



ATTENTION

Probate cases on this calendar are currently under review by the probate examiners. Review of some probate cases may not be completed and therefore have not been posted.

If your probate case has not been posted please check back again later.

Thank you for your patience.

Attorney: Lisa M. Horton (for Petitioner Kendra L. Brenson, Conservator)

Second and Final Account and Report of Conservator and Petition for Its Settlement; for Allowance of Attorney Fees and Costs Advanced; and for Termination of Conservatorship and Discharge of Conservator

		KENDRA L. BRENSON , sister and Successor Conservator of the Person and Estate appointed on 8/2/2007, is Petitioner.	<p>NEEDS/PROBLEMS/COMMENTS:</p> <p>1. Paragraph 4 of the <i>Petition</i> states a copy of Petitioner's Letters will be filed before the hearing on this accounting. Court records do not show a copy of Letters issued to the Petitioner as duly appointed Guardian (conservator) in the state of Texas has been filed.</p> <p>2. Need Order for Withdrawal of Funds from Blocked Account for authorizing payment of the attorney fees and cost reimbursement.</p> <p align="center">~Please see additional page~</p>
		Account period: 4/1/2008 - 6/18/2015	
Cont. from			
<input type="checkbox"/>	Aff.Sub.Wit.	Accounting - \$91,628.92	
<input checked="" type="checkbox"/>	Verified	Beginning POH - \$91,615.60	
<input type="checkbox"/>	Inventory	Ending POH - \$37,072.25 <i>(all cash)</i>	
<input type="checkbox"/>	PTC		
<input type="checkbox"/>	Not.Cred.	Conservator - waives	
<input checked="" type="checkbox"/>	Notice of Hrg	Attorney - \$3,700.00	
<input checked="" type="checkbox"/>	Aff.Mail	<i>(per itemization on Exhibit B, for services from 6/11/2014 to 7/20/2015; reduced from \$5,769.50 for 33.20 hours @ \$225.00 and \$65.00 attorney rates per hour;)</i>	
<input type="checkbox"/>	Aff.Pub.		
<input type="checkbox"/>	Sp.Ntc.		
<input type="checkbox"/>	Pers.Serv.	Costs - \$791.50	
<input type="checkbox"/>	Conf. Screen	<i>(for filing fees, reappraisal, exemplified copy, certified copies;)</i>	
<input type="checkbox"/>	Letters		
<input type="checkbox"/>	Duties/Supp		
<input type="checkbox"/>	Objections	Petitioner prays for an order:	
<input type="checkbox"/>	Video Receipt	1. Approving, allowing, and settling the Second and Final Account;	
<input type="checkbox"/>	CI Report	2. Approving all acts and transactions of the Conservator relating to the conservatorship as set forth in the account; and	
<input checked="" type="checkbox"/>	2620	3. Authorizing the Attorney fees and reimbursement of costs advanced; and	
<input checked="" type="checkbox"/>	Order	4. Terminating the conservatorship of the person and estate, and discharging Petitioner as conservator upon filing of receipt of funds from Guardian (conservator) of the estate <i>[and an Ex Parte Petition for Final Discharge and Order.]</i>	
<input type="checkbox"/>	Aff. Posting		
<input type="checkbox"/>	Status Rpt		
<input type="checkbox"/>	UCCJEA		
<input type="checkbox"/>	Citation		
<input type="checkbox"/>	FTB Notice		
		Reviewed by: LEG	
		Reviewed on: 9/4/15	
		Updates:	
		Recommendation:	
		File 1 – Harris	

NEEDS/PROBLEMS/COMMENTS, continued:Notes:

- **Order on First Account Current filed 6/18/2008** waived future accountings in this matter pursuant to Probate Code § 2628. Therefore, the account period of the instant Second and Final Account spans from **4/1/2008 to 6/18/2015**.
- **Order Fixing Residence Outside the State of California filed 6/18/2015** authorizes the Conservator to establish the Conservatee's residence in Conroe, Texas. Proof of establishment of the Guardianship (TX term for conservatorship) in the state of Texas was filed as an attachment to the *Status Hearing Report* on 7/6/2015, and is attached as *Exhibit A* of the instant final account.
- As appropriate, prayer of the *Petition* does not request that the blocked account containing the assets of the Conservatorship (Guardianship in Texas) be unblocked, since the Conservatee's assets are now within the jurisdiction of the Texas Court and the funds should remain blocked unless and until the Texas Court rules otherwise. However, proposed order finds that the funds in the blocked account *[number omitted]* be unblocked. Proposed order has been interlineated in paragraph 15 and in finding paragraph 3 to strike that finding.
- Proposed order has been interlineated to include a finding that Conservator will be discharged upon filing of a receipt and an *Ex Parte Petition for Final Discharge and Order*.

Atty **Janian, Paulette (for Alice McCoy, Conservator)**

Probate Status Hearing Re: Proof of Conservatorship in TN

Age: 25 years	<p>ALICE MCCOY, adoptive mother, was appointed Conservator of the Person on 5/30/2008.</p> <p>Order Fixing Residence Outside the State of California filed 3/10/2015 authorizes the Conservatee's residence to be fixed outside the State of California to Lee County, Harogate, Tennessee, and finds that the conservatorship of the person or its equivalent shall be commenced in the state of new residence no later than 9/1/2015.</p> <p>Declaration Re Transfer of Conservatorship to Tennessee filed 9/3/2015 by Attorney Paulette Janian states:</p> <ul style="list-style-type: none"> The Conservatee, her mother (Conservator), and her father moved to [address omitted] Tennessee; The Conservator filed [case number omitted] in the Probate Court for Claiborne County, Tennessee at Tazewell, and the Court ordered registration of the California Judgment appointing Alice McCoy Conservator of the Person of Tosha Ranae McCoy, and the Court adopted the California <i>Order Appointing Conservator</i> as a valid order of the State of Tennessee; The Tennessee Court further ordered issuance of <i>Letters of Conservatorship</i> by the Claiborne County Chancery Court; Copies of the Tennessee <i>Order for Registration of Foreign Judgment and Letters of Conservatorship</i> filed 8/26/2015, faxed to the Attorney's office by Attorney Sandra E. Cosby, are attached to this <i>Declaration</i>. 	<p>NEEDS/PROBLEMS/COMMENTS:</p> <p>OFF CALENDAR</p> <p>Copies of the Tennessee <i>Order for Registration of Foreign Judgment and Letters of Conservatorship</i> filed 8/26/2015 are attached to the <i>Declaration Re Transfer of Conservatorship to Tennessee</i> filed 9/3/2015 by Attorney Paulette Janian.</p>	
Cont. from			
<input type="checkbox"/> Aff.Sub.Wit.			
<input checked="" type="checkbox"/> Verified			
<input type="checkbox"/> Inventory			
<input type="checkbox"/> PTC			
<input type="checkbox"/> Not.Cred.			
<input type="checkbox"/> Notice of Hrg			
<input type="checkbox"/> Aff.Mail			W/
<input type="checkbox"/> Aff.Pub.			
<input type="checkbox"/> Sp.Ntc.			
<input type="checkbox"/> Pers.Serv.			
<input type="checkbox"/> Conf. Screen			
<input type="checkbox"/> Letters			
<input type="checkbox"/> Duties/Supp			
<input type="checkbox"/> Objections			
<input type="checkbox"/> Video Receipt			
<input type="checkbox"/> CI Report			
<input type="checkbox"/> 9202			
<input type="checkbox"/> Order			
<input type="checkbox"/> Aff. Posting			
<input type="checkbox"/> Status Rpt			
<input type="checkbox"/> UCCJEA			
<input type="checkbox"/> Citation			
<input type="checkbox"/> FTB Notice			
		<p>Reviewed by: LEG</p> <p>Reviewed on: 9/4/15</p> <p>Updates:</p> <p>Recommendation:</p> <p>File 2 - McCoy</p>	

Attorney Koligian, Robert, Jr. (for Petitioner Carol R. Velasquez-Cerda)

Petition for [Successor] Letters of Administration with IAEA

DOD: 11/13/2007	CAROL R. VELASQUEZ-CERDA , daughter, is Petitioner and requests appointment as [Successor] Administrator with Full IAEA authority without bond.	<p>NEEDS/PROBLEMS/COMMENTS:</p> <p>Note: Status Hearings were not set by Court at the time of appointment of the Administrator on 2/26/2008. Court will set a status hearing as follows pursuant to Probate Code § 1456.5:</p> <ul style="list-style-type: none"> • Thursday, October 15, 2015 at 9:00 a.m. in Dept. 303 for filing of inventory and appraisal; and for filing of the first account and/or petition for final distribution. <ol style="list-style-type: none"> 1. Pursuant to Probate Code § 8800(b), <i>Final Inventory and Appraisal</i> was due 6/26/2008. Need <i>Final Inventory and Appraisal</i>. 2. Pursuant to Probate Code § 12200, first account and/or petition for final distribution was due 6/26/2009. Need first and final account, or verified status report pursuant to Probate Code § 12200, and proof of service of notice of the status hearing pursuant to Local Rule 7.5(B). <p>~Please see additional page~</p>
Cont. from	CORA VELASQUEZ , spouse, was appointed Administrator with Full IAEA authority without bond on 2/26/2008 , and <i>Letters</i> issued on that date. Administrator passed away on 10/21/2014.	
<input type="checkbox"/> Aff.Sub.Wit.		
<input checked="" type="checkbox"/> Verified		
<input type="checkbox"/> Inventory		
<input type="checkbox"/> PTC		
<input type="checkbox"/> Not.Cred.		
<input checked="" type="checkbox"/> Notice of Hrg	Petitioner states:	
<input checked="" type="checkbox"/> Aff.Mail	<ul style="list-style-type: none"> • Subsequent to the time Decedent died on 11/13/2007, there were many issues surrounding both the estate of the Decedent and many issues as to title to certain assets which, at this time, Petitioner believes are resolved; • However, immediately prior to the resolution of those issues which precluded the proper completion of the Decedent's probate in this Court, Cora Velasquez, Decedent's surviving spouse who was appointed Administrator, passed away on 10/21/2014; • Decedent and his spouse had 6 surviving adult children, all of whom are the sole heirs and they have joined [<i>in this Petition</i>] and waived bond, as the Court can see from the Waivers of Bond attached to the <i>Petition</i>; • In addition, all of the surviving children have [signed] a <i>Consent to Appointment of Successor Administrator [filed on 7/30/2015]</i> requesting that the Court appoint Petitioner as successor administrator. 	
<input type="checkbox"/> Aff.Pub.		
<input type="checkbox"/> Sp.Ntc.		
<input type="checkbox"/> Pers.Serv.		
<input type="checkbox"/> Conf. Screen		
<input checked="" type="checkbox"/> Letters		
<input checked="" type="checkbox"/> Duties/Supp		
<input type="checkbox"/> Objections		
<input type="checkbox"/> Video Receipt		
<input type="checkbox"/> CI Report		
<input type="checkbox"/> 9202		
<input type="checkbox"/> Order	X	
<input type="checkbox"/> Aff. Posting		
<input type="checkbox"/> Status Rpt		
<input type="checkbox"/> UCCJEA		
<input type="checkbox"/> Citation		
<input type="checkbox"/> FTB Notice		
		Reviewed by: LEG
		Reviewed on: 9/4/15
		Updates:
		Recommendation:
		File 2 – Velasquez

NEEDS/PROBLEMS/COMMENTS, continued:

3. *Petition* states that Decedent's son, **EDMOND VELASQUEZ**, died on 1/22/2015. Item 8 of the *Petition* does not but should list any surviving children of **EDMOND VELASQUEZ**, and if any, notice of the petition for appointment of successor administrator must be served to them pursuant to Probate Code §§ 8522(b) and 8110(a). [Note: Signed Waiver of Bond forms would be required from each surviving child of Edmond Velasquez.]
4. *Petition* states Decedent and his spouse had 6 surviving adult children, all of whom are the sole heirs of the estate. However, it appears pursuant to Probate Code §§ 6401 and 6402 that they are not the sole heirs, as the heirs of the estate appear to consist of the **ESTATE OF CORA VELASQUEZ**; the Decedent's surviving children, namely **CHRISTINA FRICKE-TREVINO, KATHRYN T. VIGIL, SARAH L. LOPEZ, CAROL R. VELASQUEZ-CERDA, GREGORY C. VELASQUEZ, DERECK L. VELASQUEZ**; and any issue of post-deceased son, **EDMOND VELASQUEZ**.
5. It is unclear whether mandatory-use Judicial Council form DE-142, *Waiver of Bond by Heir of Beneficiary*, is intended to include an attachment page for signatures of multiple heirs. *Waiver of Bond by Heir of Beneficiary* attached to the *Amended Petition* filed 7/30/2015 includes an attached page containing the signatures of 5 of the heirs; the attachment does not include the text of the *Waiver of Bond by Heir of Beneficiary*, although the preceding statement before the signatures states the undersigned persons have read the form and waive bond; additionally, the signatures on the attachment page are not dated by the heirs who signed. Item E of the *Waiver of Bond by Heir of Beneficiary* form refers to "signing this form" but is unclear as to the acceptability of an attachment page to the form, and the form itself does not include a check box indicating continuance on an attachment or additional page, as is typically seen on Judicial Council forms.
6. Need proposed order for appointment of successor administrator. [Note: Proposed letters submitted by Petitioner have been interlineated to strike the word "amended" as the letters will be "successor" letters of administration, which term also has been interlineated on the proposed letters.]

Petitioner: Lee B. Hitch (pro per)

Guardian: Karen M. Hitch (pro per)

Petition for Termination of Guardianship

		LEE B. HITCH , father, is petitioner.	<p>NEEDS/PROBLEMS/COMMENTS:</p> <ol style="list-style-type: none"> Petition does not state why terminating the guardianship would be in the best interest of the minor. Need Notice of Hearing. Need proof of service of the Notice of Hearing on: <ol style="list-style-type: none"> Karen M. Hitch (guardian) Melinda Melton (mother) Caitlin Verburg (minor) Maternal grandmother (not listed)
		KAREN M. HITCH , paternal grandmother, was appointed guardian on 7/17/08.	
		Please see petition for details.	
Cont. from		Objections to Termination of the Guardianship filed by Guardian, Karen M. Hitch, on 8/28/15	
<input type="checkbox"/>	Aff.Sub.Wit.		
<input checked="" type="checkbox"/>	Verified		
<input type="checkbox"/>	Inventory		
<input type="checkbox"/>	PTC		
<input type="checkbox"/>	Not.Cred.		
<input type="checkbox"/>	Notice of Hrg	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	Aff.Mail	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	Aff.Pub.		
<input type="checkbox"/>	Sp.Ntc.		
<input type="checkbox"/>	Pers.Serv.		
<input type="checkbox"/>	Conf. Screen		
<input type="checkbox"/>	Letters		
<input type="checkbox"/>	Duties/Supp		
<input type="checkbox"/>	Objections		
<input type="checkbox"/>	Video Receipt		
<input type="checkbox"/>	CI Report		
<input type="checkbox"/>	9202		
<input checked="" type="checkbox"/>	Order		
<input type="checkbox"/>	Aff. Posting		
<input type="checkbox"/>	Status Rpt		
<input type="checkbox"/>	UCCJEA		
<input type="checkbox"/>	Citation		
<input type="checkbox"/>	FTB Notice		
			Reviewed by: KT
			Reviewed on: 9/4/15
			Updates:
			Recommendation:
			File 4 - Verburg

Status Hearing Re: Filing of the Second Account

Age: 97	<p>DIANE FRATIS, daughter, was appointed as Conservator of the Person and Estate with bond set at \$209,000.00 on 02/17/12. Letters were issued on 03/06/12.</p> <p>Conservator's First Account was approved on 05/22/13. Minute Order from 05/22/13 set this matter for a status hearing regarding filing of the Second Account.</p> <p>Status Report filed 07/07/15 states: the second account current is being finalized at this time. The attorney's paralegal is on vacation for two weeks and was not able to complete the accounting before she left. Further, they have received additional information from the client and are still verifying account balances at this time. The second account should be filed within the next 3-4 weeks. A 60 day continuance is requested.</p> <p>In addition, a Petition for Withdrawal of Funds from a Blocked Account to withdraw additional funds necessary to pay expenses of the conservatee for the next few months was filed on 07/07/15. It is anticipated that additional funds will be released upon the approval of the second account.</p>	<p>NEEDS/PROBLEMS/COMMENTS:</p> <p><u>CONTINUED FROM 07/09/15</u></p> <p>As on 09/04/15, nothing further has been filed.</p> <p>1. Need Second Account and/or current written status report.</p>
Cont. from 041715, 070915		
Aff.Sub.Wit.		
Verified		
Inventory		
PTC		
Not.Cred.		
Notice of Hrg		
Aff.Mail		
Aff.Pub.		
Sp.Ntc.		
Pers.Serv.		
Conf. Screen		
Letters		
Duties/Supp		
Objections		
Video Receipt		
CI Report		
9202		
Order		
Aff. Posting		
Status Rpt		
UCCJEA		
Citation		
FTB Notice		
	Reviewed by: JF	
	Reviewed on: 09/04/15	
	Updates:	
	Recommendation:	
	File 5 - Fratis	

7 **Leeanjdra Herrera, Brijido Frank Herrera, Jr., and**
Isaiah Andres Sanchez Almaguer, Jr. (GUARD/P) Case No.12CEPR00752
Atty **Herrera, Brijido F. (Pro Per – Father of Leeanjdra and Brijido, Jr. – Petitioner)**
Atty **Sanchez, Leonardo (Pro Per – Maternal Grandfather – Guardian)**
Atty **Sanchez, Rosalinda S. (Pro Per – Maternal Grandmother – Guardian)**
Petition for Visitation

		See petition for details.	NEEDS/PROBLEMS/COMMENTS: <u>Note:</u> This petition pertains to minors Leeanjdra and Brijido, Jr., only. See Minute Order of 5/12/15 for the most recent visitation order.	
	Aff.Sub.Wit.			
✓	Verified			
	Inventory			
	PTC			
	Not.Cred.			
	Notice of Hrg			X
	Aff.Mail			
	Aff.Pub.			
	Sp.Ntc.			
	Pers.Serv.			
	Conf. Screen			
	Letters			
	Duties/Supp			
	Objections			
	Video Receipt			
	CI Report			
	9202			
	Order			
	Aff. Posting			
	Status Rpt			
	UCCJEA			
	Citation			
	FTB Notice			
			Reviewed by: skc	
			Reviewed on: 9/4/15	
			Updates:	
			Recommendation:	
			File 6 – Herrea & Almaguar	

Atty Kremer, Anton (Pro Per – Trustee – Petitioner) (Formerly represented by Lisa Horton)
 Atty Russo, Peter (for Kevin Lee Tracy – Objector/Respondent)
 Notice of Motion and Motion for Order to Enforce Settlement Agreement; Memorandum of Points and Authorities; Declaration of Anton R. Kremer; Exhibits A through C

		NEEDS/PROBLEMS/COMMENTS:
	ANTON KREMER , Trustee of the GLORIA E. ZSIBA REVOCABLE TRUST AGREEMENT	Continued from 4/30/15, 6/11/15. On 7/20/15, Petitioner filed a supplemental declaration. See additional pages.
	dated 04/05/05 as Restated on 08/24/06 and Amended on 01/14/09, and intestate heir of GLORIA E. ZSIBA, filed a Petition to Invalidate Trust Dated October 1, 2013 and any amendments on the Grounds of Undue Influence and Incapacity, etc. , on 1/14/14.	1. Petitioner cites CCP §664.6, which allows the Court to <u>enter judgment</u> on a stipulation for settlement, and to retain jurisdiction for enforcement.
Cont. from 043015, 061115, 072315	On 10/16/14 , the Court was advised by Lisa Horton (attorney for Anton Kremer) that an agreement was reached, and the Court set a status hearing re Acceptance of Terms and Conditions of the Proposed Agreement.	Here, the settlement agreement was never brought before the Court for judgment. Rather, the Court was informed of various terms of the settlement by status report of Petitioner's attorney only.
<input type="checkbox"/> Aff.Sub.Wit.		Petitioner has now filed this motion to enforce the settlement, with an <u>unsigned</u> agreement attached.
<input checked="" type="checkbox"/> Verified		The Court may require authority to enforce settlement absent a signed settlement and Court judgment on the settlement itself, or any judgment on the original petition.
<input type="checkbox"/> Inventory		Otherwise, it appears that the original petition is still outstanding.
<input type="checkbox"/> PTC		2. This motion was filed with a fee waiver. Given the circumstances and the apparent recovery of assets pursuant to this action, the \$60 filing fee for this motion may be due.
<input type="checkbox"/> Not.Cred.		
<input checked="" type="checkbox"/> Notice of Hrg		
<input checked="" type="checkbox"/> Aff.Mail	w/o	
<input type="checkbox"/> Aff.Pub.		
<input type="checkbox"/> Sp.Ntc.		
<input type="checkbox"/> Pers.Serv.		
<input type="checkbox"/> Conf. Screen		
<input type="checkbox"/> Letters		
<input type="checkbox"/> Duties/Supp		
<input checked="" type="checkbox"/> Objections		
<input type="checkbox"/> Video Receipt		
<input type="checkbox"/> CI Report		
<input type="checkbox"/> 9202		
<input type="checkbox"/> Order	x	
<input type="checkbox"/> Aff. Posting		
<input type="checkbox"/> Status Rpt		
<input type="checkbox"/> UCCJEA		
<input type="checkbox"/> Citation		
<input type="checkbox"/> FTB Notice		
	On 3/19/15 , a Substitution of Attorney was filed that reflects that Anton Kremer is now self-represented.	
	Mr. Kremer concurrently filed this Notice of Motion and Motion for Order to Enforce Settlement Agreement, along with Memorandum of Points and Authorities , requesting a judgment against Kevin L. Tracy requiring him to fulfill the terms of the Settlement Agreement.	
	Attached to the motion is an <u>unsigned</u> settlement agreement, along with various photos and lists of personal property items.	
	<u>SEE ADDITIONAL PAGES</u>	
		Reviewed by: skc
		Reviewed on: 9/4/15
		Updates:
		Recommendation:
		File 9 – Zsiba

Page 2

Petitioner's Memorandum of Points and Authorities states Kevin L. Tracy has failed to fulfill the terms of the 10/15/14 Settlement Agreement which represents a mutually agreed, legally binding, contract. Both parties agreed, on the record, in open court and signed a written agreement covering all issues involved in the pending litigation. Petitioner requests the Court enter a judgment to enforce the settlement agreement pursuant to Code of Civil Procedure § 664.6 which states that if parties stipulate in a writing signed outside the presence of the court or orally before the court for settlement of the case, or part thereof, the court, upon motion, may enter judgment pursuant to the terms of the settlement, and may retain jurisdiction to enforce the settlement. Additional authority also cited. Petitioner describes various personal property items at issue and asks the Court to enforce the settlement agreement.

On 4/13/15, Kevin Lee Tracy filed Memorandum of Points and Authorities in Opposition to Petitioner's Motion to Enforce Settlement Agreement. Objector states he has fulfilled his end of the settlement agreement. Petitioner alleges that the items were delivered in poor condition. Objector states items were delivered in the condition in which they were found, and made good faith effort to find all items listed and deliver same to Petitioner. See description of circumstances. Attached is an unsigned settlement agreement. Objector respectfully asks the court for dismissal of Petitioner's motion for enforcement.

Supplementary Declaration of Petitioner Anton Kremer filed 7/20/15 states he was the daily caregiver and companion to his mother for more than 10 years. She had her estate plan in place for several years and had never considered altering the arrangements. She intended that everything be divided equally, 25% to each of her three surviving children and 25% to the three children of her deceased daughter. During the last week of August, his mother began withdrawal of Lorazepam, and anti-anxiety medication which she had been prescribed since 1978. This was one of several medical issues for which he had scheduled appointments with her primary care physician. Sometime during the first two weeks of September 2013, Mr. Tracy, after an absence of nearly two years, and Anton Kremer Jr., after not visiting for several months, took possession of her checking account, ATM card, cell phone and vehicle, prohibited her from contacting Petitioner, and denied access. Under their care, she did not keep her medical appointments. She was hospitalized on or about 9/23/13, and her whereabouts and condition kept from Petitioner with the hospital being instructed by Mr. Tracy not to divulge her presence. At this time, Respondent had her sign a new Advance Directive and POA, which he used in an attempt to gain control of her Merrill Edge securities account on 9/28/13. He then took possession of her home and had Ronald Miers move in. He lived there rent-free for the next 14 months. Petitioner was denied access to the property and to his possessions that were there under threat of physical violence. His mother died 10/14/13. Petitioner later obtained his mother's credit report reflecting total indebtedness of \$186,984, including credit cards, mortgage, and a leased vehicle, none of which belonged to her. The report also showed recent inquiries, presumably applications for further credit in her name.

Mr. Kremer states he filed his petition to invalidate the 2013 documents on 1/14/14. On 2/1/14, Kevin Tracy was seen to push Petitioner's vehicle from his mother's garage, where it was stored, into an intersection from where it was impounded by the Fresno Police. Respondent also removed items from the garage which were his personal property.

SEE ADDITIONAL PAGES

Page 3

Petitioner states the terms of the settlement were that the house was to be sold and \$20,000 paid immediately to him, and in lieu of additional cash, Mr. Tracy was to deliver certain personal property items to him in good condition. Some were delivered, but others were missing or broken.

Petitioner provides additional information in response to the objection.

Declaration filed 7/22/15 by Lerie Gapasin, office assistant for Attorney Peter Russo, states sometime between 4pm on 7/21/15 and 9am 7/22/15, an envelope was dropped in the mail slot of the office. Postage was on the envelope, but no postal franking. The envelope contained exhibits and an unsigned supplementary declaration of Anton Kremer.

Update: On 8/19/15, Peter Russo, attorney for Kevin Lee Tracy, filed Memorandum of Points and Authorities in Opposition to Petitioner's Motion for Order to Enforce Settlement Agreement. Objector provides history and respectfully asks that the Court dismiss the motion.

Petitioner states the trust does not contain enough liquid assets to pay the maintenance and repairs on the home to make it habitable and income-producing, to pay current trustee's fees, and to meet the monthly obligations associated with the residence and the beneficiary. If repairs are made, the residence could probably only be rented for no more than \$950/month, which would not generate enough income to pay the monthly expenses as outlined above and ongoing costs of administration such as property management fees and trustee's fees, and would certainly not generate enough income to fulfill the intent of the Trustor.

Petitioner states selling the subject residence and investing the net sales proceeds would generate sufficient principal and income to fulfill the intent of the Trustor to provide for Ms. Lee as set forth in Article Five, Paragraph C of the Trust.

Petitioner prays for an order:

- 1. Directing her, as Successor Trustee of the Michael A. Lee Declaration of Trust, to sell the residential real property located at 773 E. Ellery in Fresno, CA;**
- 2. For costs herein; and**
- 3. For such other orders as the Court may deem proper.**

Beneficiary Alyssa Lee filed an Objection on 12-12-14. Ms Lee states she is aware of the condition of the residence and cost to maintain it, and has proposed that she or a family member be allowed to live there at a fair rental value. Respondent believes rent of \$1100/month, offset by utilities and gardening, would result in a net rental income to the trust of \$800-900, which would generate income for payment of taxes and insurance. Respondent believes that at a reasonable rental, a tenant would be responsible for gardening and property maintenance and would pay their own utilities, eliminating those expenses for the trust. Respondent also believes the sum of \$151,000 is less than fair market value, even considering the necessary repairs. Zillow.com shows the current value at \$185,000.

The residence was Respondent's father's residence and is a very meaningful property to her. She has offered to handle repairs, maintenance and upkeep, through rental, but the trustee continues to refuse to consider the beneficiary's wishes and/or cooperate with her in maintaining the residence. See email communications.

The actions of the trustee in failing to consider the wishes of the beneficiary and adopting an authoritarian and imperious attitude raise the issue of whether the trustee is in violation of the "Duty of Loyalty" Probate Code §16002(a) which requires that a trust be administered solely in the interest of the beneficiaries.

Respondent states sale of the residence resulting in proceeds to be invested over time exposes the trust to market risk. Respondent doesn't believe that a sale would further the interests of the Trustor in providing for Respondent as beneficiary. The Trustor, Michael Lee, was Respondent's father. She has a strong emotional attachment to the residence, and would like it maintained and preserved.

Respondent states she has requested information concerning the assets of the trust, but to date has received no specific or verifiable responses from the trustee about certain issues, including account balances at her father's death. Accounting information shows round numbers, but source documents have not been provided, and bank accounts seldom have round numbers. Respondent has requested information concerning personal property passing to her and her brother, and prepared a list of items known, but the trustee has failed to respond to her request for information.

SEE ADDITIONAL PAGES

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Respondent states her father had a truck that is not shown as an asset of the trust. Prior to his death, her father made statements that, "they took my car." No information has been provided regarding the vehicle.

Respondent states she was advised that at or about the time of his death, her father had placed \$40,000 in two envelopes, \$20,000 each, for each of his children. Respondent has requested information regarding those envelopes, but the trustee has failed to provide information, although the trustee has acknowledged that the envelopes existed. This money should be accounted for as trust asset.

Counsel for the trustee has twice provided accounting information about the trust. In fall of 2012, following the Trustor's death, information was provided regarding accounts and expenses incurred by the trustee (attached). In January 2014, an "informal accounting" provided additional documentation of transactions through the end of 2013. Total cash at that point was \$30,882.88. This petition indicates assets have decreased to \$18,000. The accounting is not prepared in the form prescribed by the Probate Code and failed to show the required information.

Accordingly, Respondent requests the trustee prepare an accounting in the form prescribed by law. Respondent also requests the Court review the appropriateness of the fees charged by the trustee (\$60/hour or \$5,185.20).

Petitioner requests reimbursement for costs. Respondent believes costs may be payable by the trust.

Respondent requests that:

- 1. The Court deny the petition for instructions in so far as it requests authority to list and/or sell the property and instruct the trustee to maintain and rent the residence at an appropriate rental;**
- 2. That the trustee be ordered to provide additional information concerning the trust assets and administration issues, together with additional information concerning the trust assets;**
- 3. That the trustee be ordered to file and serve on the beneficiary a revised accounting showing the assets on hand at date of death, remaining as of closing of the accounting, and to bring the account current through a date not less than 60 days prior to the rendering of the revised accounting;**
- 4. That the Court review the trustee's requested compensation;**
- 5. That the trustee's request for costs be denied; and**
- 6. For all other and proper orders.**

Atty Rube, Melvin K. (for Lori Shibata – Trustee – Petitioner)
 Atty Knudson, David N. (for Alyssa Lee – Beneficiary – Objector)

First Account Current and Report of Trustee, Petition for Trustee Fee and for Settlement of First Account Current

DOD: 5/29/12	LORI SHIBATA, Trustee, is Petitioner.	NEEDS/PROBLEMS/COMMENTS: <u>Minute Order 7/9/15:</u> Counsel represent that they have been discussing settlement and request 60 days for further resolution. Note: Also on 7/9/15, the Court deferred its decision as to Ms. Lee's filing fees until it is determined if Ms. Lee is entitled to any compensation from the underlying action.
	Account period: 5/29/12 -12/31/14 Accounting: \$222,217.13 Beginning POH: \$217,835.61 Ending POH: \$153,215.26 (\$13,215.26 cash plus residential real property valued at \$140,000.00)	
Cont from 041615, 052115, 070915	Trustee fee: \$3,870.00	
<input type="checkbox"/> Aff.Sub.Wit.	Petitioner has been paid \$5,185.20 for services through 12-31-13 and requests \$3,870.00 for services from 1/1/14 through 12/31/14.	
<input checked="" type="checkbox"/> Verified	Trustee reimbursement: \$428.94	
<input type="checkbox"/> Inventory	Exhibit B-2 itemizes expenses including bills, travel, services. Receipts also attached.	
<input type="checkbox"/> PTC	Petitioner states she has made disbursements for the maintenance of the residence owned by the trust and for the support and maintenance of Alyssa Lee and her minor daughter Ariana. Petitioner, upon taking over as trustee, determined that the real property owned by the trust was not in a condition to be rented to a third party. The cost to repair is approx. \$15,000.00. See inspection report attached. In addition, the sewer is in need of repair to make the real property habitable, which additional cost is \$1,200-\$1,400.	
<input type="checkbox"/> Not.Cred.	Rent would likely be approx. \$950/month. With the cost of property taxes, insurance, manager, yard care, and general maintenance, and health insurance premiums, there would not be sufficient funds to provide for the support and maintenance of the beneficiary and her minor child. See breakdown. The decedent intended that income to the trust was to be used to provide for Alyssa Lee until she was 35. Decedent as trustor authorized the invasion of principal (i.e., the sale of the residence) to accomplish this goal. The primary goal was not to allow Alyssa to live in the house, but to provide income until she reached 35.	
<input checked="" type="checkbox"/> Notice of Hrg		
<input checked="" type="checkbox"/> Aff.Mail		
<input type="checkbox"/> Aff.Pub.		
<input type="checkbox"/> Sp.Ntc.		
<input type="checkbox"/> Pers.Serv.		
<input type="checkbox"/> Conf. Screen		
<input type="checkbox"/> Letters		
<input type="checkbox"/> Duties/Supp		
<input checked="" type="checkbox"/> Objections		
<input type="checkbox"/> Video Receipt		
<input type="checkbox"/> CI Report		
<input type="checkbox"/> 9202		
<input checked="" type="checkbox"/> Order		
<input type="checkbox"/> Aff. Posting		
<input type="checkbox"/> Status Rpt		
<input type="checkbox"/> UCCJEA		
<input type="checkbox"/> Citation		
<input type="checkbox"/> FTB Notice		
	SEE PAGE 2	Reviewed by: skc Reviewed on: 9/4/15 Updates: Recommendation: File 11B- Lee

Page 2

Petitioner states she has delivered all personal property to Alyssa Lee as requested, and is unaware of any other personal property referred to by Alyssa Lee. Petitioner has responded to requests for "missing property" on numerous occasions and has advised her that there is no other personal property and nothing has been removed from the home other than the items taken by Alyssa Lee and her mother and brother. Petitioner has responded to Alyssa Lee's inquiries re the truck on several occasions. See Exhibits D-1 and D-2 which show the transfer of the truck to the decedent's parents.

The decedent withdrew money from his checking account prior to his death and delivered the cash to his father. At the time, there was no written instruction as to the disposition of the cash. Therefore, upon his death, his father delivered the cash to Petitioner to deposit to the trust.

Petitioner prays for an order as follows:

1. **Approving, allowing, and settling the First Account;**
2. **Authorizing the trustee fees and reimbursement;**
3. **For such other and further relief as the Court considers proper.**

Objections filed 5-7-15 by Alyssa Lee, Beneficiary, state the primary asset of the trust is the residence on Ellery in Fresno. From the time of her father's death, Alyssa has repeatedly requested that the house be retained for her eventual use and benefit, but the trustee has rejected those claims and assertions, even when provided information and an agreement by beneficiary and other family members to maintain the residence. Twice she has sought to sell the house by giving notice of proposed action; both times Alyssa has objected. Alyssa also objected to the Petition for Instructions, requesting additional information and an accounting. Alyssa now makes the following objections:

1. **Trustee's Fees.** The trustee's fees as reported and requested are excessive, both fees already paid, and fees for which approval is requested. Objector specifically references travel time, rate of approx. \$70.36/hr, and food purchases for two persons.
2. **Attorney's Fees.** While Objector acknowledges that the trustee is entitled to representation and advice in administration of the trust, there is no showing that the attorney's fees incurred were for the benefit of the trust and the beneficiary. Given the circumstances and the overall situation of the trust, it appears the trustee is incurring excessive attorney fees that are not in the best interest of the trust or its beneficiaries.

SEE ADDITIONAL PAGES

3. Trustee is not administering the trust in the best interest of the beneficiary and has refused to consider the beneficiary's requests, unilaterally interposing her own will in spite of requests by the beneficiary. Objector believes the Trustee has thwarted and attempted to destroy or remove any memories or links to her father. She was not advised of nor given the opportunity to attend the memorial service; she was not invited to go with the trustee and other family members on a chartered boat trip to dispose of his ashes. See accounting for documentation of funds spent on these events, including boat, luncheon for "Mike's family," limousine service, etc. Various items of jewelry that her father held for in the residence were not given to her, nor has the trustee been accommodating in seeking their return from family members who may have taken them. Prior to his death, Michael Lee was working on remodeling and refurbishing the house. There were various materials, including shelving, flooring, in the house. However, the trustee refused to proceed with any of the work and told Objector and/or Objector's mother that those items would be given away or thrown away. As the materials amounted to a substantial investment, the items were removed and are in storage at Objector's residence to be installed in the Ellery residence.

Objector and her mother also proposed the house be rented to a family member at \$850/month, with the family member to pay for water, garbage, lawn care, but in an email to Objector's mother Elizabeth Rocha-Lee, the trustee displayed a condescending and unyielding attitude. The trustee characterized the proposed rental as sub-par, even though this was an amount determined with reference to deductions for property management fees and other costs based on information provided by the trustee.

Alyssa also presented estimates for repair, which were discarded and discounted by the trustee. Now, after the trust has dissipated more than \$10,000 of available trust cash in carrying costs on the residence, payment of attorney's fees, and trustee's fees for trips back and forth to Fresno, Ms. Shibata now states the trust does not have the money to place the residence in rentable condition. At the time these proposals were made in 2013, there was and would have been sufficient cash to repair the residence with the assistance of the beneficiary and other family members who have an interest in preserving and maintaining it – an interest that the trustee does not share.

Accordingly, the trustee's actions with respect to the residence have not been in the beneficiary's interest, nor consistent with her wishes for preservation of the residence for her eventual long term use and enjoyment.

4. Trustee has been uncommunicative and uncooperative.
 - a. In May 2012, the trustee opened an account for Alyssa's benefit, and deposited \$500 into it. However, when Alyssa withdrew the funds for her use, as provided by the terms of the trust, the trustee refused to deposit more funds and then closed the account.
 - b. The trustee persuaded to and did provide Kaiser medical insurance for the beneficiary; however, Alyssa does qualify for Medi-Cal and may determine that private medical insurance is no longer required. Alyssa has a young daughter, who, when born was also covered under Kaiser insurance, however, when that daughter was eligible for Medi-Cal, Alyssa requested that Kaiser for the child be cancelled. The trustee, however, misunderstood and sought to cancel Alyssa's medical insurance.

SEE ADDITIONAL PAGES

Dept. 303, 9:00 a.m. Thursday, August 10, 2015

Page 4

- c. Other than paying the premiums on the medical insurance, the only benefit the trustee has provided to Alyssa was paying \$376.83 for a stroller, car seat and pay pen for the infant.
- d. The trustee has committed waste. In various communications, a shed was listed as being at the residence, but when the shed disappeared, she claimed she had no knowledge of it. Decedent was known to have had a number of tools, yet upon his death they could not be found. Alyssa believes Lori Shibata permitted other family members (Mike's siblings and parents) free access to the house.

Prior to his death, the decedent made statements to his wife and daughter that "they took my truck." When asked, Lori Shibata stated the truck had been given to his father or other family members. Now documentation appended to the account indicates the Toyota Tacoma was sold for \$1,000 to Raymond Yee, which Alyssa believes is far less than its fair market value.

Other instances of neglect and waste: the account shows the trustee had to address squatters in the residence. Objector previously advised the trustee that the locks were not working, but she did not replace them. Offers of assistance by Alyssa, her mother, and other family members to look after the residence or assist with its care have been rejected. As a result, it has not generated any income.

- e. The trustee has not satisfactorily explained the "missing \$40,000.00." See Objection for details.
5. Objector states the trust is ambiguous; it was not the decedent's intent that the residence be sold. Also, Article II claims no provision was made for Elizabeth D. Rocha Lee and/or Ramon Lee; however, Article 5a provides that personal effects, automobiles, and personal property are to be distributed to his children. The assets of the trust are to be retained with distributions to Alyssa one half at age 30 and the balance at age 35, however, the trust has generated less than \$100 of income during the last two years. The Trust is also ambiguous at Article V(g) which does not indicate any residual takers.

Accordingly, extrinsic evidence can and should be admitted to determine the trustor's intent in executing the trust document and what he meant to provide for his daughter Alyssa.

Objector requests that her objections be sustained, that the claimed charges be disallowed, that the trustee be surcharged for excessive and unnecessary trustee's fees and attorney's fees, that the request for approval of additional attorney's fees be denied, that the Court admit extrinsic evidence to construe the terms of the trust and the trustor's intent in providing for the beneficiary, that the trustee be instructed to provide additional information and seek additional information concerning the assets described herein, that the trustee be instructed to cooperate with the beneficiary to attempt to implement a plan by which the residence may be maintained to generate income for the beneficiary and ultimately for her use and benefit, and for all other and proper orders.

See also Declaration of Elizabeth Rocha-Lee in support of objections.

13 Reuben Nelson (Estate) Case No. 15CEPR00376

Atty Walters, Jennifer L. (for Frank Underwood – Petitioner - Friend)

Petition for Letters of Administration; Authorization to Administer Under IAEA

DOD: 05/26/2005	FRANK UNDERWOOD , friend, is petitioner and requests appointment as Administrator without bond and all funds received be placed in a blocked account.	<p>NEEDS/PROBLEMS/COMMENTS:</p> <p>Note: Petitioner is also the petitioner on Page #14. Decedent, Reuben Nelson, is the father of the Decedent, Susan Nelson, on page #14.</p> <p>Minute Order of 08/06/2015: Charles Nelson was served in court by Jennifer Walters. The Court continues the matter for objections to be filed. Objections need to be filed in a timely manner and noticed to parties.</p> <p>As of 09/04/2015, no objections have been filed.</p> <p>1. The only assets of the estate listed in the petition is personal property in the amount of \$175,000, however, the Declaration In Support of Petition for Letters of Administration filed 08/04/2015 asserts that upon the sale of real property the funds would be placed into a blocked account. Does the estate consist of only real property? Need clarification.</p> <p>Note: Petition requests limited authority. Any sale of real property must be Court confirmed.</p> <p>Note: If granted, the Court will set status hearings as follows:</p> <ul style="list-style-type: none"> • Thursday, February 11, 2016 for filing the Inventory and Appraisal • Thursday November 10, 2016 for filing the first account or petition for final distribution. <p>If proper items are on file prior to the filing dates pursuant to local rules, the status dates may come off calendar.</p> <p>Reviewed by: LV</p> <p>Reviewed on: 09/04/2015</p> <p>Updates:</p> <p>Recommendation:</p> <p>File 13 - Nelson</p>
	Limited IAEA – o.k.	
Cont. from 052115, 070215, 080615	Decedent died intestate	
Aff.Sub.Wit.	Residence: Fresno	
<input checked="" type="checkbox"/> Verified	Publication: The Business Journal	
Inventory	Estimated value of the Estate:	
PTC	Personal property - \$175,000.00	
Not.Cred.	Probate Referee: Steven Diebert	
<input checked="" type="checkbox"/> Notice of Hrg		
<input checked="" type="checkbox"/> Aff.Mail		
<input checked="" type="checkbox"/> Aff.Pub.		
Sp.Ntc.		
Pers.Serv.		
Conf. Screen		
<input checked="" type="checkbox"/> Letters		
<input checked="" type="checkbox"/> Duties/Supp		
Objections		
Video Receipt		
CI Report		
9202		
<input checked="" type="checkbox"/> Order		
Aff. Posting		
Status Rpt		
UCCJEA		
Citation		
FTB Notice		

Petition for Probate of Will and for Letters Testamentary: Authorization to Administer Under the Independent Administration of Estates Act

DOD: 03/28/2015	FRANK UNDERWOOD , friend, is petitioner and requests appointment as Administrator with will annexed without bond.	<p>NEEDS/PROBLEMS/COMMENTS:</p> <p>Minute Order of 08/06/2015: Charles Nelson was served in court by Jennifer Walters. The Court continues the matter for objections to be filed. Objections need to be filed in a timely manner and noticed to parties.</p> <p>As of 09/04/2015, no objections have been filed.</p> <p>1. Need waiver of bond from Charlie Nelson (brother) or bond in the amount of \$161,000.00.</p> <p>Note: If granted, the Court will set status hearings as follows:</p> <ul style="list-style-type: none"> • Thursday, February 11, 2016 for filing the Inventory and Appraisal • Thursday November 10, 2016 for filing the first account or petition for final distribution. <p>If proper items are on file prior to the filing dates pursuant to local rules, the status dates may come off calendar.</p>									
Cont. from 052115, 070215, 080615	Full IAEA – o.k.										
<input checked="" type="checkbox"/> Proof of Holographic Inst.	Holographic Will dated: 06/16/2000										
<input checked="" type="checkbox"/> Verified	Residence: Fresno Publication: The Business Journal										
Inventory	<p>Estimated value of the Estate:</p> <table> <tr> <td>Personal property</td> <td>-</td> <td>\$1,000.00</td> </tr> <tr> <td>Real property</td> <td>-</td> <td>\$160,000.00</td> </tr> <tr> <td>Total</td> <td>-</td> <td>\$161,000.00</td> </tr> </table>		Personal property	-	\$1,000.00	Real property	-	\$160,000.00	Total	-	\$161,000.00
Personal property			-	\$1,000.00							
Real property			-	\$160,000.00							
Total	-		\$161,000.00								
PTC											
Not.Cred.											
<input checked="" type="checkbox"/> Notice of Hrg	Probate Referee: Rick Smith										
<input checked="" type="checkbox"/> Aff.Mail	w/										
<input checked="" type="checkbox"/> Aff.Pub.											
Sp.Ntc.											
Pers.Serv.											
Conf. Screen											
<input checked="" type="checkbox"/> Letters											
<input checked="" type="checkbox"/> Duties/Supp											
Objections											
Video Receipt											
CI Report											
9202											
<input checked="" type="checkbox"/> Order											
Aff. Posting											
Status Rpt											
UCCJEA											
Citation											
FTB Notice											
		Reviewed by: LV									
		Reviewed on: 09/04/2015									
		Updates:									
		Recommendation:									
		File 14 - Nelson									

15A Diego Moises Argueta Pineda (GUARD/P) Case No. 15CEPR00514

Attorney Avila-Gomez, Santiago (of Sacramento, CA, for Minor Petitioner Diego Moises Argueta Pineda)

Motion for Specific Factual Findings Regarding "Special Immigrant Juvenile" Status

	See petition for details.	<p>NEEDS/PROBLEMS/COMMENTS:</p> <p>Page B is the Petition for Appointment of Guardian of the Person.</p> <p><u>Minute Order 7/16/15:</u> The Court is prepared to approve this motion; counsel is to submit an order.</p> <p><u>Note:</u> A proposed order (Form GC-224) has now been submitted.</p>
Cont. from 071615		
	Aff.Sub.Wit.	
✓	Verified	
	Inventory	
	PTC	
	Not.Cred.	
	Notice of Hrg	
	Aff.Mail	
	Aff.Pub.	
	Sp.Ntc.	
	Pers.Serv.	
	Conf. Screen	
	Letters	
	Duties/Supp	
	Objections	
	Video Receipt	
	CI Report	
	9202	
✓	Order	
	Aff. Posting	
	Status Rpt	
	UCCJEA	
	Citation	
	FTB Notice	
		Reviewed by: skc
		Reviewed on: 9/4/15
		Updates:
		Recommendation:
		File 15A – Pineda

15B
Attorney

Diego Moises Argueta Pineda (GUARD/P) Case No. 15CEPR00514
Avila-Gomez, Santiago (of Sacramento, CA, for Minor Petitioner Diego Moises Argueta Pineda)

Petition for Appointment of Guardian of the Person (Prob. Code §1510)

		See petition for details.	NEEDS/PROBLEMS/ COMMENTS:
Cont. from 071615			
	Aff.Sub.Wit.		
✓	Verified		
	Inventory		
	PTC		
	Not.Cred.		
	Notice of Hrg		
	Aff.Mail		
	Aff.Pub.		
	Sp.Ntc.		
	Pers.Serv.		
✓	Conf. Screen		
✓	Letters		
✓	Duties/Supp		
	Objections		
	Video Receipt		
✓	CI Report		
✓	Clearances		
✓	Order		
	Aff. Posting		
	Status Rpt		
✓	UCCJEA		
	Citation		
	FTB Notice		
		Reviewed by: skc	
		Reviewed on: 7/14/15	
		Updates:	
		Recommendation:	
		File 15B – Pineda	

15B

Pro Per Petitioner Deluca, Denise Rachelle (Pro Per Petitioner)

Petition for Appointment of Temporary Conservator

		<p>NEEDS/PROBLEMS/COMMENTS:</p> <p style="text-align: center;">OFF CALENDAR</p> <p style="text-align: center;">Request for Dismissal of Temporary Petition <u>only</u> was filed 9/3/2015.</p> <p>General Hearing on Petition for Appointment of Conservator of the Estate remains set for <u>9/30/2015</u>.</p>
Cont. from		
Aff.Sub.Wit.		
Verified		
Inventory		
PTC		
Not.Cred.		
Notice of Hrg		
Aff.Mail		
Aff.Pub.		
Sp.Ntc.		
Pers.Serv.		
Conf. Screen		
Letters		
Duties/Supp		
Objections		
Video Receipt		
CI Report		
9202		
Order		
Aff. Posting		
Status Rpt		
UCCJEA		
Citation		
FTB Notice		
		Reviewed by: LEG
		Reviewed on: 9/3/15
		Updates:
		Recommendation:
		File 20 – Arceo