

File No. 210035

Committee Item No. 3

Board Item No. 12

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Committee

Date February 10, 2021

Board of Supervisors Meeting

Date February 23, 2021

Cmte Board

<input type="checkbox"/>	<input type="checkbox"/>	Motion
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution
<input type="checkbox"/>	<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	Legislative Digest
<input type="checkbox"/>	<input type="checkbox"/>	Budget and Legislative Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Youth Commission Report
<input type="checkbox"/>	<input type="checkbox"/>	Introduction Form
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Department/Agency Cover Letter and/or Report
<input type="checkbox"/>	<input type="checkbox"/>	MOU
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Gift Information Form
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Grant Budget
<input type="checkbox"/>	<input type="checkbox"/>	Subcontract Budget
<input type="checkbox"/>	<input type="checkbox"/>	Contract/Agreement
<input type="checkbox"/>	<input type="checkbox"/>	Form 126 – Ethics Commission
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Award Letter
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input type="checkbox"/>	<input type="checkbox"/>	Public Correspondence

OTHER (Use back side if additional space is needed)

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Health Commission Resolution No. 20-12</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Kelley-Ryder Trust Amended Restated - November 17, 2006</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Post-Death Administration of Amended and Restated Joan Kelley~Ryder</u>
<input type="checkbox"/>	<input type="checkbox"/>	<u>2002 Revocable Trust</u>
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Completed by: Linda Wong

Date February 5, 2021

Completed by: Linda Wong

Date February 16, 2021

1 [Accept and Expend Gift - Retroactive - The Joan Kelley-Ryder Bequest - Support of Resident
2 Care Programs - \$200,000]

3 **Resolution retroactively authorizing the Department of Public Health to accept and**
4 **expend a monetary gift in the amount of \$200,000 from the Joan Kelley-Ryder Trust to**
5 **support resident care programs for the residents at Laguna Honda Hospital and**
6 **Rehabilitation Center, for the period of December 1, 2020, through December 30, 2030.**
7

8 WHEREAS, Laguna Honda Hospital and Rehabilitation Center (Laguna Honda) is part
9 of the San Francisco Health Network operated by the Department of Public Health (DPH), and
10 is a safety net and community hospital, with a mission to provide a welcoming, therapeutic
11 and healing environment that promotes the individual's health and well-being; and

12 WHEREAS, The trustee for the Joan Kelley-Ryder Trust (Kelley-Ryder) has notified
13 Laguna Honda their intention to distribute a cash bequest totaling \$200,000 to the Laguna
14 Honda Hospital Gift Fund (LHHGF); and

15 WHEREAS, The Laguna Honda Hospital Gift Fund is used to benefit the residents at
16 Laguna Honda, including providing comfort and support for all Laguna Honda residents; and

17 WHEREAS, The Health Commission Resolution No. 20-12 recommends that the Board
18 of Supervisors authorize DPH to accept and expend a gift of cash of up to \$200,000 donated
19 by Kelley-Ryder to the LHHGF to support resident care programs; and

20 WHEREAS, Expenditures of the proceeds would be consistent with the purpose of the
21 LHHGF to provide support to, and enhance the well-being of the residents of Laguna Honda;
22 now, therefore, be it

23 RESOLVED, That the Board of Supervisors approves the gift and retroactively
24 authorizes DPH to accept and expend a gift of cash in the value of up to \$200,000 donated by
25

1 Kelley-Ryder to Laguna Honda for the support of resident care programs for the residents at
2 Laguna Honda; and, be it

3 FURTHER RESOLVED, That the proceeds of the gift by Kelley-Ryder will be accepted
4 and expended consistent with Administrative Code Sections governing the acceptance of gifts
5 to the City and County of San Francisco, including Administrative Code, Section 10.100-201;
6 and, be it

7 FURTHER RESOLVED, That the Board of Supervisors extends its gratitude to Kelley-
8 Ryder for the generous gift to the City and County of San Francisco in support of Laguna
9 Honda.

1 Recommended: Approved: /s/
2 Mayor
3 /s/
4 Dr. Grant Colfax Approved: /s/
5 Director of Health Controller
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File Number: _____
(Provided by Clerk of Board of Supervisors)

Gift Resolution Information Form
(Effective July 2011)

Purpose: Accompanies proposed Board of Supervisors resolutions authorizing a Department to accept and expend gift funds.

The following describes the gift referred to in the accompanying resolution:

1. Gift Title: **Joan Kelley-Ryder Bequest**
2. Department: **Laguna Honda Hospital**
3. Contact Person: **William Frazier** Telephone: **(415) 759-3384**
4. Gift Approval Status (check one):

☒ Approved by funding agency

☐ Not yet approved

5. Amount of Gift Funding Approved or Applied for: **\$200,000**

6a. Matching Funds Required: **\$0**

b. Source(s) of matching funds (if applicable): **N/A**

7a. Gift Source Agency: **The Joan Kelley-Ryder Trust**

b. Gift Pass-Through Agency (if applicable): **N/A.**

8. Proposed Gift Project Summary:

The trustee for the Joan Kelley-Ryder Trust has notified Laguna Honda and Rehabilitation Center (Laguna Honda) the intention to distribute a cash bequest totaling two hundred thousand dollars (\$200,000.00) to the Laguna Honda Hospital Gift Fund. Laguna Honda requests that the San Francisco Health Commission recommends to the Board of Supervisors acceptance and expenditure of the gift to the Laguna Honda Hospital Gift Fund. Expenditures of the proceeds would be consistent with the purpose of the Laguna Honda Gift Fund to provide support to, and enhance the well-being of, the residents of Laguna Honda. Expenditures of the proceeds will also be consistent as provided for through the San Francisco Administrative Code Sections governing the acceptance of gifts to the Department of Public Health, including San Francisco Administrative Code Section 10.100-201. We are grateful to the family of Joan Kelley-Ryder, whose generous gift will enable Laguna Honda to further enhance the quality of life and care for our residents.

9. Gift Project Schedule, as allowed in approval documents, or as proposed:

Start-Date: **12/01/2020**

End-Date: **12/30/2030**

10a. Amount budgeted for contractual services: **0**

b. Will contractual services be put out to bid? **No.**

c. If so, will contract services help to further the goals of the Department's Local Business Enterprise (LBE) requirements?

d. Is this likely to be a one-time or ongoing request for contracting out? **N/A.**

11a. Does the budget include indirect costs?

☐ Yes

☒ No

b1. If yes, how much? \$

b2. How was the amount calculated?

c1. If no, why are indirect costs not included?

☐ Not allowed by granting agency

☒ To maximize use of grant funds on direct services

☐ Other (please explain):

c2. If no indirect costs are included, what would have been the indirect costs? **5% of direct costs.**

12. Any other significant gift requirements or comments:

Fund: 22150
Department: 207690
Project Description: HL Kelley Ryder Bequest
Project: 10036940
Authority: 10001
Activity: 001

****Disability Access Checklist** (Department must forward a copy of all completed Grant Information Forms to the Mayor's Office of Disability)**

13. This Gift is intended for activities at (check all that apply):

<input checked="" type="checkbox"/> Existing Site(s)	<input type="checkbox"/> Existing Structure(s)	<input type="checkbox"/> Existing Program(s) or Service(s)
<input type="checkbox"/> Rehabilitated Site(s)	<input type="checkbox"/> Rehabilitated Structure(s)	<input type="checkbox"/> New Program(s) or Service(s)
<input type="checkbox"/> New Site(s)	<input type="checkbox"/> New Structure(s)	

14. The Departmental ADA Coordinator or the Mayor's Office on Disability have reviewed the proposal and concluded that the project as proposed will be in compliance with the Americans with Disabilities Act and all other Federal, State and local disability rights laws and regulations and will allow the full inclusion of persons with disabilities. These requirements include, but are not limited to:

1. Having staff trained in how to provide reasonable modifications in policies, practices and procedures;
2. Having auxiliary aids and services available in a timely manner in order to ensure communication access;
3. Ensuring that any service areas and related facilities open to the public are architecturally accessible and have been inspected and approved by the DPW Access Compliance Officer or the Mayor's Office on Disability Compliance Officers.

If such access would be technically infeasible, this is described in the comments section below:

Comments:

Departmental ADA Coordinator or Mayor's Office of Disability Reviewer:

Toni Rucker, PhD
(Name)

DPH ADA Coordinator
(Title)

Date Reviewed: 12/8/2020 | 7:13 PM PST

DocuSigned by:
Toni Rucker
7042827331F18D...
(Signature Required)

Department Head or Designee Approval of Grant Information Form:

Dr. Grant Colfax
(Name)

Director of Health
(Title)

Date Reviewed: 12/15/2020 | 12:39 PM PST

DocuSigned by:
Greg Wagner
20027324732843F...
(Signature Required)

Greg Wagner, COO for

Laguna Honda Hospital

**Joan Kelley-Ryder Bequest
Multi-Year Budget**

December 1, 2020 – December 30, 2030

DIRECT COSTS	Each Year	All Years	Totals
Other Materials & Supplies 549990 Supplies and game prizes provided with resident activities.	5,000	50,000	50,000
Other Current Expenses 535990 Musical entertainment, cultural celebrations, outings to parks, ball games, concerts, and other miscellaneous residents' benefits services.	10,000	100,000	100,000
Food 546990 Special and cultural foods for residents	5,000	50,000	50,000
TOTAL	\$20,000	\$200,000	\$200,000

November 5, 2020

Mr. William Frazier
Program Manager, Gift Fund
Laguna Honda Hospital and Rehabilitation Center
375 Laguna Honda Blvd
San Francisco, CA 94116


Dear Mr. Frazier,

I represent the Joan Kelley-Ryder Trust as Trustee. As you are aware My Grandmother Joan Kelley-Ryder passed away August 2019. I am in the final stages of settling her estate.

Laguna Honda Hospital is listed in the schedule of Beneficiaries to receive a bequest of \$200,000.

Please allow this letter to serve as official notice of this bequest.

Best Regards,


Barbara McWhirter
Trustee, Joan Kelley-Ryder Trust
805-453-6370



San Francisco Department of Public Health

Grant Colfax, MD
Director of Health

City and County of San Francisco
London N. Breed
Mayor

To: Honorable Dan Bernal, President, San Francisco Health Commission and the Members of the Health Commission

Through: Grant Colfax, MD, Public Health Director

From: Michael Phillips, Chief Executive Officer
Drew Murrell, Deputy Finance Officer
Laguna Honda Hospital and Rehabilitation Center

Date: October 15, 2020

Subject: Monetary Gift (totaling \$200,000) from the Joan Kelley-Ryder Trust

The trustee for the Joan Kelley-Ryder Trust has notified Laguna Honda and Rehabilitation Center (Laguna Honda) the intention to distribute a cash bequest totaling two hundred thousand dollars (\$200,000.00) to the Laguna Honda Hospital Gift Fund.

Laguna Honda requests that the San Francisco Health Commission recommends to the Board of Supervisors acceptance and expenditure of the gift to the Laguna Honda Hospital Gift Fund. Expenditure of the proceeds would be consistent with the purpose of the Laguna Honda Gift Fund to provide support to, and enhance the well-being of, the residents of Laguna Honda. Expenditures of the proceeds will also be consistent as provided for through the San Francisco Administrative Code Sections governing the acceptance of gifts to the Department of Public Health, including San Francisco Administrative Code Section 10.100-201.

We are grateful to the family of Joan Kelley-Ryder, whose generous gift will enable Laguna Honda to further enhance the quality of life and care for our residents.

**Health Commission
City and County of San Francisco
Resolution No. 20-12**

RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS TO AUTHORIZE THE DEPARTMENT OF PUBLIC HEALTH TO ACCEPT AND EXPEND A GIFT OF \$200,000.00 TO THE LAGUNA HONDA GIFT FUND FROM THE JOAN KELLEY-RYDER TRUST.

WHEREAS, the Joan Kelley-Ryder Trust provides for the distribution of two hundred thousand dollars (\$200,000.00) to the Laguna Honda Gift Fund; and

WHEREAS, the trustee of the Joan Kelley-Ryder Trust has notified Laguna Honda that proceeds from the trust will be distributed; and

WHEREAS, Laguna Honda Hospital and Rehabilitation Center (Laguna Honda) is part of the San Francisco Health Network operated by the Department of Public Health and is a safety net and community hospital, with a mission to provide a welcoming, therapeutic, and a healing environment that promotes the individual's health and well-being; and

WHEREAS, the Laguna Honda Hospital Gift Fund is used to benefit the residents at Laguna Honda, including providing comfort and support for hospital residents; therefore, be it

RESOLVED, That the Health Commission recommends that the Board of Supervisor authorize Department of Public Health to accept and expend a gift of cash of up two hundred thousand dollars (\$200,000.00) donated to the Laguna Honda Hospital Gift Fund to support resident care programs; and be it

FURTHER RESOLVED, That the donation will be accepted and expended consistent with San Francisco Administrative Code Sections governing the acceptance of gifts to the City and County of San Francisco, including San Francisco Administrative Code Section 10.100-201.

FURTHER RESOLVED that the San Francisco Health Commission is grateful to the family of Joan Kelley-Ryder.

I hereby certify that the San Francisco Health Commission at its meeting on October 20, 2020, adopted the foregoing resolution.



Mark Morewitz, MSW
Health Commission Executive Secretary

Mullen & Henzell L.L.P.

ATTORNEYS AT LAW

e-mail: llewis@mullenlaw.com



November 12, 2019

Heather Bliss
112 N. 144 Street
Seattle, WA 98133

Shannon Bliss
243 Wildwood Way
Salinas, CA 93908

Patrick Hayman
385 Bayleaf
Chula Vista, CA 91910

Dorill Ryder Johnson
2742 W. Magee Rd.
Tucson, AZ 85742

Timothy Jude McCormick
99 Great Oak Lane
Pleasantville, NY 10570

Mary Kelly McCormick
1516 South Lakeside Drive #208
Lake Worth, FL 33460

Laguna Honda Hospital
Administrative Office
375 Laguna Honda Blvd.
San Francisco, CA 94116

Re: Post-Death Administration of The Amended and Restated Joan Kelley-Ryder 2002 Revocable Trust dated November 17, 2006

Dear Beneficiaries/Heirs:

This office represents Barbara McWhirter, in her capacity as Trustee of The Amended and Restated Joan Kelley-Ryder 2002 Revocable Trust dated November 17, 2006 (the "Trust"). Following the death of Joan Kelley-Ryder on August 15, 2019, the Trust became irrevocable. Pursuant to the terms of the Trust and the orders of the court(s), Barbara McWhirter will continue to act as the sole Trustee of the Trust, charged with completing the administration of the Trust and distributing its assets, under the supervision of the Santa Barbara County Superior Court.

California law requires that the Trustee send a particular formal notification to the current beneficiaries of any irrevocable Trust and the heirs of the decedent when a trust becomes irrevocable as a result of the death of the creator of the Trust. Although a notification was previously sent to you on August 20, 2019 by Ms. McWhirter's former counsel, Franchesca Callejo, we are sending an updated notification with this letter to reflect our contact information as Ms. McWhirter's counsel now that the Court supervision of the Trust has been moved to Santa Barbara, where Ms. McWhirter resides. Accordingly, enclosed for each of you is a copy of that supplemental document, entitled "Supplemental Notification by Trustee Pursuant to California Probate Code Section 16061.7."

J. ROBERT ANDREWS
JAY L. BECKERMAN
JOSEPH F. GREEN
MACK S. STATON
GREGORY F. FAULKNER
CHRISTINE P. ROBERTS
MICHAEL E. CAGE
LORI A. LEWIS
PAUL K. WILCOX
JARED M. KATZ
DEBORAH K. BOSWELL
RAMÓN R. GUPTA
GRAHAM M. LYONS
RAFAEL GONZALEZ
JANA S. JOHNSTON
LINDSAY G. SHINN
JARED A. GREEN
NATHAN E. KLOUDA
BRETT W. PIERSMA
BRIAN T. DALY
LISA F. PETAK
MORGAN DAVIS BARNWELL
ALLEGRA GELLER-KUDROW
DANIELLA SCIOSCIA-REGENCIA
BRUCE A. PENCE III
CHRISTINA M. BEHRMAN
AUDREY K. SINGH
CODY T. SARGEANT

DENNIS W. REILLY
STEPHEN N. YUNGLING
OF COUNSEL

THOMAS M. MULLEN
1915-1991

ARTHUR A. HENZELL
1927-2016

Beneficiaries/Heirs
November 12, 2019
Page 2



As you know, the Trust was previously supervised by the San Francisco County Superior Court. As of August 14, 2019 the supervision of the Trust was transferred to the Santa Barbara County Superior Court under new case No. 19PR00461. All future court proceedings concerning the Trust will take place in Santa Barbara County and will be filed in this new case.

I also want to call your attention to Article 2, subsection 2.05 of the Trust which details the specific bequests left to each of you, individually. The Trustee will coordinate making these specific distributions after the contest period expires 120 days from the date of this letter provided there is no contest of the Trust.

Please let me know if you have any questions.

Very truly yours,

A handwritten signature in blue ink that reads 'Lori A. Lewis'.

Lori A. Lewis of
Mullen & Henzell L.L.P.

Enclosure

G:\24537\0001\CORRO\MG5995.DOCX

**SUPPLEMENTAL NOTIFICATION BY TRUSTEE PURSUANT
TO PROBATE CODE SECTION 16061.7**

**The Amended and Restated Joan Kelley-Ryder 2002 Revocable Trust
dated November 17, 2006**

California Probate Code Section 16061.7 requires a Trustee of a revocable Trust, which becomes irrevocable wholly or partially because of the death of the person who created the Trust, to send a written notification to each beneficiary of the Trust and to each heir of the deceased creator of the Trust. This document constitutes that required Notice.


1. On November 17, 2006, JOAN KELLEY-RYDER, in her capacity as Settlor and JOAN KELLEY-RYDER in her capacity as initial Trustee, executed The Amended and Restated Joan Kelley-Ryder 2002 Revocable Trust (hereinafter the "Trust").
2. JOAN KELLEY-RYDER died on August 15, 2019.
3. As a result of the death of JOAN KELLEY-RYDER, and in accordance with the terms of the Trust, the Trust became irrevocable.
4. The name, mailing address and telephone number of the Trustee of the Trust is:

Barbara McWhirter, Trustee
832 Cheltenham Road
Santa Barbara, CA 93105
Phone: (805) 453-6370
5. The address of the principal place of Trust administration is:

Barbara McWhirter, Trustee
c/o Lori A. Lewis
Mullen & Henzell L.L.P.
112 E. Victoria Street
Santa Barbara, CA 93101
6. Each recipient of this Notification is entitled, upon reasonable request to the Trustee listed above, to receive a true and complete copy of the Trust.

7. YOU MAY NOT BRING AN ACTION TO CONTEST THE TRUST MORE THAN 120 DAYS FROM THE DATE THE NOTIFICATION BY THE TRUSTEE WAS SERVED UPON YOU ON AUGUST 20, 2019 OR 60 DAYS FROM THE DATE OF WHICH A COPY OF THE TERMS OF THE TRUST WAS MAILED TO YOU ON AUGUST 20, 2019 BY FRANCESCA CALLEJO AS THE FORMER COUNSEL FOR THE TRUSTEE OR PERSONALLY DELIVERED TO YOU IN RESPONSE TO YOUR REQUEST DURING THAT 120-DAY PERIOD, WHICHEVER IS LATER.

Dated: 11/5, 2019



BARBARA McWHIRTER, Trustee of the Amended
and Restated Joan Kelley-Ryder 2002 Revocable Trust

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SANTA BARBARA STREET ADDRESS: 1100 Anacapa Street CITY AND ZIP CODE: Santa Barbara CA 93101 BRANCH NAME: Anacapa	FOR COURT USE ONLY FILED SUPERIOR COURT of CALIFORNIA COUNTY of SANTA BARBARA 10/22/2019 Darrel E. Parker, Executive Officer BY <u>Vega, Jessica</u> Deputy Clerk
CAPTION: Matter of Joan Kelley-Ryder Trust	
NOTICE RE: TRANSFERRED ACTION ORDER AND NOTICE OF CASE ASSIGNMENT	CASE NUMBER: 19PR00461

TO ALL PARTIES:

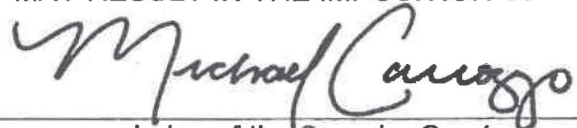
Please be advised that on 10/09/2019 the above entitled action was:

☒ Received and filed from San Francisco Superior Court
 New Case Number is 19PR00461

The above case is hereby assigned to **Honorable Colleen K Sterne** for ALL purposes, including trial. All future matters, including ex-parte matters, are to be scheduled with the assigned judge. Counsel shall include the name of the assigned judge in the caption of every document filed with the court.

ANY NEW PARTY BROUGHT INTO THIS CASE IS TO BE IMMEDIATELY NOTICED BY THE PLAINTIFF/PETITIONER OF THE JUDGE ASSIGNMENT AND A PROOF OF SERVICE OF THIS NOTICE IS TO BE FILED WITH THE COURT WITHIN FIVE (5) DAYS OF SERVICE OF NOTICE. FAILURE TO GIVE NOTICE AND FILE PROOF THEREOF MAY RESULT IN THE IMPOSITION OF SANCTIONS.

Dated: 10/22/2019


 Judge of the Superior Court

CLERK'S CERTIFICATE OF MAILING

I certify that I am not a party to this action and that a true copy of the foregoing was mailed first class, postage prepaid, in a sealed envelope addressed as shown, and that the mailing of the foregoing and execution of this certificate occurred at (place): Santa Barbara, California on (date): 10/22/2019

SEE ATTACHMENT

Darrel E. Parker, Executive Officer

By /s/ Jessica Vega Deputy Clerk

G. FRANCESCA CALLEJO
Attorney at Law
2140 Shattuck Ave. #803, Berkeley, CA 94704

G. Francesca Callejo, CSB#088028
Attorney at Law
Wells Fargo Building
2140 Shattuck Avenue, #803
Berkeley, CA 94704-1229
Tel/Fax: (510) 526-7209
email: fcallejo@sbcglobal.net

Attorney for Barbara McWhirter
Trustee

SUPERIOR COURT OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

In re	)	Case No. PTR-13-296491
)	
THE JOAN KELLEY-RYDER	)	AMENDMENT TO FIRST AMENDED REPORT
TRUST AS AMENDED AND	)	AND ACCOUNT OF SUCCESSOR TRUSTEE
RESTATED NOVEMBER, 17, 2006	)	AND PETITION FOR ITS SETTLEMENT AND
	)	APPROVAL; FOR APPROVAL OF ALL ACTS OF
	)	TRUSTEE; FOR ORDER AUTHORIZING
	)	PAYMENT OF TRUSTEE'S FEES, AND FOR
	)	APPROVING PAYMENT OF ATTORNEYS FEES
	)	FOR SERVICES TO TRUSTEE
)	
	)	FAX SIGNATURE
)	
	)	Hearing Date: 7/19/16, 9:00 a.m. Dept. 204

Barbara McWhirter, as Successor Trustee of the Joan Kelley-Ryder Trust as Amended and restated, (the Trust), and all subsequent trust amendments having been revoked on May 25th, 2016, hereby presents her amendment to her first amended report and account and petition for its settlement and approval; for approval of all acts of trustee, for order authorizing payment of trustee's fees and fees and costs for the services of Trustee's attorneys.

Petitioner Barbara McWhirter hereby alleges as follows:

1. **Accounting:** Attached hereto is the full amended Summary of Account and First

1 Accounting, marked Exhibit A. This amended accounting includes a revised disbursement
2 schedule that includes both chronological and categorized disbursements.

3 **2. Operative Trust provisions:** The operative Trust document is the Amended and
4 Restated Joan Kelley-Ryder 2002 Revocable Trust executed on November 17, 2006. Attached
5 hereto as Exhibit B is the Revocation of Trust Documents executed on May 25th, 2016 by
6 Petitioner in her capacity as conservator of the person of Joan Kelley-Ryder pursuant to the
7 Order for Substituted Judgment filed May 4th, 2016 in PCN-13-297492.

8
9 **3. Property management.**

10 **a. Bangor Lane vacation rental property.** Petitioner retained Jon Thomas (JT
11 Property Management Services) to assist her in managing the rentals, logistics and repairs and
12 maintenance of this property. Mr. Thomas resides less than a mile from the property, is a retired
13 security guard and safety specialist and worked for a public utility company for 30 years. He is
14 experienced in managing property issues including pest control, house cleaners, and responding
15 to renter requests during rental periods. Due to his proximity to the property he can respond
16 quickly. Petitioner's agreement with Mr. Thomas is payment of \$100.00 per guest rental/per
17 month and \$12.00 per hour for miscellaneous work including meeting workmen at the property,
18 doing laundry after a rental and other general maintenance. Petitioner does not have a written
19 contract with Mr. Thomas. Petitioner provides all other property management services for
20 Bangor Lane, including obtaining rentals, overall maintenance and management of the property,
21 and payment of expenses for the property. These services are included in her request for trustee
22 fees and are not being charged separately. Petitioner's management of the rental property is to
23 the benefit of the trust as outside property manager companies generally charge 35% of the gross
24 rental receipts.

25 **b. Palm Way property management.** Attached hereto as Exhibit C is the
26 account information for the account for rental income and expenses managed by Ronald L.
27 Wolfe & Associates confirming the account is held FBO the Trust. The schedules Petitioner
28 received from Wolfe & Associates for their management of the property in 2014 and 2015 are

1 attached to Amended First Accounting, Exhibit A hereto. These schedules include all income in
2 2014 and income beyond the end of this accounting period. The original statements will be filed
3 separately confirming the balances as of October 31, 2015 in both the Wolfe & Associates
4 Property Reserve Account and the Heritage Oaks Bank Business Money Market Account.

5 **4. Legal fees to Amy Harrington, Hartog & Baer and fiduciary fees to Franza**
6 **Giffen.** Attorneys fees and fiduciary fees during the period of this accounting for Hartog &
7 Baer, Amy Harrington, Franza Giffen, and Marianne Lindholm were all filed on 12/31/2013.
8 Petitioner's current counsel contacted Amy Harrington, Franza Griffen and Hartog & Baer on
9 May 24th, 2016 concerning the discrepancies between the court ordered fees and the fees
10 actually paid. Ms. Harrington promptly responded and provided a copy of her demand letter to
11 First American Title dated July 30, 2014 attached hereto as Exhibit D. Ms. Harrington informed
12 counsel on May 24th, 2016 of her position that all judgments, including those for attorneys fees
13 in probate matters collect interest at the legal rate once they are entered pursuant to CCP 695.010
14 and therefore interest was legally due as demanded. The actual sums for interest were eventually
15 calculated by first American Title and paid directly to Ms. Harrington and Ms. Giffen out of
16 escrow. Petitioner was not informed by her then counsel that there might have been any basis to
17 object to the demand for interest and consequently did not object to the demand made by Ms.
18 Harrington on behalf of herself and Ms. Giffen.

19 Petitioner paid fees that were billed to her by Hartog & Baer sent to her AFTER the order
20 for their fees was filed 12/31/13. Copies of the invoices dated January 9th, 2014 and May 31st,
21 2015 received by her counsel from Mr. Hartog's office on June 15th, 2016 are attached as
22 Exhibit E. Petitioner had objected to the original request for fees and the fees ordered were
23 substantially less than requested. Some of the additional sums paid were for court costs.
24 Petitioner was unaware that the total amount demanded and paid exceeded the fees and costs
25 ordered. She will be requesting a refund of the excess payments but given the now disputed
26 amount does not believe it would be cost effective to pursue legal action if her request for a
27 refund is refused.

28 **5. Bank/financial statements.** Additional statements for Wells Fargo Bank and the

1 ending cash reserves for the Palm Way property will be e-filed with the required supporting
2 declaration by counsel before the hearing on this matter.

3 **6. Trustee's fees.** During the period of this first accounting, Petitioner provided
4 extensive and valuable services in her capacity as trustee that were of great benefit to the trust
5 and settlor. During the period of this first accounting Petitioner worked to prepare the
6 Divisadero property for sale, worked to locate suitable rental properties for the eventual 1031
7 exchange, addressed tax issues, managed the new rental properties and worked with the
8 professional property managers, set up bank accounts, paid expenses, attend court hearings and
9 meetings with her counsel and other professionals including real estate agents, actively managed
10 the Bangor Lane rental property. Many of these services required Petitioner to travel from her
11 home in Santa Barbara to San Francisco. Based upon the ending assets on hand as of October
12 31st, 2015 of \$4,449,018.77, the annual 1% trustee fee would be \$44,490.00 and for the 28
13 month period of this report and account would be \$103,810.00. Petitioner requests reduced
14 trustee fees at an annual rate of 0.75% for 28 months of this accounting in the sum of \$77,858.00
15 (\$33,368/year for 28 months).

16 **7. Separate petitions for Attorneys Fees and costs for conservatorship services and**
17 **for trust administration services.** Petitioner's former counsel filed his supplemental
18 declaration with the court on May 31st, 2016 concerning these issues as well as payment of
19 attorneys fees to him without prior court order. Petitioner confirms she was sent frequent billings
20 by Mr. Melbostad's firm, received phone calls from Mr. Gelman demanding payment, made
21 payment in respond to those demands and was not informed by her own attorneys that such
22 payments should not be made until Mr. Melbostad finally intervened. At no time did his office
23 refund any payments. Had Petitioner been properly advised by her own attorneys she would not
24 have made any payments other than for costs as permitted. As for the fees requested by Mr.
25 Melbostad set forth in his declaration filed May 31st, 2016, Petitioner has reviewed the statement
26 and believes there are duplicate entries and excessive charges and the court should carefully
27 review the itemization of services to determine the appropriateness of his total fee request.

28 **8. Palm Avenue property encumbrance in the amount of \$540,000.00.** Petitioner's

1 prior counsel filed a petition for authorization to exchange property on August 5, 2014 that at
2 page 3. line 1, paragraph 9 refers to the outstanding encumbrance in the form of a Deed of Trust
3 to Wells Fargo Bank in the sum of \$531,000.00. When a property subject to an Internal Review
4 Code Section 1031 exchange is encumbered at the time of the exchange, Internal Revenue
5 Bulletin 2010-12 issued March 22, 2010, Section 2.04 requires as a condition of a tax deferred
6 qualifying exchange that an acquired property obtain an encumbrance equal to the one on the
7 exchanged property in order to avoid tax exposure for the value of the encumbrance paid off as
8 part of the exchange. Prior to seeking the required loan, Petitioner told her prior counsel she was
9 doing so and asked him if any further court authorization was required. She was advised it was
10 not necessary. By obtaining the new loan in the sum of \$540,000.00 Petitioner protected the
11 trust from tax exposure for failing to obtain a loan secured by the acquired real property. Had
12 Petitioner been advised to seek court approval she would have done so. Additionally, the
13 original petition for authorization to exchange the property, while making reference to the
14 outstanding loan, neglected to request authority to enter into a new loan that was clearly a
15 condition of a fully tax deferred exchange. Petitioner submits this was most likely an inadvertent
16 omission by her former counsel and rather than causing harm to the trust or settlor has prevented
17 significant tax liability. The details of this transaction are included in the buyer final closing
18 statement attached to the amended accounting.

19 **9. Specific accounting issues:**

20 a. Wells Fargo Bank late fees: These were incurred because at the time payments
21 were due there were insufficient cash assets on hand to make on time payments. This has not
22 continued.

23 b. Personal property distributed and payments made for the benefit of Madeleine
24 Bonovich: The distribution of personal property listed in Schedule E of the amended accounting
25 of \$6,000.00 was of personal property including family heirlooms, Madeleine's bedroom set and
26 a few personal items of her mother that had no monetary value to third persons. Prior to settlor
27 being conserved, settlor had made the down payment from her own funds for the purchase of
28 Madeleine's home in Antioch. Due to the personal circumstances of Madeleine and her husband

(including his loss of employment) resulting in foreclosure proceedings, in the spring of 2015 Madeleine requested Petitioner make payments on the mortgage to bring the property out of default. Petitioner has personal knowledge that Joan had a history of helping her daughter in these situations and agreed to make the payments listed in the accounting of approximately \$21,400.00. The Trust at Section 2.03 at page 3 provides "*The Trustor may at any time direct the Trustee in writing to pay single sums or periodic payments out of the Trust Estate to any other person or organization.*" Petitioner asserts that while Joan has recently unable to direct the specific payments in writing, her history of helping her daughter and the particular circumstances of Madeleine's request gave Petitioner authority to make these payments. Alternatively, they could be construed as an advance on the ultimate distribution to the Testamentary Trust for the benefit of Madeleine Bonovich and represent about 1% of the ultimate distribution to the Testamentary Trust for the benefit of Madeleine Bonovich and are so listed in the Accounting.

c. Charitable contributions: The disbursements show a payment to Royal Pride Foundation in the sum of \$3,500.00 on 3/3/15. This disbursement was made to provide tax deductions for the trust income and is consistent with Joan's history of making charitable contributions. Petitioner has been advised by her tax preparer that similar donations of up to \$5,000.00 per year are warranted due to the income of the trust and Petitioner seeks authority to make similar charitable contributions in future years to the extent they benefit the trust by reducing tax liability.

9. **Bond.** Petitioner is currently bonded in the sum of \$300,000.00. Based upon the income from the trust for a period of 28 months of \$553,951.28, or an average of \$237,408.00 per year and cash assets and personal property on hand of \$81,091.69, bond will need to be increased. A separate petition will be filed to increase bond prior to the hearing on the amended first accounting.

10. **Notice.** Under the provisions of The Amended and Restated Trust executed November 17, 2006, apart from settlor Joan Kelley-Ryder during her lifetime, residing at Providence Place, 2456 Geary Blvd., San Francisco, CA 94115, there are 12 specific bequest beneficiaries and 2 remainder beneficiaries as follows:

G. FRANCESCA CALLEJO
Attorney at Law
2140 Shattuck Ave. #803, Berkeley, CA 94704

1 a. Specific bequest beneficiaries: Bonnie Ryder Bliss, 1849 Drycreek Road, San
2 Jose, CA 9512; Shannon Bliss, 243 Wildwood Way, Salinas, CA 93908; Heather Bliss, 112 N.
3 144 Street, Seattle, WA 98133; Dorill Ryder Johnson, 2742 W. Magee Rd., Tucson, AZ 85742;
4 Patrick Hayman, 385 Bayleaf, Chula Vista, CA 91910; Petitioner Barbara Hayman McWhirter,
5 Ann Kelly Bennet, deceased; Mary Kelly McCormick, 1516 South Lakeside Drive, #208, Lake
6 Worth, Florida 33460; Michael Arthur Kelley c/o Conservator Jan McCormick, P.O. Box 2393,
7 Champlain, NY 12919; Timothy Jude McCormick, 99 Great Oak Lane, Pleasantville, NY 10570;
8 Laguna Honda Hospital, 375 Laguna Honda Blvd., San Francisco, CA 94116 and Madeleine
9 Kelley Ryder (Bonovich), 4593 Bonraven Way, Antioch, CA 94531;


10 b. Remainder beneficiaries: Indian Lake Central School of Indian Lake, 6345
11 NYS Route 30, Indian Lake, New York 12842; and Warrensburg Central School, 1 James Street,
12 Warrensburg, New York 12885.

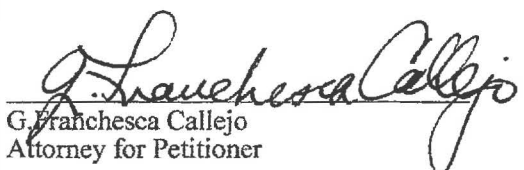
13 Notice will also be given to Caroline Hinshaw, court appointed counsel for Joan Kelley-
14 Ryder and to Paul Melbostad, Petitioner's former counsel.

15 Wherefore, Petitioner requests that in addition to the relief sought in the First Amended
16 Report and Account filed March 18th, 2016 the court make the following additional orders:

- 17 1. Trustee fees be allowed to Barbara McWhirter in the sum of \$77,858.00 for the 28
18 month period of the first accounting;
19 2. The loan obtained as part of the 1031 exchange be approved;
20 3. Payments to or distributions for the benefit of Madeleine Bonovich be approved;
21 4. Petitioner be authorized to make annual charitable contributions on behalf of the
22 settlor in a sum not to exceed \$5,000.00;
23 5. Such other and further relief as is deemed appropriate by this Court.

24 Dated: June 16, 2016


Barbara McWhirter
Petitioner/Trustee

26 
27 G. Francesca Callejo
28 Attorney for Petitioner

G. FRANCESCA CALLEJO
Attorney at Law
2140 Shattuck Ave. #803, Berkeley, CA 94704

1 I, Barbara McWhirter, am the Petitioner/Trustee herein and have read the foregoing
2 Amendment to First Amended Report and Account with Exhibits and know the contents thereof.
3 I declare under penalty of perjury under the laws of the State of California the foregoing is true
4 and correct. Signed at Santa Barbara, California on Jun 16th, 2016.

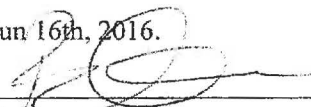
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6 Barbara McWhirter
7 Petitioner/Trustee
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EXHIBIT A

<input type="checkbox"/> CONSERVATORSHIP <input type="checkbox"/> GUARDIANSHIP OF (Name): The Joan Kelley-Ryder Trust	CASE NUMBER: PTR-13-296491
<input type="checkbox"/> Conservatee <input type="checkbox"/> Minor	

SUMMARY OF ACCOUNT—STANDARD AND SIMPLIFIED ACCOUNTS
 First _____ ☐ (Check if final.) and Final Account ☒ (Check if interim.) Account Current

Account number ("First," etc.)

June 27, 2013

through October 31, 2015

Opening date of account

Closing date of account

CHARGES*

	Property on Hand at Beginning of Account Period, consisting of:		
1a	Cash Assets	\$	14,033.67
1b	Non-Cash Assets (carry value)		\$4,422,250.00
1c	Total Property on Hand at Beginning of Account Period (add 1a and 1b)		\$ 4,436,283.67
2	Additional Property Received During Period of Account	— Schedule	
3	Receipts During Period of Account	— Schedule A	553,951.28
4	Gains on Sales During Period of Account	— Schedule B	295,000.00
5	Other Charges (describe): A-1 Additional Receipts	— Schedule	540,000.00
6	Net Income From Trade or Business During Period of Account	— Schedule	0
7	TOTAL CHARGES (add 1c, 2, 3, 4, 5, and 6)		\$ 5,825,234.95

CREDITS*

8	Disbursements During Period of Account	— Schedule C	\$ 1,376,216.18
9	Losses on Sales During Period of Account	— Schedule D	0
10	Distributions to Conservatee or Ward	— Schedule	0
11	Other Credits (describe):	— Schedule	0
12	Net Loss From Trade or Business During Period of Account	— Schedule	0
	Property on Hand at End of Account Period — Schedule E, consisting of:		
13a	Cash Assets	\$	60,303.59
13b	Non-Cash Assets (carry value)		4,388,715.18
13c	Total Property on Hand at End of Account Period (add 13a and 13b)		4,449,018.77
14	TOTAL CREDITS (add 8, 9, 10, 11, 12, and 13c)		\$ 5,825,234.95

* (Enter "0" for all categories of charges or credits for which you have no entries. Do not include schedules for these categories, but do not relabel or redesignate the schedules that are included.)

Page 1 of 1

The Joan Kelley-Ryder Trust as Amended and Restated
Summary of Account
For the Period June 27, 2013 Through October 31, 2015

	<u>Schedule</u>	<u>Fiduciary Acquisition Value</u>
CHARGES		
Assets on Hand at Beginning of Accounting Period	Schedule 1	\$4,436,283.67
Receipts	Schedule A	553,951.28
Additional receipts	Schedule A-1	540,000.00
Gain on Dispositions	Schedule B	295,000.00
		<u>5,825,234.95</u>
CREDITS		
Disbursements	Schedule C	1,376,216.18
Distributions	Schedule D	-
Assets on Hand at End of Accounting Period	Schedule G	4,449,018.77
		<u>\$5,825,234.95</u>

The Joan Kelley-Ryder Trust as Amended and Restated
Schedule 1: Assets on Hand at Beginning of Period
For the Period June 27, 2013 Through October 31, 2015

	<u>Fiduciary Acquisition Value</u>
Cash	
Wells Fargo Prime Checking Account Number 9123	\$ 2,293.48
Wells Fargo Money Market Savings Account Number: 2188	0.01
Wells Fargo Preferred Checking Account number 7368	11,740.18
	<u>14,033.67</u>
Real Property	
2850 Divisadero Street San Francisco, CA 94123	4,400,000.00
Personal Property	
Household furniture & furnishings	6,000.00
Jewelry, artwork, clothing and personal effects	1,250.00
Tibetan Kilim rug	10,000.00
Steinway Grand Piano	5,000.00
	<u>22,250.00</u>
Total Schedule 1	<u><u>\$4,436,283.67</u></u>

The Joan Kelley-Ryder Trust as Amended and Restated
Schedule A: Receipts
For the Period June 27, 2013 Through October 31, 2015

<u>Date</u>	<u>Description</u>	<u>Amount</u>
Interest Income		
Wells Fargo Prime Checking		
6/28/2013	Interest income	0.02
7/31/2013	Interest income	0.01
8/30/2013	Interest income	0.02
Wells Fargo Preferred Checking		
6/28/2013	Interest income	0.09
7/31/2013	Interest income	0.14
8/30/2013	Interest income	0.05
9/30/2013	Interest income	0.05
10/31/2013	Interest income	0.08
11/30/2013	Interest income	0.07
12/31/2013	Interest income	0.07
1/31/2014	Interest income	0.05
2/28/2014	Interest income	0.03
3/31/2014	Interest income	0.06
4/30/2014	Interest income	0.06
5/31/2014	Interest income	0.11
6/30/2014	Interest income	0.13
7/31/2014	Interest income	0.11
8/31/2014	Interest income	0.43
9/30/2014	Interest income	0.58
10/31/2014	Interest income	0.40
11/30/2014	Interest income	0.31
12/31/2014	Interest income	0.20
1/31/2015	Interest income	0.16
2/27/2015	Interest income	0.13
3/31/2015	Interest income	0.12
4/30/2015	Interest income	0.13
5/29/2015	Interest income	0.11
6/30/2015	Interest income	0.11
7/31/2015	Interest income	0.14
8/31/2015	Interest income	0.12
9/30/2015	Interest income	0.11
10/31/2015	Interest income	0.14
		4.34

The Joan Kelley-Ryder Trust as Amended and Restated
Schedule A: Receipts
For the Period June 27, 2013 Through October 31, 2015

Long Term Care Insurance

Reimbursement

8/2/2013	Genworth Life Insurance	4,216.00	
8/27/2013	Genworth Life Insurance	4,216.00	
9/20/2013	Genworth Life Insurance	2,856.00	
10/9/2013	Genworth Life Insurance	4,080.00	
11/20/2013	Genworth Life Insurance	4,216.00	
12/20/2013	Genworth Life Insurance	4,080.00	
1/21/2014	Genworth Life Insurance	4,216.00	
2/20/2014	Genworth Life Insurance	4,216.00	
3/20/2014	Genworth Life Insurance	3,892.00	
4/22/2014	Genworth Life Insurance	4,340.00	
5/20/2014	Genworth Life Insurance	4,200.00	
7/10/2014	Genworth Life Insurance	4,340.00	
7/22/2014	Genworth Life Insurance	4,200.00	
8/20/2014	Genworth Life Insurance	4,340.00	
9/22/2014	Genworth Life Insurance	4,340.00	
10/21/2014	Genworth Life Insurance	4,200.00	
11/20/2014	Genworth Life Insurance	4,340.00	
12/22/2014	Genworth Life Insurance	4,200.00	
1/21/2015	Genworth Life Insurance	4,340.00	
3/20/2015	Genworth Life Insurance	8,344.00	
4/20/2015	Genworth Life Insurance	4,464.00	
5/29/2015	Genworth Life Insurance	4,320.00	
6/22/2015	Genworth Life Insurance	4,464.00	
7/21/2015	Genworth Life Insurance	4,320.00	
8/24/2015	Genworth Life Insurance	4,464.00	
10/19/2015	Genworth Life Insurance	8,784.00	
		<hr/>	117,988.00

Social Security Income

7/3/2013	U.S. Treasury	1,792.10
8/3/2013	U.S. Treasury	1,792.10
9/3/2013	U.S. Treasury	1,792.10
10/3/2013	U.S. Treasury	1,792.10
11/1/2013	U.S. Treasury	1,792.10
12/3/2013	U.S. Treasury	1,792.10
1/3/2014	U.S. Treasury	1,817.90
2/3/2014	U.S. Treasury	1,817.90
3/3/2014	U.S. Treasury	1,817.90
4/3/2014	U.S. Treasury	1,844.10
4/3/2014	U.S. Treasury	1,817.90
5/2/2014	U.S. Treasury	1,817.90

The Joan Kelley-Ryder Trust as Amended and Restated
Schedule A: Receipts
For the Period June 27, 2013 Through October 31, 2015

6/3/2014	U.S. Treasury	1,817.90	
7/3/2014	U.S. Treasury	1,817.90	
8/3/2014	U.S. Treasury	1,817.90	
9/3/2014	U.S. Treasury	1,817.90	
10/3/2014	U.S. Treasury	1,817.90	
11/3/2014	U.S. Treasury	1,817.90	
12/3/2014	U.S. Treasury	1,817.90	
1/2/2015	U.S. Treasury	1,844.10	
2/3/2015	U.S. Treasury	1,844.10	
3/3/2015	U.S. Treasury	1,844.10	
5/1/2015	U.S. Treasury	1,844.10	
6/3/2015	U.S. Treasury	1,844.10	
7/2/2015	U.S. Treasury	1,844.10	
8/3/2015	U.S. Treasury	1,844.10	
9/3/2015	U.S. Treasury	1,844.10	
10/3/2015	U.S. Treasury	1,844.10	
		<hr/>	51,008.40

Rental Properties

Divisadero Road, San Francisco, CA

7/1/2013	Divisadero Rent income	7,500.00	
8/9/2013	Divisadero Rent income	7,500.00	
9/4/2013	Divisadero Rent income	7,500.00	
10/1/2013	Divisadero Rent income	7,500.00	
11/1/2013	Divisadero Rent income	7,500.00	
12/3/2013	Divisadero Rent income	7,783.00	
1/2/2014	Divisadero Rent income	7,783.00	
2/5/2014	Divisadero Rent income	7,783.00	
3/10/2014	Divisadero Rent income	7,783.00	
4/2/2014	Divisadero Rent income	7,783.00	
5/2/2014	Divisadero Rent income	7,783.00	
6/3/2014	Divisadero Rent income	7,783.00	
7/3/2014	Divisadero Rent income	7,783.00	
8/4/2014	Divisadero Rent income	7,783.00	
		<hr/>	107,547.00

Palm Avenue Buellton CA

See supplemental schedules -- Property manager statements

10/24/2014	Palm Way owner distribution	6,000.00	
12/15/2014	Palm Way owner distribution	12,000.00	
1/16/2015	Palm Way owner distribution	6,000.00	
2/27/2015	Palm Way owner distribution	6,000.00	
3/13/2015	Palm Way owner distribution	6,000.00	
4/15/2015	Palm Way owner distribution	6,000.00	
4/15/2015	Palm Way owner distribution	12,000.00	
5/22/2015	Palm Way owner distribution	7,000.00	

The Joan Kelley-Ryder Trust as Amended and Restated
Schedule A: Receipts
For the Period June 27, 2013 Through October 31, 2015

6/16/2015	Palm Way owner distribution	7,000.00	
7/10/2015	Palm Way owner distribution	20,000.00	
7/20/2015	Palm Way owner distribution	7,000.00	
8/14/2015	Palm Way owner distribution	7,000.00	
10/5/2015	Palm Way owner distribution	7,000.00	
10/15/2015	Palm Way owner distribution	7,000.00	
		<u>116,000.00</u>	
Bangor Lane, Oxnard, CA			
9/19/2014	Homeaway Remittance - Net rental income	2,800.00	
10/1/2014	John Thomas - Bangor - rental income	3,200.00	
10/23/2014	Homeaway Remittance - Net rental income	1,447.88	
10/28/2014	Homeaway Remittance - Net rental income	1,447.88	
10/31/2014	John Thomas - Bangor rental income	2,100.00	
11/20/2014	Homeaway Remittance - Net rental income	4,450.88	
11/21/2014	Homeaway Remittance - Net rental income	1,447.88	
11/24/2014	Homeaway Remittance - Net rental income	1,018.88	
12/1/2014	John Thomas - Bangor rental income	2,100.00	
1/2/2015	John Thomas - Bangor rental income	2,000.00	
1/12/2015	Homeaway Remittance - Net rental income	9,169.88	
1/28/2015	Homeaway Remittance - Net rental income	2,305.88	
1/29/2015	Homeaway Remittance - Net rental income	3,486.33	
2/11/2015	John Thomas - Bangor rental income	2,000.00	
3/6/2015	John Thomas - Bangor rental income	2,000.00	
3/30/2015	Homeaway Remittance - Net rental income	3,163.88	
3/30/2015	Homeaway Remittance - Net rental income	2,305.88	
4/1/2015	John Thomas - Bangor rental income	2,000.00	
4/17/2015	Homeaway Remittance - Net rental income	1,233.38	
4/23/2015	Homeaway Remittance - Net rental income	4,846.88	
5/6/2015	Homeaway Remittance - Net rental income	2,439.94	
5/14/2015	Homeaway Remittance - Net rental income	166.10	
5/21/2015	Homeaway Remittance - Net rental income	1,462.50	
6/9/2015	Homeaway Remittance - Net rental income	804.37	
6/18/2015	Homeaway Remittance - Net rental income	3,490.50	
7/7/2015	Homeaway Remittance - Net rental income	2,730.00	
7/8/2015	Homeaway Remittance - Net rental income	1,608.75	
7/31/2015	Homeaway Remittance - Net rental income	2,145.00	
8/3/2015	Homeaway Remittance - Net rental income	2,925.00	
9/3/2015	Homeaway Remittance - Net rental income	1,462.50	
9/22/2015	Homeaway Remittance - Net rental income	1,287.00	
10/7/2015	Homeaway Remittance - Net rental income	804.38	
10/16/2015	Homeaway Remittance - Net rental income	787.88	
10/16/2015	Homeaway Remittance - Net rental income	1,447.88	
10/22/2015	Homeaway Remittance - Net rental income	2,584.13	
10/26/2015	Homeaway Remittance - Net rental income	1.08	
10/26/2015	Homeaway Remittance - Net rental income	<u>2,018.25</u>	
		82,690.77	
			306,237.77

The Joan Kelley-Ryder Trust as Amended and Restated
Schedule A: Receipts
For the Period June 27, 2013 Through October 31, 2015

Property sales escrow refunds

08/11/2014	First American Title - Escrow Refund	601.50	
08/11/2014	First American Title - Escrow Refund	40,000.00	
08/21/2014	First American Title - Escrow Refund	<u>36,669.15</u>	77,270.65

Refunds

7/8/2013	Miscellaneous	2.62	
10/28/2013	Miscellaneous - refund	287.80	
08/11/2014	Pottery Barn - Bangor Lane Furnishing	82.07	
08/21/2014	Target - Bangor Lane Furnishing	36.85	
09/02/2014	Cost Plus Wld - Bangor Lane Furnishing	64.80	
05/26/2015	Expedia - return - Lodging in San Francisco	<u>967.98</u>	1,442.12

Total Schedule A Receipts

\$ 553,951.28

The Joan Kelley-Ryder Trust as Amended and Restated
Schedule A-1: Additional Receipts
For the Period June 27, 2013 Through October 31, 2015

<u>Date</u>	<u>Description</u>	<u>Amount</u>
08/21/2014	SR Harmon LLC, New loan on purchase of 363 Palm Way Buellton, CA	\$ 540,000.00
		<hr/> 540,000.00
	Total Schedule A-1 Additional Receipts	<u><u>\$ 540,000.00</u></u>

The Joan Kelley-Ryder Trust as Amended and Restated
Schedule B: Gains on Sales and Other Dispositions
For the Period June 27, 2013 Through October 31, 2015

		<u>Net Gain</u>
8/6/2014	Sale of 2850 Divisadero Street, San Francisco, CA 94123	
	Gross Receipt of Sale	\$4,700,000.00
	Allocated to Piano sale	(5,000.00)
	Fiduciary Acquisition Value	<u>(4,400,000.00)</u>
	Net Gain	\$ 295,000.00
8/6/2014	Sale of Steinway Piano (with sale of San Francisco Property)	
	Net Receipt of Sale	\$ 5,000.00
	Fiduciary Acquisition Value	<u>(5,000.00)</u>
	Net Gain	<u>\$ -</u>
	Total Schedule B Gains	<u><u>\$ 295,000.00</u></u>

The Joan Kelley-Ryder Trust as Amended and Restated
Schedule C: Disbursements
For the Period June 27, 2013 Through October 31, 2015

<u>Date</u>	<u>Ref</u>	<u>Payee- Description</u>	<u>Amount</u>
Administration Expenses			
09/15/2013	CC	Lockdown Security - locksmith	175.50
10/09/2013	CC	Intuit - QuickBooks Software	3,500.00
12/04/2013	CC	FedEx	27.86
04/07/2014	CC	Amazon.com - supplies	27.90
04/08/2014	CC	Amazon Marketplace	10.61
04/14/2014	1214	Miscellaneous	200.00
05/06/2014	EFT	Harland Clarke	32.00
07/18/2014	CC	U-Haul of Santa Barbara	54.30
07/23/2014	CC	The Postal Chase - Artworks mailed to Joan's sister in New york	450.76
07/31/2014	1396	Alison Little - Garage storage	77.00
08/09/2014	CC	FedEx	39.66
08/11/2014	Debit	ATM - Postage	10.62
11/07/2014	Debit	FedEx	199.44
11/07/2014	Debit	FedEx	181.60
12/11/2014	CC	FedEx	36.75
01/27/2015	EFT	Harland Clarke	66.28
02/06/2015	CC	clothingoutlets.com	7.76
03/21/2015	CC	Amazon Marketplace - Administration supplies	52.95
04/08/2015	1644	About Justice - Recording documents	318.00
04/15/2015	ATM	Cash- Stamps	42.48
05/11/2015	CC	Amazon Marketplace - Administration supplies	50.74
05/26/2015	CC	Apparelnetgroup	9.74
05/27/2015	CC	Apparelnetgroup	9.74
06/03/2015	Debit	Amazon.com - supplies	44.04
06/24/2015	Debit	FedEx	4.31
07/01/2015	CC	Amazon Marketplace - Administration supplies	55.48
07/01/2015	Debit	FedEx	85.59
07/08/2015	CC	Amazon.com - supplies	7.55
07/08/2015	CC	Amazon Marketplace	13.64
07/18/2015	CC	Truedress.net	9.56
07/31/2015	Debit	UPS store	34.18
08/15/2015	Debit	About Justice - Recording documents	266.00
09/15/2015	Debit	FedEx Office	42.09
09/15/2015	Debit	FedEx Office	39.25
09/22/2015	Debit	FedEx Office	34.75
09/23/2015	Debit	FedEx Office	38.15
10/21/2015	Debit	UPS Store	38.27
Total Administration Expenses			6,294.55

The Joan Kelley-Ryder Trust as Amended and Restated
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<u>Date</u>	<u>Ref</u>	<u>Payee- Description</u>	<u>Amount</u>
Interest Expense			
01/28/2014	CC	Wells Fargo - Late fee	25.00
09/26/2014	CC	Wells Fargo - Late fee	25.00
10/28/2014	CC	Wells Fargo	30.47
11/27/2014	CC	Wells Fargo	21.66
12/28/2014	CC	Wells Fargo	22.46
12/28/2014	CC	Wells Fargo - Late fee	35.00
01/28/2015	CC	Wells Fargo	24.47
01/28/2015	CC	Wells Fargo - Late fee	35.00
02/25/2015	CC	Wells Fargo	21.11
03/27/2015	CC	Wells Fargo	19.74
04/27/2015	CC	Wells Fargo	19.90
05/28/2015	CC	Wells Fargo	38.42
06/26/2015	CC	Wells Fargo	52.57
07/28/2015	CC	Wells Fargo	54.36
08/28/2015	CC	Wells Fargo	52.33
09/27/2015	CC	Wells Fargo	49.55
10/28/2015	CC	Wells Fargo	54.02
Total Interest Expense			581.06
Fees and Commissions			
Accounting Fees			
11/02/2014	1441	John Kendall - Draft 2012 tax returns	1,750.00
02/17/2015	1615	Nasif, Hicks, Harris & Co., LLP - Accounting and tax preparation services	2,140.00
03/16/2015	1634	Nasif, Hicks, Harris & Co., LLP - Accounting and tax preparation services	4,045.00
06/02/2015	1673	Nasif, Hicks, Harris & Co., LLP - Accounting and tax preparation services	2,440.00
09/14/2015	1503	Nasif, Hicks, Harris & Co., LLP - Accounting and tax preparation services	2,942.00
			<u>13,317.00</u>
Appraisal Fees			
07/07/2014	1386	James Snidle Fine Arts - Appraisals	350.00
			<u>350.00</u>
Trustee Bond Premium			
07/30/2013	1138	Phillips Bonding Insurance Agency	860.00
05/24/2014	1225	Phillips Bonding Insurance Agency	860.00
08/25/2014	1410	Phillips Bonding Insurance Agency	280.00
11/04/2014	1445	Phillips Bonding Insurance Agency	250.00
06/15/2015	1680	Phillips Bonding Insurance Agency	1,600.00
			<u>3,850.00</u>

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Legal Fees			
08/06/2014	Escrow	Amy Harrington, Esq - paid from escrow of Divisadero Street sale	20,842.15
09/22/2014	1425	Acuña, Regli & Klein, LLP	3,960.00
09/10/2013	1166	Goldstein, Gellman, Melbostad, Harris & McSparran, LLP	1,000.00
10/05/2013	1175	Goldstein, Gellman, Melbostad, Harris & McSparran, LLP	1,000.00
12/03/2013	1237	Goldstein, Gellman, Melbostad, Harris & McSparran, LLP	1,000.00
12/03/2013	1239	Goldstein, Gellman, Melbostad, Harris & McSparran, LLP	1,000.00
01/06/2014	1180	Goldstein, Gellman, Melbostad, Harris & McSparran, LLP	1,000.00
03/05/2014	1198	Goldstein, Gellman, Melbostad, Harris & McSparran, LLP	1,000.00
03/05/2014	1199	Goldstein, Gellman, Melbostad, Harris & McSparran, LLP	1,000.00
09/22/2014	1424	Goldstein, Gellman, Melbostad, Harris & McSparran, LLP	2,000.00
12/01/2014	1464	Goldstein, Gellman, Melbostad, Harris & McSparran, LLP	8,000.00
12/29/2014	1481	Goldstein, Gellman, Melbostad, Harris & McSparran, LLP	1,000.00
01/21/2015	1487	Goldstein, Gellman, Melbostad, Harris & McSparran, LLP	2,504.00
03/16/2015	1632	Goldstein, Gellman, Melbostad, Harris & McSparran, LLP	1,000.00
			-
01/13/2014	1182	Hartog & Baer P.C.	50.00
04/06/2014	1209	Hartog & Baer P.C.	50.00
05/24/2014	1226	Hartog & Baer P.C.	100.00
06/08/2014	1378	Hartog & Baer P.C.	50.00
07/09/2014	1394	Hartog & Baer P.C.	50.00
08/25/2014	1409	Hartog & Baer P.C.	50.00
09/22/2014	1418	Hartog & Baer P.C.	2,000.00
12/01/2014	1465	Hartog & Baer P.C.	500.00
01/21/2015	1485	Hartog & Baer P.C.	3,200.00

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02/18/2015	1620	Hartog & Baer, PC	1,500.00
03/16/2015	1630	Hartog & Baer, PC	500.00
06/02/2015	1671	Hartog & Baer P.C.	1,231.04
			<u>55,587.19</u>

Trustee Fees (Prior Trustee)

08/06/2014	Escrow	Frana Griffen - paid from escrow of Divisadero Street sale.	12,316.43
09/22/2014	1426	Marianne Lindholm	7,000.00
10/13/2014	1432	Marianne Lindholm	3,750.89
			<u>23,067.32</u>

96,171.51

Total Fees and commissions

Trustee Travel Expenses

08/19/2013	1156	Corinne Dorias - Child/House sitter for San Francisco trip	150.00
09/04/2013	CC	Educated Car Wash - Santa Barbara - Gas and wash	59.61
09/06/2013	CC	Real Food Company - Meals	28.62
09/07/2013	CC	76 Station - San Francisco - Gas	54.83
09/10/2013	1165	Corinne Dorias - Child/House sitter for San Francisco trip	100.00
09/10/2013	CC	76 Station - Santa Barbara - Gas	64.27
09/23/2013	CC	United Airlines Travel	447.60
09/23/2013	CC	United Airlines Travel	447.60
09/23/2013	CC	United Airlines Travel	447.60
09/23/2013	CC	Expedia	67.14
10/15/2013	CC	Educated Car Wash - Santa Barbara - Gas and wash	74.80
10/20/2013	CC	Morgan Hill Gas - Gas	58.68
10/22/2013	CC	76 Station - San Francisco - Gas	36.57
12/20/2013	CC	Shell Oil - San Francisco - Gas	74.98
12/23/2013	CC	Chevron - San Francisco - Gas	39.01
12/23/2013	CC	Chevron - San Francisco - Gas	51.78
02/16/2014	CC	Corner Store - Meals	57.57
02/16/2014	CC	Juice Shop - Meals	22.00
02/16/2014	CC	The Brixton - Meals	62.20
02/18/2014	CC	Chevron - Paso Robles - Gas	51.50
02/18/2014	CC	La Boulange De Union - Meals	32.11
04/12/2014	CC	76 Station - Santa Barbara - Gas	91.36
04/12/2014	CC	Chevron - King City - Gas	45.69

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05/12/2014	CC	Educated Car Wash - Santa Barbara - Gas and wash	70.89
05/16/2014	CC	Chevron - Morgan Hill - Gas	59.28
05/24/2014	CC	Shell Oil - Santa Barbara - Gas	72.41
06/09/2014	CC	Morgan Hill Gas - Gas	46.06
06/09/2014	CC	Slanted Door - Meals	64.89
06/09/2014	CC	Sq Ace parking Lot/SF - Parking in San Francisco	20.00
06/10/2014	CC	Delarosa/ SF - Meals	67.13
06/10/2014	CC	TacoBar SF - Meals	27.34
06/10/2014	CC	Sutter Plaza Garage - Parking in San Francisco	7.00
06/11/2014	CC	76 Station - Santa Barbara - Gas	55.92
06/16/2014	1384	Kelly Clancy - Child/House sitter for San Francisco trip	200.00
07/20/2014	CC	Chevron - Morgan Hill - Gas	43.47
07/21/2014	CC	Perry's Union/SF - Meals	68.16
07/23/2014	CC	Shell Oil - King City - Gas	59.13
07/28/2014	CC	Chevron - Ventura - Gas	50.00
07/31/2014	1403	Barbara McWhirter - Enterprise rent-a-car reimburse	392.16
08/11/2014	CC	Educated Car Wash - Santa Barbara - Gas and wash	75.55
08/11/2014	CC	Expedia - Lodging in San Francisco	1,230.78
08/12/2014	CC	Chevron - Morgan Hill - Gas	52.09
08/12/2014	Debit	Trader Joes - Trip to San Francisco	65.04
08/13/2014	CC	Juice Shop - Meals	68.00
08/13/2014	CC	Zuni Café - Meals	88.06
08/14/2014	CC	Chevron - Salinas - Gas	44.65
08/18/2014	Debit	Chevron - Ventura - Gas	77.10
09/02/2014	Debit	Educated Car Wash - Santa Barbara - Gas and wash	31.80
09/19/2014	Debit	76 Station - Santa Barbara - Gas	69.58
09/24/2014	Debit	Intercontinental M - Parking in San Francisco	83.60
09/25/2014	Debit	76 Station - Gilroy - Gas	58.23
09/25/2014	Debit	Starbucks - Meals	54.70
09/26/2014	Debit	Intercontinental M - Lodging in San Francisco	682.64
09/26/2014	Debit	Intercontinental M - Lodging in San Francisco	14.14
10/22/2014	Debit	Chevron - Ventura - Gas	40.00
12/20/2014	CC	Morgan Hill Gas - Gas	48.52
12/22/2014	ATM	Cash - Cash for San Francisco trip	203.50

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12/22/2014	Debit	ARCO - King City - Gas	35.12
12/22/2014	Debit	Fairmont Hotels - Lodging in San Francisco	611.57
12/22/2014	Debit	Fairmont Hotels - Lodging in San Francisco	758.18
12/22/2014	Debit	Fairmont Hotels - Lodging in San Francisco	52.28
12/22/2014	Debit	Travel Traders - Trip to San Francisco	7.60
01/05/2015	CC	Educated Car Wash - Santa Barbara - Gas and wash	46.99
01/13/2015	Debit	Delta Air - Trip to San Francisco	63.10
02/24/2015	CC	76 Station - Santa Barbara - Gas	58.47
03/03/2015	CC	Chevron - King City - Gas	55.46
03/03/2015	Debit	Expedia.co, - Lodging in San Francisco	1,091.04
03/05/2015	Debit	ARCO - Salinas - Gas	34.88
03/05/2015	Debit	McCormick & Schmick - Meals	70.46
03/06/2015	Debit	Gary Danko - Meals	118.96
03/06/2015	Debit	Taco San Francisco - Meals	22.61
03/09/2015	Debit	Educated Car Wash - Santa Barbara - Gas and wash	44.13
03/09/2015	Debit	Argonaut Hotel San Francisco - Parking in San Francisco	189.70
03/16/2015	Debit	76 Station - Santa Barbara - Gas	52.66
03/20/2015	CC	Chevron - Ventura - Gas	23.60
03/26/2015	Debit	Educated Car Wash - Santa Barbara - Gas and wash	57.58
03/27/2015	Debit	Dukes Griddle n Grill - Meals	28.77
04/14/2015	CC	Foragers Pantry - Meals	19.56
04/20/2015	Debit	Chevron - Ventura - Gas	55.75
04/28/2015	Debit	Chevron - Santa Barbara - Gas	46.15
05/17/2015	CC	Dukes Griddle n Grill - Meals	26.67
05/21/2015	EFT	Expedia - Lodging in San Francisco	967.98
05/22/2015	EFT	Shell Oil - Santa Barbara - Gas	66.62
05/26/2015	EFT	Expedia - Lodging in San Francisco	572.10
05/27/2015	EFT	76 Station - Santa Barbara - Gas	49.66
05/27/2015	EFT	Argonaut hotel - Lodging in San Francisco	355.51
05/27/2015	EFT	Las Margaritas - Meals	30.30
05/27/2015	EFT	Panera bread - Meals	15.41
05/29/2015	Debit	Educated Car Wash - Santa Barbara - Gas and wash	70.82
06/16/2015	Debit	76 Station - Santa Barbara - Gas	62.11

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07/10/2015	Debit	Educated Car Wash - Santa Barbara - Gas and wash	35.83
07/17/2015	ATM	Cash - Gas	42.48
07/27/2015	ATM	Cash - Cash for San Francisco trip	203.00
08/03/2015	Debit	Chevron - Santa Barbara - Gas	39.56
08/03/2015	Debit	Fairmont Hotel - Lodging in San Francisco	203.50
08/06/2015	Debit	Chevron - Santa Barbara - Gas	27.37
08/06/2015	Debit	Fairmont Hotel - Lodging in San Francisco	513.41
08/06/2015	Debit	Sutter Plaza Garage - Parking in San Francisco	15.00
08/07/2015	Debit	Fairmont Hotel - Lodging in San Francisco	67.74
08/07/2015	Debit	Panera Bread - Meals	66.84
09/08/2015	Debit	Educated Car Wash - Santa Barbara - Gas and wash	46.09
09/22/2015	Debit	Educated Car Wash - Santa Barbara - Gas and wash	55.81
10/05/2015	ATM	Cash for Gas - Gas	21.24
10/13/2015	Debit	76 Station - Santa Barbara - Gas	51.60
10/15/2015	ATM	Cash for Gas - Gas	21.24
10/26/2015	Debit	Educated Car Wash - Santa Barbara - Gas and wash	48.51

Total Trustee Travel Expenses

14,078.36

Expenses of the Conservatee

Legal Expense on behalf of the Conservatee

12/12/2014	1469	Caroline Hinshaw	12,000.00
01/05/2015	1466	Caroline Hinshaw	9,843.00
			<u>21,843.00</u>

Income Tax

04/14/2015	1652	United States Treasury - Tax payment for 2013 Federal individual tax return.	3,105.00
04/15/2015	1653	United States Treasury - Extension payment for 2014 Federal individual tax return	5,000.00
08/06/2015	Escrow	Franchise Tax Board - 3.33% tax withheld from sale of Divisadero Street.	<u>1,332.00</u>
			9,437.00

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Personal Expenses			
07/16/2013	1142	Barbara McWhirter - Reimbursed for personal expenses	1,315.51
07/17/2013	Phone	Telephone	304.98
07/30/2013	1139	Bank of America - payoff existing balance	50.00
08/05/2013	1144	Bank of America - payoff existing balance	46.00
09/05/2013	CC	CVS Pharmacy - Personal items	39.23
11/01/2013	Debit	Target - Supplies for Joan	115.00
12/10/2013	1244	Jane Mahakian - Reimbursed personal expenses.	200.00
12/17/2013	CC	Sees Candy - Gifts from Joan	71.50
12/21/2013	CC	Target - Supplies for Joan	281.78
12/23/2013	ATM	Wells Fargo Card - Providence Staff Gifts	75.00
03/11/2014	1202	Jane Mahakian - Reimbursed personal expenses.	109.32
04/17/2014	CC	Albertsons - Supplied for San Francisco	455.95
05/15/2014	CC	Target - Supplies for Joan	247.09
06/08/2014	1380	Jane Mahakian - Reimbursed personal expenses.	106.01
07/19/2014	CC	CVS Pharmacy - Personal items	49.83
08/13/2014	Debit	Body Shop - Gifts to Providence Staff	57.10
08/14/2014	CC	Amazon Marketplace	98.67
08/27/2014	CC	Amazon.com	149.38
08/29/2014	Debit	CVS Pharmacy - Personal items	86.41
09/08/2014	Debit	One Hour Martinizing	108.60
09/25/2014	Debit	Target - Supplies for Joan	329.29
10/13/2014	1438	Madeline Bonovich - Birthday gift from Joan	500.00
12/01/2014	1456	Jane Mahakian - Reimbursed personal expenses.	49.15
12/11/2014	CC	Amazon Marketplace - Christmas gifts from Joan	103.18
12/18/2014	Debit	Saks Fifth Avenue - Christmas present	225.50
12/19/2014	ATM	Cash - Gifts to Providence Staff	300.00
12/19/2014	CC	CVS Pharmacy - Personal items	132.81
01/12/2015	Debit	California Cleaner SB	115.35
01/21/2015	1486	Laura Brock Wehl -Reimbursed personal expenses.	286.53
03/03/2015	1626	Royal Pride Foundation - Charitable contribution from Joan	3,500.00

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03/03/2015	Debit	Gifftree - Gifts to Providence Staff	85.60
03/05/2015	Debit	Target - Supplies for Joan	533.41
03/06/2015	Debit	Brandy Melville - Clothing for Joan	150.18
03/16/2015	1636	Jane Mahakian - Reimbursed personal expenses.	69.23
03/22/2015	CC	Ulta - Supplies for Joan	45.84
03/23/2015	CC	Trader Joes - Gift cards for assisted living staff	166.62
03/26/2015	Debit	CVS Pharmacy - Personal items	84.80
04/13/2015	CC	SCVA Store Naples - Gift from Joan	102.00
05/12/2015	CC	Amazon Marketplace - Gift basket for Joan	69.11
05/20/2015	EFT	California cleaner	103.00
05/27/2015	EFT	Sock heaven	23.93
07/02/2015	1695	Jane Mahakian - Reimbursed personal expenses.	94.33
07/06/2015	Debit	Apples store iTunes	1.99
08/06/2015	Debit	Target - Supplies for Joan	383.86
09/21/2015	Debit	Macy's - Clothing for Joan	29.35
09/30/2015	Debit	Target - Supplies for Joan	167.04
10/26/2015	Debit	California Cleaners	22.00
			11,641.46

Medical Related Benefits paid on behalf of the Conservatee

Assisted Living

07/15/2013	1137	Providence Place	7,500.00
08/09/2013	1151	Providence Place	8,000.00
09/10/2013	1161	Providence Place	7,150.00
10/05/2013	1168	Providence Place	7,150.00
10/07/2013	1232	Providence Place	6,300.00
12/10/2013	1240	Providence Place	7,150.00
01/06/2014	1249	Providence Place	7,215.00
02/06/2014	1191	Providence Place	7,150.00
03/11/2014	1200	Providence Place	7,150.00
04/06/2014	1210	Providence Place	7,150.00
06/08/2014	1382	Providence Place	7,150.00
07/09/2014	1391	Providence Place	7,150.00
08/25/2014	1407	Providence Place	7,150.00
09/22/2014	1419	Providence Place	7,150.00
10/14/2014	1435	Providence Place	7,330.00
12/01/2014	1459	Providence Place	7,150.00
12/29/2014	1472	Providence Place	7,150.00
01/23/2015	1612	Providence Place	7,150.00
02/18/2015	1623	Providence Place	7,150.00

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03/16/2015	1628	Providence Place	7,150.00
04/10/2015	1647	Providence Place	7,150.00
06/11/2015	1667	Providence Place	7,150.00
07/02/2015	1690	Providence Place	7,150.00
07/21/2015	1699	Providence Place	7,150.00
09/15/2015	1718	Providence Place	7,426.00
			<u>179,621.00</u>
Assisted Living (Prior periods)			
07/15/2013	1132	Sunrise of Walnut Creek - Long term care (on account)	1,000.00
07/15/2013	1136	Sunrise of Walnut Creek - Long term care (on account)	500.00
08/05/2013	1149	Sunrise of Walnut Creek - Long term care (on account)	1,000.00
08/27/2013	1158	Sunrise of Walnut Creek - Long term care (on account)	1,000.00
10/05/2013	1173	Sunrise of Walnut Creek - Long term care (on account)	500.00
10/07/2013	1231	Sunrise of Walnut Creek - Long term care (on account)	500.00
12/03/2013	1235	Sunrise of Walnut Creek - Long term care (on account)	1,000.00
01/06/2014	1246	Sunrise of Walnut Creek - Long term care (on account)	1,000.00
04/06/2014	1212	Sunrise of Walnut Creek - Long term care (on account)	500.00
05/05/2014	1215	Sunrise of Walnut Creek - Long term care (on account)	500.00
05/24/2014	1374	Sunrise of Walnut Creek - Long term care (on account)	500.00
07/09/2014	1390	Sunrise of Walnut Creek - Long term care (on account)	500.00
07/31/2014	1402	Sunrise of Walnut Creek - Long term care (on account)	500.00
08/25/2014	1411	Sunrise of Walnut Creek - Long term care (on account)	2,000.00
09/22/2014	1423	Sunrise of Walnut Creek - Long term care (on account)	1,000.00
11/04/2014	1444	Sunrise of Walnut Creek - Long term care (on account)	1,000.00
12/01/2014	1453	Sunrise of Walnut Creek - Long term care (on account)	500.00
12/29/2014	1477	Sunrise of Walnut Creek - Long term care (on account)	750.00
01/21/2015	1488	Sunrise of Walnut Creek - Long term care (on account)	600.00
04/04/2015	1639	Sunrise of Walnut Creek - Long term care (on account)	192.17
			<u>15,042.17</u>

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Care Management and Counseling			
07/15/2013	1133	Home Care Advocates	1,000.00
07/15/2013	1134	Aging Matters Inc	1,163.75
08/09/2013	1152	Aging Matters Inc	1,282.50
09/10/2013	1162	Aging Matters Inc	720.00
10/05/2013	1170	Aging Matters Inc	855.00
10/07/2013	1230	Home Care Advocates	500.00
10/07/2013	1229	Aging Matters Inc	990.00
12/10/2013	1241	Aging Matters Inc	585.00
01/06/2014	1247	Home Care Advocates	1,000.00
01/06/2014	1248	Aging Matters Inc	945.00
02/06/2014	1192	Home Care Advocates	500.00
02/06/2014	1187	Aging Matters Inc	405.00
03/05/2014	1194	Aging Matters Inc	450.00
03/05/2014	CC	Home Care Advocates	581.25
04/06/2014	1208	Aging Matters Inc	562.50
05/24/2014	1376	Aging Matters Inc	472.50
06/08/2014	1379	Aging Matters Inc	427.50
07/09/2014	1393	Aging Matters Inc	540.00
08/25/2014	1415	Laura Brockwell	3,756.25
08/25/2014	1408	Aging Matters Inc	495.00
09/22/2014	1420	Aging Matters Inc	360.00
10/13/2014	1433	Aging Matters Inc	585.00
12/01/2014	1458	Aging Matters Inc	900.00
01/06/2015	1479	Aging Matters Inc	495.00
01/21/2015	1491	Aging Matters Inc	630.00
02/18/2015	1622	Aging Matters Inc	450.00
03/16/2015	1631	Aging Matters Inc	540.00
04/10/2015	1651	Aging Matters Inc	1,057.50
05/18/2015	1645	Aging Matters Inc	517.50
06/11/2015	1672	Aging Matters Inc	420.00
06/15/2015	1685	Aging Matters Inc	450.00
07/02/2015	1694	Aging Matters Inc	495.00
08/14/2015	1496	Aging Matters Inc	315.00
09/14/2015	1505	Aging Matters Inc	600.00
10/16/2015	1725	Aging Matters Inc	382.50
10/27/2015	1524	Aging Matters Inc	262.50
			<hr/> 25,691.25
Medical - Doctor/Dentist			
08/05/2013	1147	Paul Fitzgerald MD	430.00
08/27/2013	1159	Paul Fitzgerald MD	430.00
06/02/2015	1675	Philip Sanfilippo (\$174 - drafted not cleared bank to date)	-
			<hr/> 860.00

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For the Period June 27, 2013 Through October 31, 2015

<u>Date</u>	<u>Ref</u>	<u>Payee- Description</u>	<u>Amount</u>
Prescriptions, Medications and Supplies			
07/08/2013	1002	ABC Pharmacy	521.68
09/10/2013	1163	ACE Pharmacy	104.51
10/05/2013	1171	ACE Pharmacy	83.50
10/07/2013	1179	ACE Pharmacy	82.81
10/28/2013	CC	Geary Pharmacy	705.25
12/10/2013	1242	ACE Pharmacy	85.63
02/06/2014	1188	ACE Pharmacy	263.78
03/05/2014	1195	ACE Pharmacy	76.16
05/24/2014	1224	ACE Pharmacy	478.26
06/08/2014	1383	LTC Geary Pharmacy	734.63
07/31/2014	1399	LTC Geary Pharmacy	1,088.12
12/01/2014	1463	Geary Pharmacy	1,505.00
12/29/2014	ATM	Reading Glasses	42.48
02/18/2015	1617	LTC Pharmacy	372.75
04/10/2015	1648	LTC Geary Pharmacy	1,066.58
05/18/2015	1669	LTC Geary Pharmacy	193.12
06/15/2015	1684	LTC Geary Pharmacy	708.40
06/24/2015	Debit	Prescription pharmacy	47.35
07/21/2015	1706	LTC Geary Pharmacy	229.66
09/14/2015	1504	LTC Geary Pharmacy	373.84
			<u>8,763.51</u>

Supplemental Medical Insurance

07/05/2013		United Healthcare	203.75
08/05/2013		United Healthcare	203.75
09/05/2013		United Healthcare	203.75
09/10/2013	1164	United Healthcare	215.00
10/18/2013	1177	United Healthcare	407.50
12/03/2013	1238	United Healthcare	205.75
01/06/2014	1251	United Healthcare	205.75
01/13/2014	1181	United Healthcare	205.75
03/05/2014	1197	United Healthcare	205.75
04/06/2014	1205	United Healthcare	211.75
05/05/2014	1220	United Healthcare	211.75
05/24/2014	1223	United Healthcare	211.75
07/31/2014	1397	United Healthcare	211.75
07/31/2014	1398	United Healthcare	211.75
08/25/2014	1405	United Healthcare	211.75
09/22/2014	1417	United Healthcare	211.75
10/13/2014	1429	United Healthcare	211.75
11/04/2014	1446	United Healthcare	203.75
12/01/2014	1460	United Healthcare	211.75
12/29/2014	1467	United Healthcare	8.00
12/29/2014	1482	United Healthcare	211.75
01/21/2015	1490	United Healthcare	211.75
02/17/2015	1613	United Healthcare	211.75
03/16/2015	1635	United Healthcare	206.00

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<u>Date</u>	<u>Ref</u>	<u>Payee- Description</u>	<u>Amount</u>
04/27/2015	1656	United Healthcare	206.00
06/02/2015	1670	United Healthcare	206.00
07/02/2015	1689	United Healthcare	206.00
07/21/2015	1701	United Healthcare	206.00
08/14/2015	1494	United Healthcare	206.00
09/28/2015	1513	United Healthcare	206.00
10/16/2015	1719	United Healthcare	206.00
			<u>6,457.50</u>

Total Expenses of Conservatee

279,356.89

Rental Properties

2850 Divisadero Street, San Francisco, CA

Insurance

07/01/2013	EFT	State Farm	339.50
07/30/2013	EFT	State Farm	339.50
08/29/2013	EFT	State Farm	302.75
10/02/2013	EFT	State Farm	302.75
10/30/2013	EFT	State Farm	302.75
12/04/2013	EFT	State Farm	302.75
01/02/2014	EFT	State Farm	302.75
01/30/2014	EFT	State Farm	302.75
03/04/2014	EFT	State Farm	302.75
04/01/2014	EFT	State Farm	302.75
04/30/2014	EFT	State Farm	302.75
05/30/2014	EFT	State Farm	302.75
07/02/2014	EFT	State Farm	302.75
07/31/2014	EFT	State Farm	302.75
			<u>4,312.00</u>

Gardening

08/20/2013	1157	Manscaping	425.00
08/09/2013	1153	Manscaping	800.00
05/24/2014	1227	Manscaping	375.00
			<u>1,600.00</u>

Mortgage

07/05/2013	EFT	Wells Fargo Home Mtg	2,274.67
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<u>Date</u>	<u>Ref</u>	<u>Payee- Description</u>	<u>Amount</u>
08/05/2013	EFT	Wells Fargo Home Mtg	2,274.67
09/05/2013	EFT	Wells Fargo Home Mtg	2,274.67
10/07/2013	EFT	Wells Fargo Home Mtg	2,274.67
11/05/2013	EFT	Wells Fargo Home Mtg	2,274.67
12/05/2013	EFT	Wells Fargo Home Mtg	2,274.67
01/06/2014	EFT	Wells Fargo Home Mtg	2,274.67
02/15/2014	EFT	Wells Fargo Home Mtg	2,274.67
03/05/2014	EFT	Wells Fargo Home Mtg	2,274.67
04/07/2014	EFT	Wells Fargo Home Mtg	2,274.67
05/05/2014	EFT	Wells Fargo Home Mtg	2,274.67
06/05/2014	EFT	Wells Fargo Home Mtg	2,274.67
07/07/2014	EFT	Wells Fargo Home Mtg	2,274.67
08/05/2014	EFT	Wells Fargo Home Mtg	2,274.67
			<hr/> 31,845.38
Property Taxes			
01/30/2014	1186	San Francisco Tax Collector	1,894.91
08/06/2014	Escrow	County Tax and Property Tax	2,436.40
			<hr/> 4,331.31
Repairs and Maintenance			
07/30/2013	1154	Barbara McWhirter - Reimbursed for maintenance and repairs	1,609.84
08/20/2013	1155	Natcho's Handyman	1,150.00
09/05/2013	CC	Pottery Barn	171.38
04/12/2014	CC	The Home Depot	37.76
04/12/2014	CC	The Home Depot	20.22
08/06/2014	Escrow	Steve Gothelf - Reimbursement for expenses to prepare property for sale.	2,774.05
			<hr/> 5,763.25
Utilities			
Electric and Gas			
07/08/2013	1001	SF Water, Power and Sewer	420.79
07/30/2013	1141	Pacific Gas & Electric	57.20
07/30/2013	1140	SF Water, Power and Sewer	20.30
08/05/2013	1148	Recology Golden Gate	128.43
08/27/2013	1160	Pacific Gas & Electric	40.17
10/05/2013	1172	Pacific Gas & Electric	41.79
10/05/2013	1169	SF Water, Power and Sewer	24.83
10/07/2013	1233	Recology Golden Gate	185.82
10/07/2013	1176	SF Water, Power and Sewer	97.96
10/08/2013	1178	Pacific Gas & Electric	27.25
12/03/2013	1236	Pacific Gas & Electric	33.78
12/03/2013	1234	SF Water, Power and Sewer	130.68

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01/06/2014	1250	Pacific Gas & Electric	56.08
01/06/2014	1245	SF Water, Power and Sewer	114.32
01/28/2014	1185	Pacific Gas & Electric	64.61
01/28/2014	1184	SF Water, Power and Sewer	163.39
02/06/2014	1189	Recology Golden Gate	162.72
03/05/2014	1196	Pacific Gas & Electric	19.37
03/05/2014	1193	SF Water, Power and Sewer	114.32
04/06/2014	1206	Pacific Gas & Electric	47.05
04/06/2014	1207	SF Water, Power and Sewer	82.43
05/05/2014	1216	Pacific Gas & Electric	30.61
05/05/2014	1217	Recology Golden Gate	162.72
05/05/2014	1218	SF Water, Power and Sewer	82.43
05/24/2014	1373	Pacific Gas & Electric	20.84
05/24/2014	1375	SF Water, Power and Sewer	114.32
07/09/2014	1388	Pacific Gas & Electric	36.73
07/09/2014	1389	SF Water, Power and Sewer	114.32
07/31/2014	1401	Pacific Gas & Electric	30.86
07/31/2014	1400	SF Water, Power and Sewer	87.49
08/25/2014	1412	Pacific Gas & Electric	27.21
08/25/2014	1414	SF Water, Power and Sewer	91.36
			2,832.18
Security			
08/05/2013	1145	ADT Security Service	471.84
10/05/2013	1167	ADT Security Service	154.00
03/11/2014	1203	ADT Security Service	40.00
			665.84
Selling escrow closing costs (see Supplemental Schedule - Closing Statement)			
08/13/2014	Escrow	Commissions	235,000.00
08/13/2014	Escrow	Title, Transfer, etc	35,295.00
08/06/2014	Escrow	Shirley C Yawitz - reappraisal	4,725.00
08/13/2014	Escrow	Loan payoff costs	48.00
08/13/2014	Escrow	Principal and interest payoff	505,860.57
08/13/2014	Escrow	Assign Tenant Security Deposit, Interest and Rent	17,895.92
08/13/2014	Escrow	Inspections, disclosures	1,979.95
08/13/2014	Escrow	Exchange fees	850.00
			801,654.44
Total Divisadero Street Expenses and Selling Costs			853,004.40

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<u>Date</u>	<u>Ref</u>	<u>Payee- Description</u>	<u>Amount</u>
1110-1112 Bangor Lane, Ventura, CA 93001			
Purchase costs (see Supplemental Schedule - Closing Statement)			
04/15/2014	1213	Checkpoint inspection - Bangor Lane property inspection prior to purchase	1,400.00
06/02/2014	Debit	Checkpoint inspection - Bangor Lane property inspection prior to purchase	550.00
06/24/2014	1385	Action Roof - Inspection	300.00
08/21/2014	Escrow	Title, Transfer, etc	984.75
08/21/2014	Escrow	Exchange fees	400.00
			<u>3,634.75</u>
Advertising			
09/12/2014	Debit	Phototours	450.00
12/31/2014	1473	Gibson Photography	300.00
			<u>750.00</u>
Administration			
10/06/2014	Debit	Homeaway - Membership fees	598.00
01/08/2015	Debit	Cash	1,000.00
01/30/2015	EFT	Homeaway US - Membership upgrade	213.83
02/20/2015	EFT	Homeaway - Membership fees	99.00
05/12/2015	EFT	Homeaway - Membership fees	99.00
05/13/2015	ATM	Cash	200.00
05/26/2015	EFT	Homeaway - Membership fees	548.00
07/22/2015	1714	City of Ventura - Business License	48.91
10/01/2015	CC	Homeaway - Membership fees	548.00
			<u>3,354.74</u>
Cleaning and Maintenance			
09/23/2014	Debit	Karen's Kleaning	166.80
10/01/2014	Debit	Lowe's	394.11
10/02/2014	Debit	Lassens Health Food	57.47
11/01/2014	1450	Jennifer Van Donge - Cleaning	100.00
11/20/2014	1451	Karen's Kleaning	70.00
12/03/2014	Debit	Karen's Kleaning	191.00
12/10/2014	Debit	Karen's Kleaning	139.00
12/31/2014	Debit	Karen's Kleaning	123.00
01/12/2015	Debit	Karen's Kleaning	123.00
01/23/2015	Debit	Karen's Kleaning	123.00
01/30/2015	Debit	Karen's Kleaning	123.00
03/02/2015	Debit	Karen's Kleaning	123.00
03/10/2015	Debit	Bed Bath & Beyond	38.86

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03/18/2015	Debit	Karen's Kleaning	167.00
03/31/2015	Debit	Karen's Kleaning	147.00
04/08/2015	Debit	Karen's Kleaning	186.00
04/13/2015	Debit	Karen's Kleaning	147.00
04/13/2015	Debit	Karen's Kleaning	147.00
04/30/2015	Debit	Karen Kleaning	147.00
05/26/2015	Debit	Karen's Kleaning	147.00
06/04/2015	Debit	Karen's Kleaning	147.00
06/22/2015	Debit	Karen's Kleaning	147.00
07/15/2015	Debit	Karen's Kleaning	164.00
07/15/2015	Debit	Karen's Kleaning	137.00
07/15/2015	Debit	Karen's Kleaning	165.00
07/15/2015	Debit	Karen's Kleaning	117.00
07/15/2015	Debit	Karen's Kleaning	147.00
08/13/2015	Debit	CVS	182.09
08/14/2015	1498	Time to Shine	210.00
08/15/2015	Debit	Vons	148.22
08/21/2015	Debit	Karen's Kleaning	174.00
08/21/2015	Debit	Karen's Kleaning	186.00
09/09/2015	Debit	Karen's Kleaning	117.00
09/16/2015	Debit	Karen's Kleaning	165.00
09/16/2015	Debit	Karen's Kleaning	117.00
10/09/2015	Debit	Vons	202.84
10/13/2015	Debit	Karen's Kleaning	117.00
10/16/2015	1722	Advanced Water Solutions	40.76
			<hr/> 5,544.15

Furnishing

07/10/2014	CC	Pottery Barn - Furnishings	445.00
08/18/2014	Debit	Target - Furnishings	532.25
08/18/2014	Debit	Ventura Mattress - Mattress, frame, dresser	2,954.10
08/19/2014	Debit	Cost Plus Wld - Dining table, couch, side table	2,301.79
08/20/2014	Debit	Amazon.com - Kitchen supplies	43.41
08/20/2014	Debit	Amazon.com - Kitchen supplies	41.31
08/21/2014	Debit	Amazon.com - Furnishings	36.78
08/21/2014	Debit	Amazon.com - Furnishings	84.20
08/21/2014	Debit	Expressitlogistics - Delivery service for Cost Plus	99.00
08/21/2014	Debit	Pottery Barn - Linen's and décor	995.14
08/26/2014	Debit	Target - Furnishings	439.56
09/02/2014	Debit	Cost Plus Wld - Furnishings	704.50
09/02/2014	Debit	Home Depot - Plants	150.50
09/02/2014	Debit	Target - Furnishings	820.40

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<u>Date</u>	<u>Ref</u>	<u>Payee- Description</u>	<u>Amount</u>
09/04/2014	Debit	PAC Sales Kitch - Kitchen appliances	476.96
09/16/2014	Debit	Target - Furnishings	498.76
09/18/2014	Debit	Pottery Barn - Furnishings	468.70
09/18/2014	Debit	Target - Furnishings	246.26
10/06/2014	Debit	Target - Furnishings	500.68
10/24/2014	Debit	Target - Furnishings	149.86
10/24/2014	Debit	Target - Furnishings	1,156.05
11/24/2014	Debit	Pier 1 - Patio furniture	425.17
11/24/2014	Debit	Target - Patio furniture	506.50
12/03/2014	Debit	Target - Furnishings	229.89
12/09/2014	Debit	Target - Furnishings	427.85
12/17/2014	Debit	Target - Furnishings	283.33
02/11/2015	Debit	Cost Plus Wld - Furnishings	294.88
02/25/2015	Debit	Target - Furnishings	357.43
03/17/2015	Debit	Bed Bath & Beyond - Furnishings	429.62
03/20/2015	Debit	Target - Furnishings	294.10
03/24/2015	Debit	Pottery Barn - Furnishings	658.26
03/24/2015	Debit	Pottery Barn - Furnishings	21.06
03/27/2015	Debit	Ventura Mattresses - Mattresses	1,724.30
04/04/2015	Debit	Cost Plus Wld - Patio furniture	616.85
04/13/2015	Debit	Williams-Sonoma - Kitchen supplies	303.91
04/21/2015	Debit	Target - Furnishings	363.50
04/27/2015	Debit	Camarillo Outlet - Floor coverings, picnic table	1,783.40
05/06/2015	Debit	Target - Furnishings	410.95
05/06/2015	Debit	Ventura Mattress - Bedroom furniture	3,494.83
05/12/2015	CC	Pottery Barn - Furnishings	1,285.09
05/12/2015	Debit	Ross store - Kitchen supplies	185.43
05/13/2015	CC	Amazon Marketplace - Furnishings	229.06
05/13/2015	Debit	Restoration Hardware - Bathroom fixtures	586.24
05/13/2015	Debit	Restoration Hardware - Bathroom hardware	855.92
05/14/2015	CC	Pottery Barn - Furnishings	1,062.61
05/15/2015	CC	Pottery Barn - Furnishings	2,142.77
05/18/2015	Debit	Target - Furnishings	1,192.84
05/21/2015	Debit	Pottery barn - Furnishings	1,941.84
05/26/2015	Debit	Pottery barn - Furnishings	82.61
06/24/2015	Debit	Restoration hardware - Furnishings	992.88
06/30/2015	Debit	Restoration hardware - Bathroom hardware	680.06
07/01/2015	Debit	Restoration hardware - Furnishings	214.92
07/01/2015	Debit	Target - Furnishings	475.89
07/15/2015	Debit	Williams Sonoma - Furnishings	248.02

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07/16/2015	Debit	Sears Roebuck - Furnishings	183.58
07/24/2015	Debit	Pottery barn - Furnishings	292.64
08/01/2015	Debit	James Perse Malibu - Furnishings	604.95
10/20/2015	Debit	Amazon Marketplace - Furnishings	19.34
10/21/2015	Debit	Amazon Marketplace - Furnishings	91.92
			<u>39,139.65</u>
Gardening			
10/13/2014	1436	Medina Landscaping	110.00
12/01/2014	1454	Medina Landscaping	55.00
12/29/2014	1475	Medina Landscaping	55.00
02/17/2015	1614	Medina Landscaping	110.00
03/16/2015	1633	Medina Landscaping	55.00
03/16/2015	1629	Padre Pest Control	200.00
04/10/2015	1646	Medina Landscaping - (\$55.00 check drafted not cleared bank to date)	-
04/27/2015	1658	Medina Landscaping	55.00
05/18/2015	1668	Medina Landscaping	140.00
07/02/2015	1688	Medina Landscaping	165.00
09/28/2015	1523	Medina Landscaping	1,245.00
			<u>2,190.00</u>
Insurance			
08/18/2014	Debit	Foremost Insurance - Homeowners	2,456.00
09/18/2014	1416	Foremost Insurance - Earthquake	1,345.00
07/21/2015	1702	Foremost Insurance - Homeowners policy # 381-0090479417-02	1,405.00
			<u>5,206.00</u>
Management			
09/22/2014	1428	Tobias Hildebrand, Sotheby's	375.00
06/08/2015	1678	JT Property Management Services	600.00
07/09/2015	1698	JT Property Management Services	601.45
08/14/2015	1499	JT Property Management Services	1,261.57
09/05/2015	1500	JT Property Management Services	595.00
10/16/2015	1721	JT Property Management Services	360.00
			<u>3,793.02</u>
Refunded Deposits			
6/29/2015	EFT	Homeaway recapture	2,305.88
7/13/2015	eft	Homeaway recapture	487.50
8/14/2015	DEP	Homeaway recapture	49.00
8/14/2015	DEP	Homeaway recapture	49.00
10/23/2015	DEP	Homeaway recapture	1,194.38
10/29/2015	1727	Rebecca Tada - Refund	1,500.00
			<u>5,585.76</u>

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Repairs and Maintenance			
09/19/2014	Debit	Tri County Locksmith	188.20
09/22/2014	1427	Tomas Ramirez - Repairs and electrical work	567.00
10/13/2014	1430	Oscar Miranda - Painting	1,194.32
10/14/2014	1439	Tomas Ramirez - Repairs and maintenance	568.00
12/10/2014	1468	Tomas Ramirez - Painting and electrical work	806.94
12/24/2014	1470	Bob's George The Rooterman - Plumbing and water heater	97.50
04/08/2015	Debit	Bobs Vacuum	74.35
04/27/2015	1664	Tomas Ramirez - Repairs and maintenance	150.00
06/02/2015	1674	Ron Wilson - Furnace and gas repairs	1,071.03
07/02/2015	1687	Advanced Water Solutions - Water conditioner	910.00
07/21/2015	1712	Advanced Water Solutions - Water conditioner	1,188.00
09/04/2015	1518	RPF Roofers	1,000.00
			<u>7,815.34</u>
Taxes - Property			
12/01/2014	1461	Steven Hintz, Ventura County Tax Collector	4,512.88
07/22/2015	1715	Steven Hintz, Ventura County Tax Collector - Supplemental payment	2,392.88
04/04/2015	1643	Steven Hintz, Ventura County Tax Collector	3,777.09
04/07/2015	1642	Steven Hintz, Ventura County Tax Collector	4,512.88
			<u>15,195.73</u>
Taxes -Transient Occupancy Tax			
11/20/2014	1448	City of Ventura	44.60
11/20/2014	1449	City of Ventura	600.00
04/27/2015	1660	City of Ventura	605.00
04/27/2015	1661	City of Ventura	340.00
04/27/2015	1662	City of Ventura	148.50
04/27/2015	1663	City of Ventura	336.50
07/21/2015	1704	City of Ventura	1,387.00
07/21/2015	1705	City of Ventura	278.00
07/31/2015	1711	City of Ventura	60.00

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07/31/2015	1710	City of Ventura	136.50
08/14/2015	1492	City of Ventura	6.90
09/14/2015	1511	City of Ventura	1,056.00
			<u>4,999.00</u>

Utilities

08/25/2014	1413	E. J. Harrison & Sons	70.54
09/24/2014	CC	Charter Communications	313.59
10/08/2014	Debit	So Cal Gas	101.50
10/13/2014	1431	Charter Communications	139.29
10/13/2014	1434	Ventura Water	146.19
11/02/2014	1440	So Cal Gas	46.68
11/03/2014	1442	So Cal Gas	67.53
11/04/2014	1443	E. J. Harrison & Sons	59.74
12/01/2014	1455	Charter Communications	141.08
12/01/2014	1452	So Cal Edison	17.56
12/29/2014	1471	Charter Communications	141.07
12/29/2014	1478	E. J. Harrison & Sons	59.74
12/29/2014	1476	So Cal Gas	10.89
12/29/2014	1474	Ventura Water	111.77
01/06/2015	1480	So Cal Gas	24.14
01/21/2015	1489	So Cal Edison	41.03
01/27/2015	1483	Charter Communications	141.73
02/17/2015	1616	So Cal Gas	119.84
02/18/2015	1621	Ventura Water	140.57
02/23/2015	1624	Charter Communications	141.73
02/23/2015	1618	So Cal Gas	16.51
03/02/2015	Debit	So Cal Gas	150.65
04/04/2015	1638	Charter Communications	141.73
04/04/2015	1640	So Cal Edison	84.84
04/04/2015	1641	So Cal Gas	22.89
04/10/2015	1649	Charter Communications	141.46
04/27/2015	1659	E. J. Harrison & Sons	119.48
04/27/2015	1657	Ventura Water	124.96
05/18/2015	1666	Charter Communications	142.00
06/04/2015	1677	So Cal Edison	11.22
06/15/2015	1686	Charter communications	141.73
06/15/2015	1683	Ventura Water	136.11
07/02/2015	1693	E. J. Harrison & Sons	60.90
07/02/2015	1691	So Cal Edison	14.92
07/19/2015	1708	So Cal Edison	56.43
07/21/2015	1707	So Cal Edison	14.99
07/27/2015	1709	Charter communications	148.45
08/14/2015	1708	So Cal Edison	197.85

The Joan Kelley-Ryder Trust as Amended and Restated
Schedule C: Disbursements
For the Period June 27, 2013 Through October 31, 2015

<u>Date</u>	<u>Ref</u>	<u>Payee- Description</u>	<u>Amount</u>
08/14/2015	1497	Charter Communications	131.57
09/14/2015	Debit	Charter Communications	224.84
09/14/2015	1509	E. J. Harrison & Sons	60.90
09/14/2015	1507	So Cal Edison	38.83
09/14/2015	1508	So Cal Edison	14.50
09/14/2015	1506	So Cal Gas	28.88
09/14/2015	1510	Ventura Water	150.68
09/28/2015	1521	So Cal Edison	31.07
09/28/2015	1515	So Cal Gas	58.31
09/28/2015	1514	So Cal Gas	64.11
09/28/2015	1512	Ventura Water	165.75
10/16/2015	1720	Charter Communications	174.84
10/16/2015	1724	So Cal Edison	180.57
			<hr/> 5,088.18

Total Bangor Lane Expenses

102,296.32

The Joan Kelley-Ryder Trust as Amended and Restated
Schedule C: Disbursements
For the Period June 27, 2013 Through October 31, 2015

<u>Date</u>	<u>Ref</u>	<u>Payee- Description</u>	<u>Amount</u>	
363 Palm Way, Buellton, CA 93427				
See supplemental schedules -- Property manager statements				
Purchase costs (see Supplemental Schedule - Closing Statement)				
07/07/2014	1387	Checkpoint Inspection - Palm Way property inspection prior to purchase	1,600.00	
08/21/2014	Escrow	Title, Transfer, etc	106.00	
08/21/2014	Escrow	Exchange fees	1,562.70	
09/22/2014	1422	Homestead Title Recording Service	53.95	
			<u>3,322.65</u>	
Insurance				
08/25/2014	1406	State Farm	5,022.00	
05/19/2015	1713	State Farm -Semi annual payment on account # 1130-2727-12. Paid by Barbara McWhirter - reimbursed in July 2015	3,277.23	
06/15/2015	1681	State Farm - Earthquake insurance	1,340.77	
07/02/2015	1697	State Farm - payment on account # 1130-2727-12	2,167.35	
07/21/2015	1703	State Farm - payment on account # 1130-2727-12	826.58	
09/28/2015	1522	State Farm	306.39	
			<u>12,940.32</u>	
Mortgage				
07/21/2015	1700	Wells Fargo - Refinance fees	1,000.00	
08/03/2015	1716	American Riviera Bank - Refinance fees	6,000.00	
			<u>7,000.00</u>	
Total Palm Way Expenses				23,262.97
Other				
		<i>Net other adjustment to balance</i>	<u>1,170.12</u>	1,170.12
Total Schedule C Disbursements			\$ 1,376,216.18	

The Joan Kelley-Ryder Trust as Amended and Restated
Schedule D: Distributions
For the Period June 27, 2013 Through October 31, 2015

Distributions to Conservatee

None

-

Total Schedule E Distributions

\$ -

The Joan Kelley-Ryder Trust as Amended and Restated
Schedule G: Assets on Hand at End of Accounting Period
For the Period June 27, 2013 Through October 31, 2015

	Carrying Value	Current Fair Market Value
Cash and credit facility		
Wells Fargo Preferred Checking		
Account number 7368	\$ 24,420.61	\$ 24,420.61
Cash in transit	(2,695.97)	(2,695.97)
Cash Reserve Accounts - Palm Way Property		
Wolfe & Associates - Property Reserve Account	27,395.56	27,395.56
Heritage Oaks Bank Business Money Market		
Account # 4186	18,025.52	18,025.52
Wells Fargo Credit Card, payable	(6,842.13)	(6,842.13)
Real Property		
1110- 1112 Bangor Lane	1,399,000.00	1,399,000.00
Ventura, CA		
363 Palm Way	2,950,000.00	2,950,000.00
Buellton, CA 93427		
Personal Property		
Household furniture & furnishings	-	-
Jewelry, artwork, clothing and personal effects	1,250.00	1,250.00
Tibetan Kilim rug	10,000.00	10,000.00
Other assets		
Due from Trustee	30.42	30.42
Advances to specific beneficiary, M Bonovich	28,434.76	28,434.76
Total Schedule G Assets on Hand at End	\$ 4,449,018.77	\$ 4,449,018.77

THE JOAN KELLEY-RYDER TRUST, AS AMENDED AND RESTATED
Selected Information – Substantially All Disclosures Required by Generally Accepted
Accounting Principles Are Not Included
October 31, 2015

Note 1: Summary of Significant Accounting Policies

A. General

The Joan Kelley-Ryder Trust, As Amended and Restated was created by Joan Kelley-Ryder prior to 2013. Effective June 27, 2013, the Superior Court of the State of California, City and County of San Francisco terminated the former successor trustee powers and appointed Barbara McWhirter as Successor Trustee effective on June 27, 2013.

The same court issued Letters of Conservatorship dated June 7, 2013 appointing Barbara McWhirter as Conservator.

B. Basis of Presentation

The summary of account is presented in court accounting format as specified in Chapter Four (commencing with §1060) of Part One of Division Three of the Probate Code for the State of California. The detailed listing of transactions is provided in the supplemental information chronologically instead of by category.

C. Basis of Accounting

Receipts and disbursements are recorded using the modified cash method of accounting which is widely considered to be consistent with accounting principles generally accepted in the United States of America for fiduciary entities.

D. Asset values

Assets on hand at June 27, 2013, Schedule 1 are stated at their estimated current value as provided by the Successor Trustee/Conservator.

The current market values of the assets at October 31, 2015, as listed in Schedule F, reflect the values reported on bank statements provided adjusted for outstanding items and the estimated current value of the real estate as provided by the Successor Trustee/Conservator.

THE JOAN KELLEY-RYDER TRUST, AS AMENDED AND RESTATED
SUPPLEMENTAL INFORMATION

The Joan Kelley-Ryder Trust as Amended and Restated
Statement 1: Changes in Assets
For the Period June 27, 2013 Through October 31, 2015

Date	Description	Fiduciary Acquisition Value
Cash Reserve Accounts - Palm Way Property		
Wolfe & Associates, Inc. Property manager		
Heritage Oaks Bank Business Money Market Account # 4186		
6/27/2013	Carrying value	\$ -
10/31/2014	Transfer to account	15,000.00
11/30/2014	Transfer to account	7,500.00
12/31/2014	Interest earned in 2014	4.63
1/31/2015	Transfer to account	7,500.00
7/31/2015	Transfer from account	(12,000.00)
10/31/2015	Interest earned in 2015 to 10/31/2015	20.89
10/31/2015	Carrying value	18,025.52
Palm Way property managers account		
12/31/2014	Net cash flow from property manager statement	3,564.56
10/31/2015	Net cash flow from property manager statement	23,831.00
10/31/2015	Carrying value	27,395.56
Real Property		
2850 Divisadero Street San Francisco, CA 94123		
6/27/2013	Carrying value	4,400,000.00
8/6/2014	Sale of 2850 Divisadero Street, San Francisco, CA 94123	(4,400,000.00)
1110- 1112 Bangor Lane, Ventura, CA		
8/21/2014	Purchase 1110-1112 Bangor Lane, Ventura, CA	1,399,000.00
363 Palm Way, Buellton, CA 93427		
8/21/2014	Purchase 363 Palm Way, Buellton, CA 93427	\$ 2,950,000.00

The Joan Kelley-Ryder Trust as Amended and Restated
Statement 1: Changes in Assets
For the Period June 27, 2013 Through October 31, 2015

Date	Description	Fiduciary Acquisition Value
Personal Property		
	Household furniture & furnishings	\$ 6,000.00
8/21/2014	Advance on inheritance to Madeleine Kelley-Ryder Bonovich	(6,000.00)
		-
	Steinway Grand Piano	5,000.00
8/6/2014	Sale of Steinway Piano (with sale of San Francisco Property)	(5,000.00)
		\$ -
Due from Trustee:		
6/27/2013	Carrying value	\$ -
05/24/2014	1372 Genworth - Matthew McWhirter Life Insurance premium	127.40
11/20/2014	EFT Transfer to Lily/Barbara McWhirter Savings	25,000.00
12/02/2014	EFT Transfer from Lily/Barbara McWhirter Savings	(15,000.00)
01/25/2015	Payment by Trustee to Conservatee's Credit Card	(150.00)
03/18/2015	EFT Transfer from Lily/Barbara McWhirter Savings	(5,000.00)
04/14/2015	EFT Transfer from Lily/Barbara McWhirter Savings	(4,500.00)
09/20/2015	EFT Transfer from Lily/Barbara McWhirter Savings	(446.98)
10/31/2015	Carrying value	\$ 30.42

The Joan Kelley-Ryder Trust as Amended and Restated
Statement 1: Changes in Assets
For the Period June 27, 2013 Through October 31, 2015

Date	Description	Fiduciary Acquisition Value
Advances on Inheritance for Madeline Bonovich, Conservatee's daughter including:		
Expenses Paid, Distributions made to or on her behalf		
Mortgage Payments for the Benefit of Madeline Bonovich, pursuant to Section 2.03 of the Trust		
6/27/2013	Carrying value	\$ -
04/16/2015	1655 Barbara McWhirter - Reimburse for delinquent home loan payments paid out of Trustee's funds for Madeline	2,500.00
04/03/2015	1637 PHH Mortgage	2,700.00
05/07/2015	1665 PHH Mortgage	2,800.00
06/08/2015	1679 PHH Mortgage	2,700.00
07/09/2015	1696 PHH Mortgage	2,700.00
08/06/2015	1717 Mortgage Service Center	2,668.26
09/15/2015	1501 Mortgage Service Center	2,670.53
10/05/2015	1525 Mortgage Service Center	2,695.97
Other Payments to/for the benefit of Madeline Bonovich		
09/28/2015	1520 Madeline Bonovich - Birthday gift from Joan	1,000.00
Personal Property Distributions		
8/21/2014	Household furniture & furnishings	6,000.00
10/31/2015	Carrying value	\$ 28,434.76

The Joan Kelley-Ryder Trust as Amended and Restated
Liabilities
For the Period June 27, 2013 Through October 31, 2015

<u>Date</u>	<u>Ref</u>	<u>Payee</u>	<u>Description</u>	<u>Increase</u>	<u>Decrease</u>	<u>Balance</u>
Due to SR Harmon LLC						
Secured by 363 Palm Way, Buellton, CA, upon purchase, interest only payments						
08/21/2014	Escrow	SR Harmon, LLC	Secured loan for 363 Palm Way , Buellton, CA, interest only payments paid by Wolfe & Associates Master Trust at \$2,475 / month, due and payable by 8/19/2015, refinance pending.at accounting end date	\$ 540,000.00	\$ -	\$ 540,000.00
Wells Fargo Credit Card						
07/01/2013	CC	Balance				\$ -
09/04/2013	CC	Educated Car Wash	Trustee Expense/ Gas	59.61		59.61
09/05/2013	CC	Pottery Barn (SF)	Furnishings for Divisadero	171.38		230.99
09/05/2013	CC	CVS Pharmacy	Personal - Supplies for Joan	39.23		270.22
09/06/2013	CC	Real Food Company	Trustee Expense/meals	28.62		298.84
09/07/2013	CC	76 Station/ SF	Trustee Expense/ Gas	54.83		353.67
09/10/2013	CC	76 station/ SB	Trustee Expense/ Gas	64.27		417.94
09/15/2013	CC	Lockdown Security	locksmith-SF	175.50		593.44
09/23/2013	CC	United Airlines	Trustee Expense/ Travel	447.60		1,041.04
09/23/2013	CC	United Airlines	Trustee Expense/ Travel	447.60		1,488.64
09/23/2013	CC	United Airlines	Trustee Expense/ Travel	447.60		1,936.24
09/23/2013	CC	Expedia	Trustee Expense/ Travel	67.14		2,003.38
10/05/2013	1174	Wells Fargo	Payment		(100.00)	1,903.38
10/09/2013	CC	Intuit	Administration Expense	3,500.00		5,403.38
10/15/2013	CC	Educated Car Wash	Trustee Expense/ Gas	74.80		5,478.18
10/20/2013	CC	Morgan Hill Gas	Trustee Expense/ Gas	58.68		5,536.86
10/22/2013	CC	76 Station/ SF	Trustee Expense/ Gas	36.57		5,573.43
10/28/2013	CC	Geary Pharmacy	Prescription	705.25		6,278.68
11/10/2013	1228	Wells Fargo	Payment		(200.00)	6,078.68
12/04/2013	CC	FedEX	Admin	27.86		6,106.54
12/13/2013	1243	Wells Fargo	Payment		(200.00)	5,906.54
12/17/2013	CC	Sees Candy	Personal - Gifts from Joan	71.50		5,978.04
12/20/2013	CC	Shell Oil/ SF	Trustee Expense/ Gas	74.98		6,053.02
12/21/2013	CC	Target (SF)	Personal - Supplies for Joan	281.78		6,334.80
12/23/2013	CC	Chevron/ SF	Trustee Expense/ Gas	39.01		6,373.81
12/23/2013	CC	Chevron/ SF	Trustee Expense/ Gas	51.78		6,425.59
01/28/2014	CC	Late fee for Credit Card	Administration Expense	25.00		6,450.59
01/31/2014	1183	Wells Fargo	Payment		(200.00)	6,250.59
02/09/2014	1190	Wells Fargo	Payment		(200.00)	6,050.59
02/16/2014	CC	Corner Store	Trustee Expense/meals	57.57		6,108.16
02/16/2014	CC	Juice Shop	Trustee Expense/meals	22.00		6,130.16
02/16/2014	CC	The Brixton	Trustee Expense/meals	62.20		6,192.36
02/18/2014	CC	Chevron/Paso Robles	Trustee Expense/ Gas	51.50		6,243.86
02/18/2014	CC	La Boulange De Union	Trustee Expense/meals	32.11		6,275.97
03/05/2014	CC	Home Health Advocates	Care Management	581.25		6,857.22
03/14/2014	1201	Wells Fargo	Payment		(500.00)	6,357.22
04/07/2014	CC	Amazon Marketplace	Administration Expense	27.90		6,385.12
04/08/2014	CC	Amazon.com	Administration Expense	10.61		6,395.73
04/09/2014	1211	Wells Fargo	Payment		(200.00)	6,195.73
04/12/2014	CC	The Home Depot - Santa Maria	Bangor - Furnishings	37.76		6,233.49
04/12/2014	CC	The Home Depot - Santa Maria	Bangor - Furnishings	20.22		6,253.71

The Joan Kelley-Ryder Trust as Amended and Restated
Liabilities
For the Period June 27, 2013 Through October 31, 2015

<u>Date</u>	<u>Ref</u>	<u>Payee</u>	<u>Description</u>	<u>Increase</u>	<u>Decrease</u>	<u>Balance</u>
04/12/2014	CC	76 station/ SB	Trustee Expense/ Gas	91.36		6,345.07
04/12/2014	CC	Chevron/ King City	Trustee Expense/ Gas	45.69		6,390.76
04/17/2014	CC	Albertsons SB	Trustee Expense/meals	455.95		6,846.71
05/08/2014	1219	Wells Fargo	Payment		(800.00)	6,046.71
05/12/2014	CC	Educated Car Wash	Trustee Expense/ Gas	70.89		6,117.60
05/15/2014	CC	Target (SF)	Personal - Supplies for Joan	247.09		6,364.69
05/16/2014	CC	Chevron/Morgan Hill	Trustee Expense/ Gas	59.28		6,423.97
05/24/2014	CC	Shell Oil/ SB	Trustee Expense/ Gas	72.41		6,496.38
06/09/2014	CC	Morgan Hill Gas	Trustee Expense/ Gas	46.06		6,542.44
06/09/2014	CC	Sq Ace parking Lot/SF	Trustee Expense/ Parking	20.00		6,562.44
06/09/2014	CC	Slanted Door	Trustee Expense/meals	64.89		6,627.33
06/10/2014	CC	Sutter Plaza Garage	Trustee Expense/ Parking	7.00		6,634.33
06/10/2014	CC	Delarosa/ SF	Trustee Expense/meals	67.13		6,701.46
06/10/2014	CC	TacoBar SF	Trustee Expense/meals	27.34		6,728.80
06/11/2014	1381	Wells Fargo	Payment		(500.00)	6,228.80
06/11/2014	CC	76 station/ SB	Trustee Expense/ Gas	55.92		6,284.72
07/10/2014	CC	Pottery Barn (SB)	Bangor - Furnishings	445.00		6,729.72
07/13/2014	1392	Wells Fargo	Payment		(1,000.00)	5,729.72
07/18/2014	CC	U-Haul of Santa Barbara	Administration Expense	54.30		5,784.02
07/18/2014	1395	Wells Fargo	Payment		(2,000.00)	3,784.02
07/19/2014	CC	CVS Pharmacy (SB)	Personal - Supplies for Joan	49.83		3,833.85
07/20/2014	CC	Chevron/Morgan Hill	Trustee Expense/ Gas	43.47		3,877.32
07/21/2014	CC	Perry's Union/SF	Trustee Expense/meals	68.16		3,945.48
07/23/2014	CC	Shell Oil/ King City	Trustee Expense/ Gas	59.13		4,004.61
07/23/2014	CC	The Postal Chase	Trustee Expense/ Shipping	450.76		4,455.37
07/28/2014	CC	Chevron/Ventura	Trustee Expense/ Gas	50.00		4,505.37
08/09/2014	CC	FedEX	Administration Expense	39.66		4,545.03
08/11/2014	CC	Educated Car Wash	Trustee Expense/ Gas	75.55		4,620.58
08/11/2014	CC	Expedia	Trustee Expense/ Hotel	1,230.78		5,851.36
08/12/2014	CC	Chevron/Morgan Hill	Trustee Expense/ Gas	52.09		5,903.45
08/13/2014	1404	Wells Fargo	Payment		(2,000.00)	3,903.45
08/13/2014	CC	Juice Shop	Trustee Expense/meals	68.00		3,971.45
08/13/2014	CC	Zuni Café	Trustee Expense/meals	88.06		4,059.51
08/14/2014	CC	Amazon Mktplace	Personal - Supplies for Joan	98.67		4,158.18
08/14/2014	CC	Chevron/Salinas	Trustee Expense/ Gas	44.65		4,202.83
08/27/2014	CC	Amazon.com	Personal - Supplies for Joan	149.38		4,352.21
09/24/2014	CC	Charter communications	Bangor-Utilities	313.59		4,665.80
09/25/2014	1420	Wells Fargo	Payment		(500.00)	4,165.80
09/26/2014	CC	Wells Fargo	Interest Expense - Late fee	25.00		4,190.80
10/16/2014	1437	Wells Fargo	Payment		(1,000.00)	3,190.80
10/28/2014	CC	Wells Fargo	Interest Expense	30.47		3,221.27
11/07/2014	1447	Wells Fargo	Payment		(500.00)	2,721.27
11/27/2014	CC	Wells Fargo	Interest Expense	21.66		2,742.93
12/11/2014	CC	FedEX	Administration Expense	36.75		2,779.68
12/11/2014	CC	Amazon Mktplace	Gifts to Madeleine	103.18		2,882.86
12/19/2014	CC	CVS Pharmacy (SB)	Personal - Supplies for Joan	132.81		3,015.67
12/20/2014	CC	Morgan Hill Gas	Trustee Expense/ Gas	48.52		3,064.19
12/28/2014	CC	Wells Fargo	Interest Expense	22.46		3,086.65
12/28/2014	CC	Wells Fargo	Interest Expense - Late fee	35.00		3,121.65
01/05/2015	CC	Educated Car Wash	Trustee Expense/ Gas	46.99		3,168.64
01/25/2015	CC	Wells Fargo	Payment from Trustee		(150.00)	3,018.64
01/28/2015	CC	Wells Fargo	Interest Expense	24.47		3,043.11

The Joan Kelley-Ryder Trust as Amended and Restated
Liabilities
For the Period June 27, 2013 Through October 31, 2015

<u>Date</u>	<u>Ref</u>	<u>Payee</u>	<u>Description</u>	<u>Increase</u>	<u>Decrease</u>	<u>Balance</u>
01/28/2015	CC	Wells Fargo	Interest Expense - Late fee	35.00		3,078.11
02/06/2015	CC	www.clothingsoutles.co	Administration Expense	7.76		3,085.87
02/21/2015	1619	Wells Fargo	Payment		(500.00)	2,585.87
02/24/2015	CC	76 station/ SB	Trustee Expense/ Gas	58.47		2,644.34
02/25/2015	CC	Wells Fargo	Interest Expense	21.11		2,665.45
03/03/2015	CC	Chevron/ King City	Trustee Expense/ Gas	55.46		2,720.91
03/19/2015	1627	Wells Fargo	Payment		(500.00)	2,220.91
03/20/2015	CC	Chevron/Ventura	Trustee Expense/ Gas	23.60		2,244.51
03/21/2015	CC	Amazon Mktplace	Trustee Expense/Office	52.95		2,297.46
03/22/2015	CC	Uita	Personal -Supplies for Joan	45.84		2,343.30
03/23/2015	CC	Trader Joes	Gift cards for assisted living staff	166.62		2,509.92
03/27/2015	CC	Wells Fargo	Interest Expense	19.74		2,529.66
04/13/2015	CC	SCVA Store Naples	Personal - Gifts from Joan	102.00		2,631.66
04/14/2015	CC	Foragers Pantry	Trustee Expense/meals	19.56		2,651.22
04/17/2015	1650	Wells Fargo	Payment		(100.00)	2,551.22
04/27/2015	CC	Wells Fargo	Interest Expense	19.90		2,571.12
05/11/2015	CC	Amazon Mktplace	Administration Expense	50.74		2,621.86
05/12/2015	CC	Amazon Mktplace	Administration Expense	69.11		2,690.97
05/12/2015	CC	Pottery Barn	Bangor Lane - Furnishings	1,285.09		3,976.06
05/13/2015	CC	Amazon Mktplace	Bangor Lane - Furnishings	229.06		4,205.12
05/14/2015	CC	Pottery Barn	Bangor - Furnishings	1,062.61		5,267.73
05/15/2015	CC	Pottery Barn	Bangor - Furnishings	2,142.77		7,410.50
05/17/2015	CC	Dukes Griddle n Grill	Trustee Expense/meals	26.67		7,437.17
05/22/2015	1654	Wells Fargo	Payment		(100.00)	7,337.17
05/26/2015	CC	Apparelnetgroup	Administration Expense	9.74		7,346.91
05/27/2015	CC	Apparelnetgroup	Administration Expense	9.74		7,356.65
05/28/2015	CC	Wells Fargo	Interest Expense	38.42		7,395.07
06/18/2015	1682	Wells Fargo	Payment		(600.00)	6,795.07
06/26/2015	CC	Wells Fargo	Interest Expense	52.57		6,847.64
07/05/2015	1692	Wells Fargo	Payment		(200.00)	6,647.64
07/07/2015	CC	Amazon Mktplace	Administration Expense	55.48		6,703.12
07/08/2015	CC	Amazon Mktplace	Administration Expense	13.64		6,716.76
07/08/2015	CC	Amazon.com	Administration Expense	7.55		6,724.31
07/18/2015	CC	Truedress.net	Admin	9.56		6,733.87
07/28/2015	CC	Wells Fargo	Interest Expense	54.36		6,788.23
08/07/2015	1495	Wells Fargo	Payment		(200.00)	6,588.23
08/28/2015	CC	Wells Fargo	Interest Expense	52.33		6,640.56
09/17/2015	1502	Wells Fargo	Payment		(200.00)	6,440.56
09/27/2015	CC	Wells Fargo	Interest Expense	49.55		6,490.11
10/01/2015	CC	Home Away	Bangor -Membership fees	548.00		7,038.11
10/22/2015	1723	Wells Fargo	Payment		(250.00)	6,788.11
10/28/2015	CC	Wells Fargo	Interest Expense	54.02		6,842.13
				19,542.13	(12,700.00)	\$ 6,842.13



A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

First American Title Company Final Statement		B. Type of Loan	
		1-5. Loan Type:	
		6. File Number: 3809-4620220	
		7. Loan Number:	
		8. Mortgage Insurance Case Number:	
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "POC" were paid outside this closing; they are shown here for informational purposes and are not included in the totals.			
D. Name & Address of Borrower: John Waller Maltz and Jennifer Anne Meiz 2850 Divisadero Street, San Francisco, CA 94123			
E. Name & Address of Seller: Investment Property Exchange Services as Qualified Intermediary for The Joan Kolley-Ryder Trust 3811 Lincoln Road, Santa Barbara, CA 93110			
F. Name & Address of Lender: Credit Suisse Lending, LLC One Madison Avenue, 9th Floor New York, NY 10010			
G. Property Location: 2850 Divisadero Street, San Francisco, CA 94123			
H. Settlement Agent: First American Title Company Address: One Embarcadero Center, Suite 250, San Francisco, CA 94111 Place of Settlement Address: One Embarcadero Center, Suite 250, San Francisco, CA 94111		(415) 771-8168 Settlement Date: 08/06/2014 Print Date: 08/13/2014, 11:29 AM Disbursement Date: 08/06/2014 Signing Date: 08/06/2014	

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract Sales Price		401. Contract sales price	4,700,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 140C)		403. Total Deposits	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
120. Gross Amount Due from Borrower		420. Gross Amount Due to Seller	4,700,000.00
200. Amounts Paid by or In Behalf of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 140C)	319,894.58
203. Existing loan(s) taken subject		503. Existing loan(s) taken subject	
204.		504. *Payoff of first mortgage loan to Wells Fargo Bank	505,808.57
205.		505. Payoff of second mortgage loan	
206.		506. **Seller Paid County Transfer Taxes	35,250.00
207.		507. 2nd 1/2 2013-2014 Delinquent Taxes to San Francisco Tax Collectors	2,065.58
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes 07/01/14 to 06/30/14 @ \$1722.85/semi	330.81
212. Assessments		512. Assessments	
213.		513. Assign interest on Security Deposit	118.24
214.		514. Assign Tenant Security Deposit	11,750.00
215.		515. Rents 08/03/14 to 08/01/14 @ \$7703.00/mo	6,927.88
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower		520. Total Reduction Amount Due Seller	881,355.47
300. Cash at Settlement from/to Borrower		600. Cash at Settlement to/from Seller	
301. Gross amount due from borrower (line 120)		601. Gross amount due to seller (line 420)	4,700,000.00
302. Less amounts paid by/for borrower (line 220)		602. Less reductions in amounts due seller (line 520)	881,355.47
303.		603. Cash (X To) { From} Seller	3,818,644.53

Previous editions are obsolete.

* See Supplemental Page for details. ** Paid on Behalf of Borrower.

POC-B (Borrower); POC-S (Seller); POC-L (Lender); POC-MB (Mortgage Broker).

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges		
700. Total Real Estate Broker Fees \$235,000.00		
Division of commission (line 700) as follows:		
701. \$117,500.00 to Pacific Union International	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
702. \$117,500.00 to Coldwell Banker		
703. Commission paid at settlement		235,000.00
704.		
705.		
706.		
800. Items Payable in Connection with Loan		
801. Our origination charge (from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen (from GFE #2)		
803. Your adjusted origination charges (from GFE A)		
804. Appraisal fee (from GFE #3)		
805. Credit report (from GFE #3)		
806. Tax service (from GFE #3)		
807. Flood certification (from GFE #3)		
808.		
809.		
810.		
811.		
900. Items Required by Lender to Be Paid in Advance		
901. Daily interest charges from (from GFE #10)		
902. (from GFE #3)		
903. Homeowner's insurance (from GFE #11)		
904.		
905.		
1000. Reserves Deposited with Lender		
1001. Initial deposit for your escrow account (from GFE #9)		
1002. Homeowner's insurance		
1003. Mortgage insurance		
1004. Property taxes		
1005.		
1006.		
1007. Aggregate Adjustment		0.00
1100. Title Charges		
1101. Title services and lender's title insurance (from GFE #4)		
1102. Settlement or closing fee		
to First American Title Company		
1103. Owner's title insurance - First American Title Company (from GFE #5)		
1104. Lender's title insurance - First American Title Company		
1105. Lender's title policy limit \$ 3,250,000.00		
1106. Owner's title policy limit \$ 4,700,000.00		
1107. Agent's portion of the total title insurance premium \$ 4,946.90		
to First American Title Company		
1108. Underwriter's portion of total title insurance premium \$ 2,120.10		
to First American Title Insurance Company		
1109.		
1110.		
1111.		
1112.		
1200. Government Recording and Transfer Charges		
1201. Government recording charges (from GFE #7)		
1202. Recording fees:		
1203. Transfer taxes (from GFE #8)		
1204. City/county tax/stamps:		
1205. State tax/stamps:		
1206. Record Amendment		24.00
1207. Record Amendment		21.00
1208.		
1209.		
1210.		
1300. Additional Settlement Charges		
1301. Required services that you can shop for (from GFE #9)		
1302. 3.33% of Boot to Franchise Tax Board		1,332.00
1303. Estimated Payoff for Legal Expenses to Amy Harrington, Esq		20,842.15
1304. Exchange Fee to IPX 1031 Exchange		850.00
1305. Former Successor Trustee Charges - Estimate to Frenza Griffin		12,316.43
1306. Living Expenses for Joan Kelley-Ryder to The Joan Kelley-Ryder Trust		40,000.00
1307. Natural Hazard Disclosure to JCP-LGS Reports Natural Hazard Disc.		69.95
1308. Reappraisal for Sale to Shirley C. Yawitz		4,725.00
*Supplemental Summary - Other services		4,664.05
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		319,864.58

* See Supplemental Page for details.

** Paid on Behalf of Borrower.

POC-B (Borrower); POC-S (Seller); POC-L (Lender); POC-MB (Mortgage Broker).

Supplemental Page HUD-1 Settlement Statement First American Title Company Final Statement		File No. 3809-4620220
		Loan No.
		Settlement Date: 08/06/2014
Borrower Name & Address: John Waller Metz and Jennifer Anne Metz 2850 Divisadero Street, San Francisco, CA 94123		
Seller Name & Address: Investment Property Exchange Services as Qualified Intermediary for The Joan Kelley-Ryder Trust 3811 Lincoln Road, Santa Barbara, CA 93110		
Section L. Settlement Charges continued		
1300. Supplemental Summary	\$4,684.05	Paid From Borrower's Funds at Settlement
1309. Reimbursement for 2R Report Billing to Steve Gohelf		Paid From Seller's Funds at Settlement
1310. Reimbursement for Bay Area Garage Door to Steve Gohelf		164.05
1311. Reimbursement for Charlie Murphy Billing to Steve Gohelf		120.00
1312. Reimbursement for Eian Hahn Billing to Steve Gohelf		350.00
1313. Reimbursement for GCIS Billing to Steve Gohelf		140.00
1314. Reimbursement for Lingen Associates Billing to Steve Gohelf		950.00
1315. Reimbursement for RE Inspection Billing to Steve Gohelf		475.00
1316. Reimbursement for Hahn Building Contractor to Steve Gohelf		275.00
1317. Tank Inspection to Golden Gate Tank Removal, Inc		300.00
1318. Water/Energy Conservation to RE Inspection Services		90.00
1319.		1,803.00
Section M. Summary of Seller's Transaction continued		
400. Gross Amount Due To Seller		Seller Charges
500. Reductions in Amount Due to Seller		Seller Credits
504. Supplemental Summary	\$505,908.57	
a. Payoff Loan Charges		
Principal Balance to Wells Fargo Bank		504,170.70
Interest on Payoff Loan 07/01/14 to 08/08/14 @ \$43.330000/day		1,689.67
Origination Fee		30.00
Recording Fee		18.00
The following Section is restated from the Settlement Statement Page 1		
300. Cash at Settlement from the Borrower	500. Cash at Settlement to/from Seller	
301. Gross amount due from borrower (line 120)	501. Gross amount due to seller (line 420)	4,700,000.00
302. Less amounts paid by/bor borrower (line 220)	502. Less reductions in amounts due seller (line 520)	891,355.47
303.	503. Cash (X To) (From) Seller	3,818,644.53

Itemization of Title Charges and Government Recording and Transfer Charges		File No. 3809-1620220
First American Title Company Final Statement		Loan No.
		Settlement Date. 08/06/2014
Property: 2850 Divisadero Street, San Francisco, CA 94123		Print Date. 08/13/2014, 11:29 AM
Name & Address of Borrower: John Walter Metz and Jennifer Anne Metz 2850 Divisadero Street, San Francisco, CA 94123		Name & Address of Seller: Investment Property Exchange Services as Qualified Intermediary for The Joan Kelley-Ryder Trust 3811 Lincoln Road, Santa Barbara, CA 93110
Name & Address of Lender: Credit Suisse Lending, LLC One Madison Avenue, 5th Floor New York, NY 10010		

1100. Summary of Title Charges	Borrower Charges	Seller Charges
1101. Title Services and Lenders Title Insurance		
Title Services Fees		
1102. Settlement or Closing Fees to First American Title Company		
1103. Owner's title insurance - First American Title Company		
1104. Lender's title insurance - First American Title Company		
1105. Lender's title policy limit \$ 3,250,000.00		
1106. Owner's title policy limit \$ 4,700,000.00		
1107. Agent's portion of the total title insurance premium \$ 4,946.90		
to First American Title Company		
1108. Underwriter's portion of total title insurance premium \$ 2,120.10		
to First American Title Insurance Company		

1200. Government Recording and Transfer Charges	Borrower Charges	Seller Charges
1201. Government Recording Charges		
1202. Recording Fees		
1203. Transfer taxes		
1204. City/county tax/stamps:		
1205. State tax/stamps:		
1206. Record Amendment		24.00
1207. Record Amendment		21.00



Fidelity National Title Company

1284-B Coast Village Road, Montecito, CA 93108
805 565-7800 • FAX 805 565-7808

DATE: August 7, 2014

TIME: 1:45 PM

ESCROW NO.: 14-420403337-JW

LOCATE NO.: CAFNT0960-0942-0004-0605127938

ESCROW OFFICER: Jane Wilkins-Hilty

CLOSING DATE: August 15, 2014

BUYER ESTIMATED CLOSING STATEMENT

SELLER: Michael G. Musacco and Allison J. Little
BUYER: IPX as Qualified Intermediary for Barbara McWhirter, as Successor Trustee of The Joan Kelley-Ryder Trust
PROPERTY: 1110-1112 Bangor Lane, Ventura, CA 93001

	\$ DEBITS	\$ CREDITS
FINANCIAL:		
Total Consideration	1,399,000.00	
Deposit - FNT		40,000.00
TITLE CHARGES:		
Recording Deed	35.00	
ESCROW CHARGES:		
Escrow Fee to Fidelity National Title	899.75	
Escrow Exchange Fee	250.00	
Overnight Delivery Fee estimated	50.00	
MISCELLANEOUS:		
. for IPX exchange fee	150.00	
Christopher T. Gallo for Christopher T. Gallo for refund of EMD	40,000.00	
ESTIMATED BALANCE DUE ESCROW		\$1,400,384.75
ESTIMATED TOTALS	\$1,440,384.75	\$1,440,384.75

Date: 8/7/2014

Barbara McWhirter, as Successor Trustee of The Joan Kelley-Ryder Trust

By: [Signature]
Barbara McWhirter, Successor Trustee

DATE: August 21, 2014

TIME: 11:51 AM

ESCROW NO.: 14-420403382-JW

LOCATE NO.: CAFNT0942-0942-0004-0420403382

ESCROW OFFICER: Jane Wilkins-Hilty

CLOSING DATE: August 21, 2014

BUYER FINAL CLOSING STATEMENT

SELLER: Roger A. Nielsen and Anlaug M. Nielsen, Trustees U/D/T dated August 26, 2005 F/B/O The Nielsen Family Trust

BUYER: IPX as Qualified Intermediary for Barbara McWhirter, Successor Trustee of the Joan Kelley-Ryder Trust

PROPERTY: 363 Palm Way, Buellton, CA 93427

\$ DEBITS**\$ CREDITS****FINANCIAL:**

Total Consideration	2,950,000.00	
Deposit - FNT		60,000.00
Deposit - Christopher T Gallo		40,000.00
Deposit - Investment Property Exchange for Barbara McWhirter TTEE		2,411,723.55
New 1st Trust Deed to SR Harmon, LLC		540,000.00

TITLE CHARGES:

Recording Deed	21.00
01-L-CLTA Standard - 1990 for \$540,000.00	75.00
Monument Survey	10.00

ESCROW CHARGES:

Escrow Fee to Fidelity National Title	1,287.55
Overnight Delivery Fee	15.15
Notary Fees	10.00
Escrow Exchange Fee	250.00

MISCELLANEOUS:

Christopher T. Gallo for Refund of Earnest Money deposit	100,000.00
Investment Property Exchange Services, Inc. for Buyer's refund return to IPX	54.85

BALANCE DUE ESCROW**TOTALS**

\$3,051,723.55

\$3,051,723.55

SAVE THIS STATEMENT FOR INCOME TAX PURPOSES

Wolfe & Associates Master Trust
Statement of Income & Expense
December 31, 2014

5-625

363 Palm Way Buellton CA 93427

6 months in 2014

	MTD Amount	% of Income	YTD Amount	% of Income
<u>Income</u>				
Rent	\$ 20,046.00	100.00 %	\$ 76,072.66	100.00 %
Total Income	\$ 20,046.00	100.00 %	\$ 76,072.66	100.00 %
<u>Expense</u>				
Real Estate Taxes	-0-	-0-	\$ 6,634.48	8.72 %
Appliances	-0-	-0-	692.00	.91
Carpet/Floor Repair/Replacement	-0-	-0-	2,419.00	3.18
Door Repair/Replacement	-0-	-0-	2,115.17	2.78
Drapes Repair/Replacement	-0-	-0-	1,227.09	1.61
Glass Repair/Replacement	-0-	-0-	275.00	.36
Other Maintenance & Repair	-0-	-0-	4,974.41	6.54
Painting	-0-	-0-	(48.00)	(.06)
Plumbing	-0-	-0-	1,791.15	2.35
Plumbing - Reimbursement	(39.00)	(.19)	(39.00)	(.05)
Roof Repairs	-0-	-0-	300.00	.39
Cleaning	-0-	-0-	120.00	.16
Keys/Locks	-0-	-0-	96.83	.13
Refuse	567.22	2.83	2,042.32	2.68
Supplies	-0-	-0-	4,305.81	5.66
Admin Expense	64.03	.32	1,497.13	1.97
Commissions- Management	801.84	4.00	3,042.90	4.00
Electricity	-0-	-0-	212.53	.28
Gas	120.28	.60	883.32	1.16
Water/Sewer	780.48	3.89	3,248.01	4.27
On-Site Management	340.00	1.70	1,190.00	1.56
Payroll taxes	36.57	.18	127.95	.17
Total Expenses	\$ 2,671.42	13.33 %	\$ 37,108.10	48.78 %
Net Income (Loss)	\$ 17,374.58	86.67 %	\$ 38,964.56	51.22 %
<u>Debt Service</u>				
First Mortgage	\$ 2,475.00	12.35 %	\$ 9,900.00	13.01 %
Total Debt Service	\$ 2,475.00	12.35 %	\$ 9,900.00	13.01 %
Cash Flow	\$ 14,899.58	74.33 %	\$ 29,064.56	38.21 %
<u>Other Income</u>				
Owner Deposit	-0-	-0-	\$ 20,000.00	26.29 %
Total Other Income	-0-	-0-	\$ 20,000.00	26.29 %
<u>Other Expenses</u>				
Owner's Draw	\$ 18,000.00	89.79 %	\$ 24,000.00	31.55 %
Property Reserves <i>Moved to HO acct.</i>	-0-	-0-	22,500.00	29.58
Total Other Expenses	\$ (18,000.00)	(89.79) %	\$ (46,500.00)	(61.13) %

Wolfe & Associates Master Trust
Statement of Income & Expense
December 31, 2014

5-625
363 Palm Way Buellton CA 93427

	MTD Amount	% of Income	YTD Amount	% of Income	
<u>Tenant Deposit Rec'd / Ret'd</u>					
Tenant Deposits	-0-	-0-	\$ 1,000.00	1.31	%
Total Tenant Deposit	-0-	-0-	\$ 1,000.00	1.31	%
Cash Activity	\$ (3,100.42)	(15.47) %	\$ 3,564.56	4.69	%
Ending Cash Balance Prior Month	\$ 6,664.98				
Ending Cash Balance Current Month			\$ 3,564.56		

Wolfe & Associates Master Trust
Comparative Income Statement
For the 12 Periods Ended December 31, 2015

5-625 363 Palm Way Beellton

93427

Title	January	February	March	April	May	June	July	August	September	October	November	December	Total
Income													
Late Charges					\$ (75)	\$ 75							
Rent	17,907	20,168	18,345	19,238	18,681	18,876	19,863	18,576	19,955	20,211	18,335	21,906	232,065
Total Income	\$ 17,907	\$ 20,168	\$ 18,345	\$ 19,238	\$ 18,609	\$ 18,951	\$ 19,863	\$ 18,576	\$ 19,955	\$ 20,211	\$ 18,335	\$ 21,906	\$ 232,065
Expenses													
Real Estate Taxes			\$ 6,634								\$ 15,967	\$ 15,528	\$ 38,129
Appliances		116				246						1,839	2,201
Carpet/Floor Repair/Re	978					746							1,724
Drapes Repair/Replacem	68					54							122
Electrical	80					47							127
Glass Repair/Replaceme						(322)							(322)
Heating/Ventilation/Ai			154			296	117			171		117	855
Other Maintenance & Re	(32)		58	44	11	(25)		169	48	12	38	62	385
Painting	62					365							427
Plumbing		595	724	668	425	587	568	252			400	475	4,694
Screen Repair/Replacem	(48)					321							273
Cleaning	(100)	317				(175)	200		(200)	225	60		327
Fire Ext. Service								90					90
Grounds/Hauling									(38)				(38)
Keys/Locks			2				6		2	65			75
Landscaping/Gardening			1,800		400	560	200						2,960
Refuse	567	567	568	567	567	568	567	573	573	573	573	573	6,836
Supplies	656					82				132		3	873
Admin Expense	14	28	14	14	15	15	14	17	14	15	13	114	287
Commissions- Managemen	716	806	733	770	748	755	795	743	798	808	734	876	9,282
Electricity	80	7	37	70	37	44	39	42		4	42	38	440
Gas	206	182	183	170	167	162	153	136	154	50		82	1,645
Water/Sewer	778	870	817	827	860	819	915	819	829	817	829	810	9,990
On-Site Management	460	940	221	380	210	1,010	410	270	390	310	440	270	5,311
Payroll taxes	64	101	33	34	21	104	42	28	40	32	45	28	572
Workers Compensation								783					783
Total Expenses	\$ 4,549	\$ 4,529	\$ 11,978	\$ 3,544	\$ 3,461	\$ 6,259	\$ 4,026	\$ 3,922	\$ 2,610	\$ 3,214	\$ 19,141	\$ 20,815	\$ 88,048
Debt Service													
First Mortgage	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ (248)	\$ 5,518	\$ 30,020
Total Debt Service	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ (248)	\$ 5,518	\$ 30,020
Other Income													
PROPERTY RESERVES							\$ 12,000					\$ 11,000	\$ 23,000
Total Other Income							\$ 12,000					\$ 11,000	\$ 23,000
Other Expenses													
Owner's Draw		\$ 12,000	\$ 6,000	\$ 12,000	\$ 14,000	\$ 7,000	\$ 27,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 113,000
Property Reserves	7,500										15,000		22,500
Total Other Expenses	\$ 7,500	\$ 12,000	\$ 6,000	\$ 12,000	\$ 14,000	\$ 7,000	\$ 27,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 22,000	\$ 7,000	\$ 135,500
Tenant Deposit													
Tenant Deposits	\$ (1,300)	\$ 975				\$ (1,300)	\$ 975		\$ (600)	\$ 600	\$ (100)		\$ (750)
Total Tenant Deposit	\$ (1,300)	\$ 975				\$ (1,300)	\$ 975		\$ (600)	\$ 600	\$ (100)		\$ (750)
Income (Loss)	\$ 2,083	\$ 2,139	\$ (2,108)	\$ 1,219	\$ (1,327)	\$ 1,917	\$ (663)	\$ 5,179	\$ 7,270	\$ 8,122	\$ (22,657)	\$ (427)	\$ 747

EXHIBIT B

REVOCATION OF TRUST DOCUMENTS

I, Barbara McWhirter, conservator of the person of Joan Kelley-Ryder, hereby certify and declare:


Under the authority granted to me by the Order of the San Francisco Superior Court, Case No. PCN-13-297492, filed on May 4th, 2016, I hereby revoke the following documents:

1. The First Amended and Restated Joan Kelley-Ryder Trust dated February 27th, 2009;
2. The Second Amendment to the First Amended and Restated Joan Kelley-Ryder trust dated August 4, 2011;
3. The Third Amendment to First Amended and Restated Joan Kelley-Ryder Trust executed on November 28th, 2012;
4. The Revocation of Purported Third Amendment to First Amended and Restated Joan Kelley-Ryder Trust dated December 31st, 2012.

I also affirm that the document entitled the "Amended and Restated Joan Kelley-Ryder 202 Revocable Trust" signed by settlor Joan Kelley-Ryder as Trustor on November 17, 2006 is the only valid statement of the terms of the Trust.

I declare under penalty of perjury under the laws of the State of California the foregoing is true and correct.

Signed on May 25, 2016 at Santa Barbara, California.


Barbara McWhirter

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA CIVIL CODE § 1189)**

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

Santa Barbara

On May 25, 2016 before me, Katie Monteleone Notary Public
(Date) (Here Insert Name and Title of the Officer)

personally appeared

Barbara McWhirter

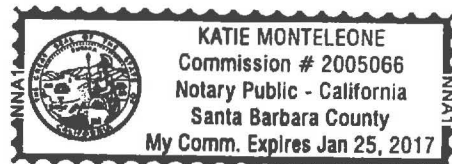
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

Katie Monteleone
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Revocation of Trust Document Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Additional Information: _____

EXHIBIT C

State Street Office
Heritage Oaks Bank
1035 State Street
Santa Barbara, CA 93101

OWNERSHIP OF ACCOUNT - CONSUMER PURPOSE

- ☐ INDIVIDUAL ☐ TENANCY IN COMMON ACCOUNT
☐ JOINT ACCOUNT ☐ COMMUNITY PROPERTY ACCOUNT OF HUSBAND AND WIFE
☐ JOINT ACCOUNT OF HUSBAND AND WIFE WITH RIGHT OF SURVIVORSHIP
☐ TRUST - SEPARATE AGREEMENT:
☐ TOTTEN TRUST OR ☐ PAY-ON-DEATH
DESIGNATION AS DEFINED IN THIS AGREEMENT
Name and Address of Beneficiaries:

OWNERSHIP OF ACCOUNT - BUSINESS PURPOSE

- ☐ SOLE PROPRIETORSHIP
☒ CORPORATION: ☒ FOR PROFIT ☐ NOT FOR PROFIT
☐ PARTNERSHIP
☐
BUSINESS: **PROPERTY MANAGEMENT**
COUNTY & STATE OF ORGANIZATION:
AUTHORIZATION DATED:

DATE OPENED **09/02/2014** BY **B810AAT**

INITIAL DEPOSIT \$ **.00**

☐ CASH ☐ CHECK ☐

HOME TELEPHONE #

BUSINESS PHONE # **805-964-6770**

DRIVER'S LICENSE #

EMAIL **natashaa@riwa.com**

EMPLOYER

MOTHER'S MAIDEN NAME

Name and address of someone who will always know your location:

BACKUP WITHHOLDING CERTIFICATIONS

TIN: **098-22-5873**

☒ **TAXPAYER I.D. NUMBER** - The Taxpayer Identification Number shown above (TIN) is my correct taxpayer identification number.

☒ **BACKUP WITHHOLDING** - I am not subject to backup withholding either because I have not been notified that I am subject to backup withholding as a result of a failure to report all interest or dividends, or the Internal Revenue Service has notified me that I am no longer subject to backup withholding.

☐ **EXEMPT RECIPIENTS** - I am an exempt recipient under the Internal Revenue Service Regulations.

SIGNATURE: I certify under penalties of perjury the statements checked in this section and that I am a U.S. citizen or other U.S. person (as defined in the instructions).

x **See W-9**
The First Amended And Restated (Date)

ACCOUNT
NUMBER **15024186**

ACCOUNT OWNER(S) NAME & ADDRESS
Ronald L Wolfe & Associates Inc
FBO The First Amended And Restated
Joan Kelly-Ryder Rev Trs Dtd 02/27/09
173 Chapel St
Santa Barbara, CA 93111-2333

TYPE OF ACCOUNT
☒ NEW ☐ EXISTING
☐ CHECKING ☐ SAVINGS
☒ MONEY MARKET ☐ CERTIFICATE OF DEPOSIT
☐ NOW ☐

This is your (check one): **BUSINESS MONEY MARKET**

☒ Permanent ☐ Temporary account agreement.

Number of signatures required for withdrawal **001**

FACSIMILE SIGNATURE(S) ALLOWED? ☐ YES ☒ NO

[X]

The undersigned certifies the accuracy of the information he/she has provided and acknowledges receipt of a completed copy of this form. The undersigned authorizes the financial institution to verify credit and employment history and/or have a credit reporting agency prepare a credit report on the undersigned, as individuals. The undersigned also acknowledge the receipt of a copy and agree to the terms of the following agreement(s) and/or disclosure(s):

- ☒ Terms & Conditions ☒ Truth in Savings ☒ Funds Availability
☒ Electronic Fund Transfers ☒ Privacy ☒ Substitute Checks
☐ Common Features ☐

(1): [X]
Ronald L Wolfe
I.D. # **554-64-0725** D.O.B. **8/09/1943**

(2): [X]
Valerie McDonald
I.D. # **545-65-1691** D.O.B. **7/26/1965**

(3): [X]
I.D. # D.O.B.

(4): [X]
I.D. # D.O.B.

☐ Authorized Signer (Individual Accounts Only)

[X]
I.D. # D.O.B.

TRUST AUTHORIZATION AND AGREEMENT

State Street Office
Heritage Oaks Bank
1035 State Street
Santa Barbara, CA 93101

Ronald L Wolfe & Associates Inc, The First
Amended And Restated
Joan Kelly-Ryder Rev Trs Dtd 02/27/09
173 Chapel St
Santa Barbara, CA 93111-2333

Financial Institution

Account Information (optional)

By signing below the undersigned certify and agree that they are the Trustee(s) of a trust created by:

(referred to as "Trust" in the rest of this document) (dated)
The beneficiaries of this Trust are (check one) ☐ named in the Trust documentation on file ☒ are as follows: As Stated in the Trust

If indicated, any Trustee named below (subject to any written restrictions) is authorized to (indicate A, B, C and/or D):

- A (1) Exercise all of the powers listed in (2) through (6).
(2) Open any share or deposit account(s) in the name of this Trust including, but not limited to, accounts such as share draft, checking, savings, certificates of deposit, or term share certificates.
Number of authorized signatures required for this purpose 1
(3) Endorse checks/share drafts and orders for the payment of money and withdraw funds on deposit with this Financial Institution.
Number of authorized signatures required for this purpose 1
(4) Borrow money on behalf and in the name of this Trust, sign, execute and deliver promissory notes or other evidences of indebtedness.
Number of authorized signatures required for this purpose 1
(5) Endorse, assign, transfer, mortgage or pledge bills receivable, warehouse receipts, bills of lading, stocks, bonds, real estate or other property now owned or hereafter owned or acquired by this Trust as security for sums borrowed, and to discount the same, unconditionally guarantee payment of all bills received, negotiated or discounted and to waive demand, presentment, protest, notice of protest, notice of intent to accelerate, notice of acceleration, and notice of non-payment.
Number of authorized signatures required for this purpose 1
(6) Enter into written lease for the purpose of renting and maintaining a Safe Deposit Box in this Financial Institution.
Number of authorized persons required to gain access and to terminate the lease 1

Any of the Trustee(s) named below are authorized to make any and all other contracts, agreements, stipulations and orders which they may deem advisable for the effective exercise of the powers indicated on this authorization and agreement subject to any restrictions stated in this authorization and agreement.

The undersigned certify that they have full power and lawful authority to provide this authorization and agreement and agree to the terms and conditions on pages 1 and 2.

☐ If checked, this document must be signed in the presence of a Notary who will complete the notary section on page 2.

Trustee (A) Barbara McWhirter

Dated 9/3/14
Address 3811 Lincoln Rd
Santa Barbara, CA 93110
Phone (w) 898 1558 (h) 453 6370

Trustee (C) Barbara McWhirter

X Dated
Address
Phone (w) (h)

Trustee (B)

X Dated
Address
Phone (w) (h)

Trustee (D)

X Dated
Address
Phone (w) (h)

FOR FINANCIAL INSTITUTION USE ONLY

Authorization and agreement completed and effective (date)

By for the Financial Institution.

EXHIBIT D

LAW OFFICE OF AMY HARRINGTON
35 GROVE STREET, SUITE 117
SAN FRANCISCO, CALIFORNIA 94102

TEL: 415-558-7700
FAX: 415-558-7701

July 30, 2014

- Via E-mail and US Mail-

Kevin Thompson
First American Title Company
1 Embarcadero Center, Suite 250
San Francisco, California 94111

Re: 2850 Divisadero Street, San Francisco, California 94123
APN # 0952-020

Dear Mr. Thompson:

Enclosed please find copies of three (3) San Francisco Superior Court Orders from the San Francisco Superior Court in connection with the Joan Kelly Ryder Trust. Pursuant to these Orders the following fees and costs, plus interest at the legal rate of 10% from the date of the issuance of the Orders, are due:

Amy Harrington, Esq.
\$9,360 Order dated 12/31/13
- Interest @10 % per annum
\$2.56 per day X 214 days = \$547.84

\$5,135 Order dated 12/31/13
- Interest @10 % per annum
\$1.41 per day X 214 days = \$301.74

\$4,550 Order dated 6/10/14
- Interest @10 % per annum
\$1.25 per day X 53 days = \$66.25

\$450 Order dated 6/10/14 (costs only, no interest)

GRAND TOTAL: \$20,735.83

- interest has been calculated from date of Order through 8/1/14

Franza Giffen

\$1,750- Order dated 12/31/13

- Interest @10 % per annum

\$\$.48 per day x 214 days = \$102.72

\$5,000 - Order dated 12/31/13

- Interest @10 % per annum

\$1.37 per day X 214 days = \$293.18

\$4,866.83- Order dated 12/31/13

- Interest @10 % per annum

\$1.33 per day X 214 days = \$284.62

GRAND TOTAL: \$12,297.35

- interest has been calculated from date of Order through 8/1/14

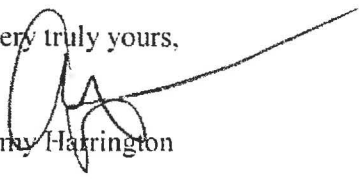
I enclose three Satisfaction of Judgment documents which serve to release the liens from the above captioned property. I expended one hour in preparing and executing these documents and request payment for my time in the amount of \$325.

Checks to Amy Harrington can be mailed to 35 Grove Street, Suite 117, San Francisco, CA 94102.

Checks to Franza Giffen can be mailed to 32 A Washington Avenue, Point Richmond, CA 94801.

If you have any questions do not hesitate to contact me.

Very truly yours,


Amy Harrington

cc Paul Melbostad, Esq.

EXHIBIT E

HARTOG, BAER & HAND, A.P.C.

4 Orinda Way
Suite 250-B
Orinda, CA 94563 USA

Ph:(925) 253-1717

Fax:(925) 253-0334

January 9, 2014

Barbara McWhirter
3811 Lincoln Road
Santa Barbara, CA 93110

File #: 1527-001
Inv #: 20704

RE: Kelley Ryder, Joan

TAX ID Number 68-0251847

STATEMENT DETAIL

FEES INCURRED

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Jul-03-13	Review court order on deadline for submission of petition for approval of attorney's fees, and contact court regarding deadline.	0:20	107.25	RJS
Jul-08-13	Teleconference with probate examiner concerning deadline to file application for approval of attorney's fees.	0:05	26.00	RJS
	Teleconference with T. Regli discussing court order on trust petition and deadline for submission of application for approval of attorney's fees.	0:15	81.25	RJS
	Prepare declaration in support of application for approval of attorney's fees.	0:40	217.75	RJS
Jul-09-13	Teleconference with S. Hilton at probate court examiner's office discussing deadline to file application for approval of attorney's fees.	0:15	81.25	RJS
	Correspondence with C. Hinshaw discussing petition for approval of attorney fees.	0:15	81.25	RJS
	Prepare application for approval of attorneys fees.	0:30	162.50	RJS

Aug-26-13	Prepare petition for allowance of attorney fees.	1:00	325.00	RJS
Aug-27-13	Prepare petition for approval of attorney fees.	1:05	351.00	RJS
	Prepare J. Hartog's declaration in support of petition for approval of attorney fees.	3:35	1,163.50	RJS
Aug-28-13	Prepare petition for approval of attorney fees and supporting declaration.	3:35	1,163.50	RJS
Aug-29-13	Prepare petition for approval of attorneys' fees.	2:55	949.00	RJS
Aug-30-13	Prepare and finalize petition for approval of attorneys' fees.	0:15	81.25	RJS
Sep-17-13	Prepare strategy for September 30 hearing on petition for attorneys fees.	0:05	26.00	RJS
Sep-18-13	Prepare proposed order on petition for approval of attorneys' fees, and research local rules on proposed order submission.	0:20	107.25	RJS
Sep-24-13	Review opposition to petition for approval of attorneys' fees.	0:30	162.50	RJS
	Prepare for September 30 hearing on petition for approval of attorneys' fees.	0:20	107.25	RJS
	Prepare reply in support of petition for approval of attorneys' fees.	3:15	1,056.25	RJS
	Research legal and factual support for reply in support of petition for approval of attorneys' fees.	1:35	513.50	RJS
Sep-25-13	Legal research re: attorney representing incapacitated client and filing for conservatorship.	0:25	165.90	TWS
	Prepare and finalize reply in support of petition for approval of attorneys' fees.	1:05	351.00	RJS
	Review correspondence from S. Hilton discussing submission of hard copies of petition for approval of attorneys' fees filings, and coordinate submission of hard copies.	0:10	55.25	RJS
	Research legal authorities in support of reply in support of petition for approval of attorneys' fees.	0:15	81.25	RJS

Sep-26-13	Coordinate filing and service of hard copies of petition for approval of attorneys' fees and supporting documents.	0:15	81.25	RJS
	Review probate examiner's notes, and prepare strategy for supplement to attorney fee petition.	0:25	136.50	RJS
Oct-03-13	Prepare supplemental declaration of John Hartog in support of attorney fee petition. Review time entry and prepare detailed time report as directed in the Probate Examiner's Notes dated 9/26/2013.	1:42	212.50	DF
Oct-09-13	Review and revise daily time reports which support attorneys' fees petition. Generate final exhibits to supplemental declaration in support of attorneys' fees petition.	1:30	187.50	DF
Oct-11-13	Review and revise supplemental declaration of John Hartog in support of attorney fee petition. Prepare for filing and service.	1:12	150.00	DF
Oct-31-13	Prepare for November 4 hearing on petition for attorneys' fees.	0:10	55.25	RJS
Nov-04-13	Correspondence with probate examiner and counsel discussing continuance of hearing on petition for approval of attorneys' fees.	0:15	81.25	RJS
Nov-18-13	Prepare for hearing on petition for approval of attorneys' fees.	0:55	299.00	RJS
	Prepare billing records for submission to court in support of petition for approval of attorneys fees.	0:20	107.25	RJS
Nov-19-13	Prepare for hearing on petition to approve attorneys' fees, and travel to and from San Francisco court house for hearing.	2:30	812.50	RJS
	Attend hearing on petition to approve attorneys' fees.	1:05	351.00	RJS
Jan-09-14	Write-Down		-9,890.65	JAH
	Totals	33:03	\$0.00	

FEE SUMMARY:

Lawyer	Hours	Rate	Amount
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Thomas W. Shaver	0:25	\$425.00	\$165.90
Ryan J. Szczepanik	28:14	\$340.00	\$9,174.75
Deborah Flores	4:24	\$125.00	\$550.00

COSTS ADVANCED

	Postage	26.91
Sep-06-13	File & ServeXpress Inv. No. 201308063970901- Filing fee for Petition for Approval of Attorney's Fees	455.00
Sep-30-13	One Legal LLC- Inv No. 1611410	32.20
Oct-11-13	File & ServeXpress Inv. No. 201309063970901	37.90
Oct-16-13	One Legal LLC- Inv No. 1612195- Filed Supplemental Declaration of John A. Hartog	25.95
Nov-08-13	File & ServeXpress Inv. No. 201310063970901	5.00
Nov-20-13	Ryan Szczepanik Expense Reimbursement- 11/19 Hearing San Francisco Court	8.30

Totals	\$591.26
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Total Fees & Costs	\$591.26
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STATEMENT SUMMARY

Previous Balance	8,702.23
Fees Incurred	0.00
Costs Advanced	591.26
Payments Received	0.00

CURRENT FEES AND COSTS DUE	\$9,293.49
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Trust Payment Applied	\$0.00
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TOTAL AMOUNT DUE	\$9,293.49
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HARTOG, BAER & HAND, A.P.C.

4 Orinda Way
Suite 250-B
Orinda, CA 94563 USA

Ph:(925) 253-1717

Fax:(925) 253-0334

May 31, 2015

Barbara McWhirter
3811 Lincoln Road
Santa Barbara, CA 93110

File #: 1527-001
Inv #: 23486

RE: Kelley Ryder, Joan

TAX ID Number 68-0251847

STATEMENT DETAIL

FEES INCURRED

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
	Totals	0:00	\$0.00	
FEE SUMMARY:				
	Lawyer	Hours	Rate	Amount
	Total Fees & Costs			<u>\$0.00</u>

STATEMENT SUMMARY

Previous Balance	1,231.04
Fees Incurred	0.00
Costs Advanced	0.00
Payments Received	0.00

CURRENT FEES AND COSTS DUE	<u>\$1,231.04</u>
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Trust Payment Applied	\$0.00
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TOTAL AMOUNT DUE	\$1,231.04
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London N. Breed
Mayor

TO: Angela Calvillo, Clerk of the Board of Supervisors

FROM: Dr. Grant Colfax
Director of Health

DATE: 12/16/2020

SUBJECT: Grant Accept and Expend

GRANT TITLE: Accept and Expend Gift – Joan-Kelley Ryder Bequest -
\$200,000

Attached please find the original and 1 copy of each of the following:

- ☒ Proposed grant resolution, original signed by Department
- ☒ Grant information form, including disability checklist -
- ☒ Budget and Budget Justification
- ☐ Grant application: Not Applicable. No application submitted.
- ☒ Agreement / Award Letter
- ☒ Other (Explain): Health Commission Resolution.

Special Timeline Requirements:

Departmental representative to receive a copy of the adopted resolution:

Name: Gregory Wong (greg.wong@sfdph.org) Phone: 554-2521

Interoffice Mail Address: Dept. of Public Health, 101 Grove St # 108

Certified copy required Yes ☐

No ☒

From: [Peacock, Rebecca \(MYR\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Kittler, Sophia \(MYR\)](#); [Low, Jen \(BOS\)](#); [Duning, Anna \(MYR\)](#); [Wong, Greg \(DPH\)](#)
Subject: Mayor -- [Resume] -- [Accept and Expend Gift - Retroactive - The Joan Kelley-Ryder Bequest - \$200,000]
Date: Tuesday, January 12, 2021 4:40:51 PM
Attachments: [\(6\) A&E DPH Joan Ryder Gift \(Melgar\).zip](#)
[RE New Proposed Legislation from DPH \(Joan Kelley-Ryder Bequest\).msg](#)

Attached for introduction to the Board of Supervisors is a **resolution retroactively authorizing the Department of Public Health to accept and expend a monetary gift in the amount of \$200,000 from the Joan Kelley-Ryder Trust to support resident care programs for the residents at Laguna Honda Hospital and Rehabilitation Center, for the period of December 1, 2020 through December 30, 2030.**

Please note that Supervisor Melgar is a co-sponsor of this legislation.

Please let me know if you have any questions.

Rebecca Peacock ([they/them](#))
(415) 554-6982 | Rebecca.Peacock@sfgov.org
Office of Mayor London N. Breed
City & County of San Francisco