Exhibit BBB

DECLARATION OF RECORDS CUSTODIAN

Grand Jury Subpoena
United States District Court, Northern District of California
Subpoena No. 2023R00096-013

Records are from: First American Title Company ("First American")

I, Helen Lee, certify and declare as follows:

1. I am over the age of 18 years and not a party to this action.

2. My business address is: 1 First American Way, Santa Ana, CA 92707

3. On or about April 20, 2023, I received a Subpoena to Testify Before a Grand Jury ("Subpoena").

4. I am the duly authorized Custodian of Records or other authorized employee for First American.

5. A complete and thorough search revealed no records in our possession, custody or control that are responsive to the Subpoena.

I declare under penalty of perjury that the foregoing is true and correct and that this Declaration was executed January 10, 2024 at Santa Ana, California.

Helen Lee

US-0015498