

I think it will be easier to start my book with the last chapter of my life, If you see where I ended I think it will be easier to understand how my life unfolded to get to the end. I want everybody to understand how they can live a fulfilled life that I have lived and how to become successful more than I ever really dreamed of becoming.

The truth about being successful! You have to believe in God, have integrity and moreover be a decent human being who loves everyone. That's it, if you live within those rules, you will be happy no matter how many mistakes you make. You will be very lucky in life and receive all the pleasures and wonders that life has to offer. You are bound to have bad things happen to you because you're bound to make numerous and boundless mistakes, but if your heart is really in the right place, you will bounce back like a rubber ball. If you try to do the right thing all the time, then you will always find the beauty that is out there waiting free for you, like clouds, flowers, sunsets, rainbows, animals, and beautiful art.

My Life Number 5 beginning December 9, 2009

I will live my life to its fullest, whatever that is. But I will obey my rules

My 7 years Living at Kelly's house

My friend Kelly Michaels had lost his wife. The day after I left Barbara, I called Kelly and asked if he was up for a roommate. He lived on the side of the hill in Carlsbad, California in a spectacular home with a swimming pool in the backyard and an ocean view of the likes I had never seen before. He was living there alone and replied, "I'd love to have you". . He was about five years younger than me, and he had a Rolls Royce ghost and a stretch limo. I had a Rolls Royce Phantom and a 6-pack limo. As soon as I moved in, he made plans and had a garage built behind his house that would house both of our limousines. We became very close friends. The photo is Kelly on the left, Lou Ferraro center and me on the right. I lived there for 7 years until he came down with Parkinson's and needed his family to move in to help care for him.



Kelly owned several racehorses; He had been in the construction business for a long time and owned racehorses both in Florida and in San Diego. He closed his operation in Florida when he toned down his building on the rivers of Tennessee and Alabama. He had a great thing going; he owned the construction company that bought the land and built the houses, and he personally sold the houses, and then he took back the paper and mortgaged them. He had his own suite at the racetrack. I believe it was the K suite.

When I moved into his house, we decided to upgrade to the A suite. It was \$50,000 a year; glass surrounded and right on the finish line, the most exclusive suite at the track. It only had seats for 16 people but on many occasions, we had 50. We had a wall full of food while the wine and the liquor flowed steadily. It was a steady party five days a week for 12 weeks out of the year. He paid 50% while Lou Ferrero and I split the other 50%. Kelly was a great handicapper and won steadily while the rest of us were steadily cheering on the losers.

I did OK gambling on horses; usually I would come out at the end of the year \$1500 or \$2000 ahead with one year I lost \$3000. I usually bet the superfectas, and when I won it was usually above \$1000, so I had a lot of tax liabilities. That means after taxes I usually didn't win anything. Because of my gambling background I figured out the most exciting bets, I hated handicapping each race for all the time it took, so it was easy to only bet on the races where I had better odds on the superfecta. There are not really any good odds, but it would be too complicated to tell you how I did it, and because I didn't win much, but it was fun. Delmar Racetrack is one of the most beautiful racetracks in the world, setting close to the beach.



Having the owner's credentials, being able to park my car right at the entrance with a valet and going down to the paddock to walk with the horses we were running in the next race and being able to take guests with you, well that's a party all by itself. On occasion we would win and end up in the winner's circle. Then we would go up to the suite where we would pop open champagne and celebrate. We would also celebrate with our friends when they won, so we did a lot of celebrations. When Kelly died, I stopped going to the racetrack. Lou Ferraro still has the A suite and always invites me to go. Both Lou and his wife Judy love the races. She screams and hollers when she wins and does a little dance. Lou and Judy are my closest friends, we have dinner at least one evening per week usually, and Lou belongs to the same lunch bunch, so we have lunch together mostly every Friday.

Amy and I have traveled a lot of the world with them, throughout Europe, Myanmar, South America, Mexico and islands in the Caribbean. We cruised with them once on board the cruise ship "the world" where they have a time share, a fabulous experience.

They have a crowd of best friends, and I mean a crowd. They go out to dinner practically every night with friends. You wouldn't imagine it because Judy has published her own cookbook, her greatest recipes. They have many dinner parties at their house, which I'm usually invited. They are feasts with gourmet foods cooked to perfection. They hosted Amy and my wedding reception at their house.

XXXXXXXXXXXXXXXXXXXXXXXXphotos ofn party XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

The Lunch Bunch

The lunch bunch where Lou and I belong includes Ambassador Doug Manchester whom we call Papa Doug, a famous Hotel builder and responsible for most of San Diego's skyline. Terry O'Malley retired CEO one of the largest law firms in the world, Terry Beil, Part owner of Wild Again, the first racehorse to win the () the horse's (sperm) sold for hundreds of millions over the following years. Patrick Galvin a famous realtor in San Diego, especially Rancho Santa Fe, Michael (), who owns and operates Banks in Texas. Carmelo Santori, whom we lost a few years ago, who figured out the unique electronics for Motorola to enable the first mobile telephones. Ted Roth, who helps his brothers run () a national investment firm, Phil Henry, who we lost to cancer last year. He owned a large National avocado distributorship. He was such a great human being I couldn't leave him out like he wasn't one of us, and of course Bertrand Hug, the owner of the restaurant Miel Fleur, where we have our Friday lunches. Bertrand lights up the room anytime he walks into one. I count him as one of my very special friends but so do thousands of other people all around the world. He's one of the most fun-loving, brilliant people I have ever met. Lucky me to break bread with these and more (not listed) smart, fun loving and brilliant men for more than the past twenty years on at least 40 Fridays a year.

Other stand out vacations I have to tell you about

My friend Bertrand Hug owned several restaurants in San Diego. Mr A's one of the Top 5 restaurants in San Diego on top of a building downtown where the airplanes actually fly beneath you to land at the airport. And "Mille Fleur" in the village of Rancho Santa Fe, written up for 20 years running as one of the top 100 restaurants in the United States. The restaurant where our group named the "Lunch Bunch" meets every Friday. Below is Bertrand and his beautiful wife, Denese.



He invited seven of us to go with him on a trip to France where we visited the home he grew up in, right in the middle of France's Burgundy Wine Country. I could write a book just on

that trip, including dinners at spectacular restaurants in Paris and the wine country. Meeting his friends, one who closed down his restaurant and threw a party for just the 8 of us. Private tours and private wine tastings at world famous vineyards. He set up and managed this whole trip in rare form. These are the wonderful friends who make you feel special in the twilight of your life. The trip was so spectacular a few years later we went again, this time the Champagne region with a side trip to Normandy.



Meet Scott Kaplan of the Scott and BR Sports radio show from San Diego. He now works for ESPN in Los Angeles and has his own podcast. He is the best on air radio pitchman in Southern California and my very close friend. We have lunch together frequently and I'm lucky enough to be an investor in his company, "Sided".

Scott and I showed up to the racetrack one day wearing the same fancy shirt that we bought in our friend Maggie Bobileff's fashion store.

Scott, along with Craig Dado, is the originator of "great friends stables" that I was part of for many years, owning, running and winning with many racehorses. Craig was the vice president of the Del Mar racetrack. One day the three of us were in my limo on our way to Barona Casino to play golf. Scott said it was his lifetime dream to own a stable full of racehorses. I looked at him and said you and Craig know a huge number of rich people who would love to belong to a stable like that, run by the two of you. So, what's holding you back. I guess they figured out that day that nothing was holding them back because a few weeks later Scott told me they had started the stables. He is still there owning horses, racing and playing out one of his dreams. Scott also is the founder and operator of a company named Sided which is becoming a booming success. You may hear about it soon if you haven't already.

Maggie (fashion store owner) and her husband Gary were also our friends. Gary is a world famous and most sought-after restorer of rare exotic cars. He has won or placed for many years in the world-famous Monterey 17 Mile Drive car show "Tour de Elegance".

I've accompanied them in their private jet on many occasions, skiing In Jackson Hole Wyoming and other places here in the US. Gary and I also traveled together with the Spirit of Liberties Foundation on a trip to Iraq taking Santa Claus to visit the troops during Christmas.

XXXXXXXXXXXXXXXXXXXXXXXXXphotos targets and flag from IraqXXXXXXXXXXXXX

The boys from the special forces in Iraq also took me out to their shooting range and let me shoot their laser targeting rifles at targets. The flag, I hung on my wall, flew over Camp Spector, Iraq for one day and was presented to me on our last day there.

We also went to Cuba together where I got into a small disagreement with the Cuban ambassador to the United States which ended with a glass of wine at his house. Never fear having a friendly disagreement over a glass of wine, even if he is a communist.

XXXXXXXXXXXXXXXXXXXXXXXXX Cuba photos



My history of cars



I've always had beautiful cars and kept them for a long time. My first luxury car was the 1967 Mark Three Continental which I kept until 1973. I put a phone in it in 1970, one of the first cars to have one.

I bought this "Spartan 11" motor car in 1987, sold it 2022. 35 years and I sold it with less than 50,000 miles on it.



The limo I bought in 2001 with 23,000 miles on it and gave it to Barbara in 2021, with about 275,000 on it. She sold it for a small amount of money; it was 20 years old but still beautiful inside and out.

Rolls Royce Phantom



I've always had such a great time with all my cars, even in high school. The Rolls Royce was no exception. I bought it in 2010 and sold it in 2021. I always told everybody it was the most fabulous car that I ever owned.



XXXXXXXXXXXXXXXXXXXX Photo of the EQS and the G6XXXXXXXXXXXXXXXXXXXX

Now I have an EQS 580 Mercedes all electric, which is now the nicest car that I've ever owned. The G6 belongs to Amy, I rarely drive it. It's a mean machine as she sits up high in it and tells me she can finally see and drive. She drives it like a champion; it's her favorite car ever, and she says she'll never sell it. She named it, "Don't Touch Me". The Cadillac SUV you see in the picture was my work car; I drove it for 5 years and sold it when I bought the EQS in 2022 after I sold the business.

XXXXXXXXXXXXXXXXXXXX Photo of the EQS and the G6XXXXXXXXXXXXXXXXXXXX

My next car is planned to be the Tesla small bus self-driving, which I will put a small bathroom in, a hot plate and microwave to cook with, and a small refrigerator to keep

things cool. I will rig it with 8 tilt back captain's chairs for extreme comfort. I intend to send it ahead of time to the beach or wherever else I want to go to procure a parking spot for the day. Of course, I will have it to drive me wherever I want to go like my limo only without a chauffeur. Extreme pleasures! It should be on sale by early 28. I pray God lets me live long enough to enjoy such a thing.



I will try to live excessively the rest of my life remembering the country roads I walked barefoot on as a child to the fabulous places I've walked throughout my life. Thank you, God, for a fantastic life and the wonderful people you introduced me to along the way.

I will explain to you now my final years at the Corkys pest control business, I believe it will then be more interesting beginning in Life two to explain with Gods help how I got here.

I ran my pest control business with 154 employees with only two supervisors Francesca Bautista, who I called the chief operations officer, Responsible for everyone and Fritz Medor, who ran the accounting office and handled the money.

In the early 1990s I had perfected a computer system which would run my business without supervision. Why would you have a supervisor whose only job would be to talk to employees and bring to you what their impression was of the employee when the computer would give me a report every morning that looking it over for 10 minutes would tell me every single thing each employee had done the day before and each truck in ascending order with troubled trucks at the bottom if there were any all with time and

money totals. One of Francesca's jobs would be to make sure the same truck didn't end up at the bottom every day. We had reports which would track each truck with the start time, job time, and travel time between jobs. Every evening we send emails on their next day's route. I also had a system for the inside that track every single phone call that each person made with their number of sales and a list of any customer not scheduled. That way we only needed one office to handle the whole 154 employees. We delivered the chemistry they needed every two weeks right to their truck on a job site during the day, so they never had to come to the office. Many companies had at least six offices in Southern California which they had to pay for office help and a manager in each location while Corky's pest control never had any of those expenses. We had a large phone room at our headquarters and computer systems that handle all of our customers. I had a lift installed in our back lot where we repaired all of our trucks when they needed it and A large shed where we kept all of our pesticides which was ventilated and under lock and key.

Francesca and I were a great team. If I could think of it, she could make it happen. One of our last wins together was transforming the fumigation department into a profitable part of Corky's. The expenses were all in sales—we simplified the process and boosted profitability. It worked perfectly. At that time our cost to do a good termite inspection was about \$250. It means if you sell one out of three, which is the national average, you are already \$750 in expenses into the job before you start. For our own customers that was fine because they generally didn't want to look anywhere else knowing that we were a straightforward upfront company. About 50% of the phone calls were from customers that had other pest control companies and wanted to check their prices against ours because they were having price shock. All termite companies were having the same problem. The way to fix it was very simple. We only do an inspection when we have a presumed sale. It sounded impossible, but it was really simple. We were straightforward with the customer. We would say send us your inspection from the other company and if we can't substantially beat it, we'll tell you the bid is good, and we won't waste our time or yours.

With the new satellite images of residential areas, we could see their house from the sky. The major thing we needed to know is whether their house had a composite roof or if it was tiled. Tile has a huge list of problems because of breakage when you're walking on tile carrying a 200-pound tarp. But looking at it from the sky, it was easy to find dimensions online so we could determine the approximate cubic feet within about 90 seconds and know whether their price was inflated or whether it was within reason. If it was inflated, we'd tell them so and ask them if we could get the price down to our estimated amount within reason if they would take our job. If they said yes, we would send out our inspector and we closed about 75 to 80% of the jobs we sent our inspector on.

We had to tell them that it wasn't an exact price because the legal rules required an inspection before a price could be given, so we gave them a range and stayed within the limits of the requirements. We gave varied estimates depending on whether it was our own customers or if we can see from our aerial view that there could be other problems and then we would just be honest. It's true when you're absolutely honest people can tell.

Our sales exploded and so did our net profit. We were selling 80% of the jobs we sent our inspectors out to. We went from an income loss to about a 20% income profit. Our inspector sales percentage rose also because they learned how to sound frank with all customers. The lesson was don't try to be a salesperson, just be an inspector with honest straightforward prices.

I owe much of my success to friends who recommended me endlessly: John and Kathy Lynch, Lou and Judy Ferrero, Bertrand and Denise Hug, and Maggie Bobilif. Hundreds of customers came through their word of mouth. You can't put a price on that kind of advertising!

I have known some really smart people in my life. Bertrand Hug, Lou Ferrero, Spencer Douglas, Kent McCulloch, Calista Davies, and Elliot Pierce are some but there are many more. I see the way they think. So, who or what put all of those ideas into my head. How did I put together a pest control service knocking on doors. (1967) How did I figure out how to control ants when nobody else ever had. (1969) How did I figure out the proper service for mobile homes. (1984) How did I figure out putting a dispatch on pest control service trucks backing them up with a phone room sales team. (1986) Computerizing my whole business. (1986) was long before anyone else did. I was not a computer person, but I understood in my mind how I could use that computer method to run my business. Why did I get rid of my middle supervision back in the 1990s and let the computer send me reports instead. 25 years minimum before the rest of the business world started doing it, which is just now. How did I always run into the right people at the right time to help publicize my business? (2004) How in the world did I find somebody who wanted to pay me four times the value of my business, and for cash. (2022) I could run paragraphs of names, and I would still miss somebody. So, I'll just tell you who the customers told me over and over that these people were recommending me to multitudes of people. John and Kathy Lynch, Lou and Judy Ferrero, Bertrand and Denise Hug and Maggie Bobiliff. I know that I have many hundreds of customers just from those people. The good energy that I gave off

brought the good energy right back to me in the form of new customers and other things. The more I gave to people both personally and in charities, seemed to increase the amount of money coming back to me. I have heard people say, "I never met anybody I didn't like." I didn't find that to be exactly true except when I met somebody that I thought gave me unsavory energy. I just kept away from them. That way they didn't affect me negatively and if I had to explain why I just talked about how busy I was and apologized but kept away from them. Back to business

The Final Play: Reconsolidation and the Unexpected Sale

I decided to reconsolidate Corky's and buy back the offices I no longer controlled. It was a quiet plan, executed over the years, beginning in 2018. I think it was 2021 when I finally got everything back under one roof. I intended to die in my CEO chair.

Then came the offers.

Big companies were buying pest control businesses nationwide. I turned down two offers, saying I wouldn't sell no matter the price. My attorney asked what they are offering. I told him, 4 to 5 times gross was the street rumor. He said, "That can't be right." A friend Adam Reed offered to confirm the range at an upcoming seminar where he was sitting next to one of the buyers. He came back and said it was true—and asked if I wanted a meeting. Turns out, I had a boutique-style pest control company with a national reputation. They'd heard of me and wanted Corky's to anchor their Southern California operation. My attorney said if I didn't make a deal, he'd have me committed. I did the math: I'd have to stay in business 40 years longer than I'd likely live to earn that kind of money.

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money. I owned the business for 16 years before Barbara and I got married, But I split the sale with her 50-50. I wasn't going to argue. I was tired of arguing for 13 years prior to the sale. Even half what they were offering divided by two was twice as much money as I thought I could get. Even though I thought in court, I could get a 60-40 split. It wasn't worth the agony, and I'm sure she knew it as a lawyer.

The meeting was set. But there were a lot of negotiations, and the 4 to 5 times gross was not locked in stone. This took several months to reach a mutual price. My attorney told me if I didn't take that offer, he would have me committed. In July of 2022, Barbara and I sold the business.

I intended to die running Corky's pest control from my CEO chair, But I could not overlook the fact that I was 81 years old and it would take me 40 years to make that much money in my current business plan. I have been in this business for 55 years. If I had been smarter, I'd have been way more successful earlier in my life. Think of how lucky I am. It turned out God sent me this buyer who gave me all the money that I could have ever made by doing the things that I should have done all that time. Explain that! I cannot! All of these things from luck? Not a chance!

I was working under a non-disclosure agreement, so I couldn't tell anyone, even Francesca, what was going on. When we turned the company over to the new buyers. The only person the buyers agreed to let know was Fritz to be told because he had to handle all the paperwork. I don't think Francesca ever really forgave me for not telling her, but I gave both her and Fritz \$1,000,000 each on the sale of the business.

I'm now in a completely new life; I have no regrets as many people who sell businesses do. I owned Corky's pest control for 55 years. I never realized the stress that I was under all that time until about a year after I sold it. Funny how you get used to stress. I now have stress with the money in the stock market, and the pressure is whether the market with my stocks goes up or down.

a composite of finding my way through life

Graduated from high school (1959)

Married Terry Lasher (1960)

Divorce Terry after having two children (1963)

Married Calista Davies in 1966

- Started Knocking on doors to build my new pest control service (1967)
- Solving ant control when no one else had (1969)
- Went to Japan and opened Woodies, Divorced Callista (1971)
- Mother died (1974) teamed up with Juanita Sanchez until (1977)
- Playing and learning blackjack as a business (gold mining, (1979)
- Blackjack trips always (1981)
- Designing proper service for mobile homes (1982)
- Went back to pest control full time but kept blackjack trips 5 times per year. (1982)
- Married Barbara Casino and moved back to San Diego (1983)
- Putting the new radios from the Olympics in my trucks (1984)
- Dispatching trucks backed by a phone sales team (1984)
- Using computers for reporting, Eliminating middle supervision (1986-1990s)
- Publicizing Corkys Pest Control with the right people at the right time in (2004)
- Revamping the way the computer system and the employees work together (2005)
- Manipulating software and new dispatch systems took a lot of years (2006 – 2015)
- Changing the way fumigations were sold in the Termite department (2017)
- One of my big mistakes was selling dealerships in the first place. I would have self-owned all of those places. I would have made more money and possibly not gotten sidetracked to Woodies. I gave up those assets for pennies on the dollar.
- There were always companies that were hounding me to sell my business to them.
- The price was always the same, and it would not be sustainable for me to take it.

- Finding a buyer willing to pay four times my believed value in **(2022) Impossible!**

My philosophy and belief in God

I believe God gave us all an afterlife at the time of our birth and turned on our inner light. The energy you give off fills the space around you. Your good deeds and your passion for other people will make that energy good. That good energy will draw good energy, and you may live a wonderful life. If you leave yourself vulnerable to bad energy, it will gather around and possibly your own good energy won't be strong enough to reject it. If you don't turn yourself over to Jesus you might carry that bad energy into your afterlife, and you will live in your own predictable hell. I believe that's the predictable hell the Bible is really talking about, not one full of demons but full of eternal discontent. Your discontent here on Earth may follow you into your afterlife when you die, and your light goes out. If you want eternal memories of flowers, sunsets, loving smiling people, and beautiful art. Those memories don't cost money, they are free.

Do you forgive those who trespass against you. Is it hard trying to forgive yourself for your own trespasses. I believe you can pray to Jesus and if sincere he may forgive you for your trespasses. That's between you and him. Yes, I'm a sinner, I pray he will forgive me. Pray for me if you please, I need help too. Did I do enough for others? Did I repent enough? I believe if I can't forgive myself and if I'm not sincere with Jesus then I will carry those trespasses into my afterlife. In that afterlife I will be happy because of what I took with me, or I will live in hell because of what I took with me. I believe God through Jesus will answer our true sincere prayers.

I told you I don't believe God stands at our side all the time. I believe he sets life rules and expects you to obey them. At the end of life is when your report goes in, journaled every night when you go to sleep preparing your book of life. The energy in your last instant of conscience will judge yourself in its presentation to God or his appointed judge. I believe you can pray to Jesus and if sincere he will forgive you for your trespasses and help you forgive yourself. That's not easy! Only Jesus can do that for you.

Charlie Kirk's wife proclaimed she had forgiven the man who killed her husband. I believe she did it because to hold that hate inside of her would have precluded her from going into the afterlife and joining her energy with Charlie's. Believe that, live that, and you may have a chance for a wonderful hereafter. Only Jesus can do that. BUT! You must ask him to come into your life. I do not believe he comes uninvited.

I believe in God's world an instant and eternity are in the same zone. It seems my life has gone by in a blink. While I am living, it seems to take forever. We read the history of people who lived hundreds of years ago and what it might have been like. They could not have imagined jet planes and fast cars. Now imagine the people who will live hundreds of years in the future and what their lives might be like. We cannot really imagine that either. But all of that energy you manifested during your life will be transported in the instant your light goes out from your body to that place created by God at your birth when the light went on. That instant will be your eternity and will last forever as God promised in your afterlife.

Make good of your life here so your eternity will be what you hope for. Don't let yourself be locked in an eternity of hate when all you must do is talk to Jesus. Pretty simple, huh?

The New Life Change

I'm now in a completely new life; I have no regrets as many people who sell businesses do. I owned Corky's pest control for 55 years; I never had a lawsuit filed against me until just 60 days before we closed. People come out of the woodwork when they realize that a lawsuit could hold up a sale, and you'll likely offer money to settle out of court. They were both unworthy lawsuits in my opinion, but I did settle so that it wouldn't be a problem with the sale going through.



I Closed escrow on this home January 20th of 2020 before even dreaming of selling my business. It's up in the hills of Ramona CA. pretty much on top of its own hill. There are five other houses on this street and two empty lots of many acres in each. The guy that built this house is the person I bought it from who told me it cost him more than \$5 million to build property and all. I believed him as it's a spectacular house, built in 2009, soundproof to the outside. He obviously overbuilt the neighborhood, big time. He lived in it for 11 years and had it for sale for two years without an offer; now was having to move into a medical care facility. Neither he nor his wife were able to live on their own anymore. I bought it from him for 1.3 million. After he sold it to me, he got mad at me having I guess, seller's remorse. Of course, he thought he should get more money for it, but nobody else was offering him anything. It was before I even thought of selling my business, so that's all I wanted to pay for it. If I didn't like it up here and wanted to resell, and I overpaid, I'd be stuck with the same problem he had.

Then in March of 2020 two months after we moved into the house Covid hit.

I have COPD after all of those years of smoking and was not in shape to go into the office and be exposed to all of those people So it all fell on Francesca to run the business. I did as much as I could from home but believe me she had the reins and was driving that business really well. We had such a loyal group of employees that the business prospered pretty well through process. Pest control is one of those businesses that get to stay open because and other pests are health hazard. My employees wanted to work and maintain hey good lifestyle so very few left. It was amazing how Francesca held that whole thing together for the two years Until July of 2022.



Now, after I sold my business, it is my turn to invest in the property. I've put an additional \$2 million into the property, and I'm not done yet. I still couldn't sell it for 2 million, so the joke is on me. I definitely never intend to sell this house. I will leave it to Amy, my 4th wife. We were married in August of 2022. I was 81.

She loves the house so much I know she'll never sell it. I can do whatever I want to do with the property and enjoy living in it as long as I'm able.

She takes care of me and caters to me like she's my nurse, Let alone my loving wife. Her family owns a chain of restaurants across Korea, mainly dealing with pigs' feet, she's a one-time chef and cooks me spectacular meals every single day except when we go out. I'm spoiled to the highest degree. I have been on GLP 1 for about two years and seem very healthy so far.

The house is just under 8000 square feet Including the courtyard. Amy has her own gardens and planter boxes where she grows tomatoes and vegetables and of course harvests the fruit trees. We planted her 165 rose bushes which she prunes and cuts the flowers daily. Yes of course, I had to hire her a housekeeper to take care of the inside of the big house.

3.5 acres hydrated with gazanies



other still shots with other views

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It is absolutely perfect for me. It's just under 7 acres and is like my little farm without animals. "No manure to clean up". I have a worker who is manicuring and taking care of it. We plan and plant, and replant. The property is taking good shape. When I'm finished There will be a fire pit and on the side of the hill and a light show with water sprays included. I've planned for a helicopter pad just to the West of the house. I'm heavily invested in 2 helicopter companies that produce four passenger helicopters which in the future we'll be able to land and take off autonomously to take me to any location in San Diego. I pray God lets me live long enough to enjoy that.

I Bought a cement mixer and had a template made for the steps, poured them with color in the mix, cured them and cemented them down on trails throughout the property. We built rails made out of inch and a quarter galvanized pipe for all the walking paths not on level ground, 500 of them and counting. I know the major accidents for people my age and older is falling so I'm trying to avoid that catastrophe as much as possible,

You can see that I've changed the property dramatically.



I have named the property, Casa de las flores, in spanish that means house of the flowers. I have 175 rose bushes planted in several gardens. I have great cactus gardens in several areas around the property. I have planted prickly pear cactus for fire prevention on the windward side of the house which is NE to SE. I have Hydro seeded three and a half acres with Goozania. The rest of the property is rocks and native chaparral which I dearly love.

You can see I've changed the property dramatically with bulldozers and plantings. I built roads and walking paths with handrails to assist me in walking and places to sit down everywhere if needed. I've had three and a half acres of the 6.7 hydroseeded with Goozania for winter color. I've planted 32 fruit trees which many of them are already bearing.



I have named the property, Casa de las flores, in Spanish that means house of the flowers.

I have 175 rose bushes planted in several gardens. I have great cactus gardens in several areas around the property.



When I was at the nursery looking for the larger trees to plant, the nurseryman said just buy these smaller ones in five years; they'll be grown and producing. I said look at me; I'm in my 80's. I can't wait 5 years. I paid a lot of money not to wait those five years. They hauled those big trees out on big trucks with the machinery. I'm showing you pictures of planting them.

Moving and planting them.

I drove that little dump truck, in the pictures and hauled all of that rock. I had 5 landscapers, some of them filling up the back others after we dumped it spreading it out. There's 350 tons of white multicolored rock and 250 tons of red lava rock lined everywhere to help keep the rattlesnakes out. So far, it's worked very well; we only catch about two rattlesnakes a year or so. We also hauled and disposed of more than 400 dump loads of brush and cuttings.

XXXXXXXXXXXXXXXXXXXXphotos

XXXXXXXXXXXXXXXXXXXXphotos

I also bought a condo downtown in the Metropolitan, part of the Omni Hotel, which is connected with Petco Park, the Padres ballpark. I'm on the 24th floor looking down at San Diego Convention center and San Diego Bay, then over the top of Coronado Island with an ocean view. That's Point Loma distant right where Portuguese Captain Juan Rodriguez Cabrillo discovered San Diego in 1542. We split our time between the condo and the Ramona house. The Ramona house is complicated, so we have people there when we're gone but the condo has doorman security, so nobody needs to stay there.

You might imagine that we would go to a lot of Padres games being right in the same building but no I have no desire. I had Padres tickets for all of those years and tired of going into the crowds and sitting in the seats and only being able to see the part of the game that I'm looking at. I do plan myself around many of their games, but I watch them all on my 92-inch television set with all of the replays and explanations from the announcers. If I open my windows, I can hear the cheers and with a 20 second delay I know when a big play is coming. I have all the joy of being there without being there.

Life is a strange thing Oh that's wonderful God willing I'll spend more time here exploring the meaning of life

I also bought a condo downtown in the Metropolitan, part of the Omni Hotel which is connected with Petco Park, the Padres ballpark. I'm on the 24th floor looking down at the San Diego Convention center and then over the top of Coronado Island with an ocean view. That's Point Loma distant right where Portuguese Captain Juan Rodriguez Cabrillo discovered San Diego in 1542, just under 500 years ago. We split our time between the condo and the Ramona house. The Ramona house is complicated, so we have people there when we're gone but the condo has doorman security, so nobody needs to stay there.

You might imagine that we would go to a lot of Padres games being right in the same building but no I have no desire. I had Padres tickets for all of those years and tired of going into the crowds and sitting in the seats and only being able to see the part of the game that I'm looking at. I do plan myself around many of their games, but I watch them all on my 92-inch television set with all of the replays and explanations from the announcers. If I open my windows, I can hear the cheers and with a 20 second delay I know when a big play is coming. I have all the joy of being there without being there.

I, like most old people, have many aches and pains. One from high school football, most of the rest are from my years in Taekwondo. Heavy duty arthritis in my hands from breaking boards and bricks. Pretty stupid breaking bricks with your hands. I wear copper gloves two sets a day, one when I go to bed at night and then I change to another set in the morning. So, I wear approximately 14 sets of gloves a week that are washed and ready for me on the counter for a quick change anytime needed. It helps my blood circulation which keeps the pain down in my hands. I can only walk about 50 yards before my hips seize up and become very painful. So, I have an electric wheelchair with a 25-mile radius for when I want to go to lunch or dinner someplace downtown, with probably 75 or 80 restaurants or more and lots of places to shop. Walking distance for a normal person. I have an electric tricycle that I can ride all over the place, its street legal and has a 50-mile radius. I rarely need to just ride around and go back and forth. I have a 4-wheel walker for short trips but further that I can walk. I have about a 50-yard radius before my hips freeze up on me, so mostly I walk around without anything, so most people don't know that I use a wheelchair or anything else unless they see me in it. I actually have fun driving all of those things.

She named it "Don't Touch Me" so I don't even have a key. I like luxury and she likes her ruggedness so it's a perfect match.

Meet Amy's daughters who have definitely become part of my family.

Evelyn.

Casa de las Flores and Life with Amy

She takes care of me like a nurse, but more importantly, as a loving wife. Her family owns a chain of restaurants in Korea specializing in pigs' feet, and as a one-time chef she cooks spectacular meals every day. I'm spoiled beyond measure.

Yvette

Meet the rest of my family currently.

God, his angels or his inflections into my conscience, took away the pain in my grief and added the laughter in my blessings.

The Courtyard and Gardens

The house, including its courtyard, is just under 8,000 square feet. Amy tends her own gardens and planter boxes, growing tomatoes, vegetables, and harvesting the fruit trees. Together we planted 165 rose bushes, which she prunes daily. To keep up with the big house, I hired her a housekeeper.

[Insert garden photos here]

The property is nearly seven acres, manicured like a farm without animals— “no manure to clean up.” With the help of a worker, we plan, plant, and replant. Soon there will be a fire pit, a hillside light shows with water sprays, and even a helicopter pad. I’ve invested in two helicopter companies developing autonomous four-passenger crafts. My hope is to live long enough to enjoy them.

Transforming the Land

Bulldozers reshaped the property, carving roads and walking paths with handrails and benches. Three and a half acres were hydroseeded with *Guzanias* for winter color. Thirty-two fruit trees are already bearing.

[Insert drone-generated property photo here]

I named the estate *Casa de las Flores*—House of the Flowers. It now boasts 175 rose bushes, cactus gardens, and vibrant plantings.

At the nursery, when I was told to buy small trees and wait five years, I laughed. “*I’m in my 80s—I can’t wait five years.*” So, I paid for mature trees, hauled in on trucks and planted them with heavy machinery.

[Insert planting photos here]

I even drove the little dump truck myself, hauling 350 tons of white rock and 250 tons of red lava rock to line paths and deter rattlesnakes. It worked—we only catch two or so a year. Over 400 loads of brush were cleared.

Downtown Living

I also bought a condo downtown in the Metropolitan, part of the Omni Hotel connected to Petco Park. From the 24th floor, I look out over the Convention Center, Coronado Island, and Point Loma—where Cabrillo first discovered San Diego in 1542.



We split our time between Ramona and the condo. The condo's doorman security makes it easy to leave, while the Ramona house requires caretakers when we're away.

Though right above the Padres' ballpark, I rarely attend games. After years of season tickets, I prefer watching games on my 92-inch television, complete with replays and commentary. With the windows open, I hear the cheers, and, thanks to the broadcast delay, I know when a big play is coming. It's all the joy of being there—without the crowd.

Living with Aches and Joys

Like most older folks, I carry aches and pains. Football injuries, years of Taekwondo, arthritis from breaking boards and bricks. I wear copper gloves—two sets a day, fourteen a week—to keep circulation flowing and pain down.

Walking is limited to about 50 yards before my hips seize. So I use an electric wheelchair with a 25-mile radius, an electric tricycle with a 50-mile range, and a four-wheel walker for short trips. Most of the time I walk unaided, so few realize I rely on these tools. Truth is, I enjoy driving them.

Family Expands

Amy's daughters, Evelyn and Yvette, have become part of my family.

[Insert family photos here]

Closing Thought

Life at *Casa de las Flores* and in the city, condo is a balance of beauty, comfort, and adaptation. With Amy's care, the gardens bloom, and family close; I find joy every day—even with the aches.

Meet the rest of my family currently.

God, his angels or his inflections into my conscience, took away the pain in my grief and added the laughter in my blessings.

Then came the offers. Big companies were buying pest control businesses nationwide.

I turned down two offers, saying I wouldn't sell no matter the price. My attorney asked what they offer. When I told him, he said, "That can't be right." A friend offered to confirm the offer at an upcoming seminar where he was sitting next to one of the buyers. He came back and said it was true—and asked if I wanted a meeting. Turns out, I had a boutique-style pest control company with a national reputation. They'd heard of me and wanted Corky's to anchor their Southern California operation. My attorney said if I didn't take the deal, he'd have me committed. I did the math: I'd have to stay in business 20 years longer than I'd likely live to earn that kind of money.

I owned the business for 16 years before Barbara and I got married, But I split the sale with her 50-50. I wasn't going to argue. I was tired of arguing for the 13 years Prior to the sale. Even half was twice as much money as I thought that I could get for it. The meeting was set.

I am writing this book for my grandchildren and my great grandchildren praise all of the people and pets that are making my final life happy and comfortable. I grew up in an era at the Birth of technology. I Experienced this planet The way it was Before Technology had completely taken over.

I believe that now that it is rolling along the way, it is that in the next 5 years we're going to experience incredible inventions that will change how everyone lives their own life. I am going to take care of myself and feed my body the best foods because I would like to see the outcome of those 5 years. And the next 10.

This is a book for my great grandchildren and anyone else who wants to read it, so it might be a guide to the change of life during my lifetime so they may gage the change that will happen during their lifetime.

Family, Faith, and Legacy

Meet My Family

Meet the rest of my family as they are today. God, His angels, or perhaps His quiet inflections into my conscience, have taken away the pain of grief and replaced it with laughter and blessings.

I intend to take care of myself, eat the best foods, and stay healthy—because I want to see those fifteen years unfold.

This book is my gift: a guide for my grandchildren, and for anyone who wants to read it. It is a record of how life changed during my lifetime, so they can measure the changes that will come during their lives.

I am writing this book for my grandchildren and my great grandchildren praise all of the people and pets that are making my final life happy and comfortable. I grew up in an era at the Birth of technology. I Experienced this planet The way it was Before Technology had completely taken over. I believe that now that it is rolling along the way, it is that in the next 15 years we're going to experience incredible inventions that will change how everyone lives their own life. I am going to take care of myself and feed my body the best foods because I would like to see the outcome of those 15 years. So, this is a book for my grandchildren and anyone else who wants to read it that might be a guide as to the change of life during my lifetime so that they can Gage the change that will happen during their lifetime.



Preface to the book

I've lived through multiple technological, cultural, and political cycles. But that is my history. Your history begins now. The changes that you will go through in the next 10 years are going to surpass anything that has ever happened in this world before. You must think about your life now to be relevant in the future. Changes came slowly in my past, but changes are going to rush at you like rockets in your future. No one, not even me, can contemplate this future.

I've learned what kind of future I want. I want people to be successful and happy. I believe everyone can achieve great success. But you need guidance, something I did not have.

I'm going to start off with Life 5, my probable final chapter. You'll read about the success I achieved. It will seem that I'm bragging or leading you to believe I've done something spectacular but believe me, I have stumbled my way here. I was very lucky. I should have achieved 100 times more. I lacked guidance.

When you follow me through my life story beginning in life (1) you will recognize huge mistakes including really dumb ones I want you to avoid because of the heavy costs of those mistakes and the misery they led to.

My father went through the 6th grade in school. I got straight A's through the 5th grade. When I got to the 6 and I knew I had it made I got C's and D's thereafter. My dad was my hero; I didn't need to do better than him. His goal for me was to graduate from high school, get a good job at Kellogg cereals and live happily ever after.

I want you to have values, Meditate and decide what those values should be and practice on incorporating those into your lifestyle. It's not an easy thing to do. Don't take this advice lightly. Maybe you can learn from my story.

Your emotions are new to you, and you will feel deeply about them. You have to learn which emotions to follow, and which will create chaos for your heart and life. Sometimes you won't realize it until after your emotions make the wrong decisions. Don't let "I should not have done that" be your way of life. The definition of "stupidity" is doing the same thing over and over again and expecting a different result. I did this many times until it bordered insanity.

I wish you to have ethical clarity and self-guidance so you can influence your own life. I want you to document your life with values and insights for those who come after you. I wouldn't change my life now that I'm here. But I would not want to do this again without guidance. You're not 85 years old. You can start here and move on to great things. Pray or meditate and start guiding your life for the future. My legacy would be your success. Your life will not be valued on your wealth or what you accumulate. It will be evaluated on your human depth and happiness spread to family and friends.



