue of these presents.

Tawei D. Jao

(Seal)