

**LIMITED POWER OF ATTORNEY**

Know all men by these presents that the Secretary of Housing and Urban Development of Washington, D.C. (HUD), does hereby make, constitute, and appoint Peter Axelrod, Sandra Mellon, Robert R. English, Larry E. Basinger, Cesaria Martinez, and Chris Estévez of First Preston Incorporated, 1520 Nutmeg, Ste. 112, Costa Mesa, CA 92626, each of whom may act individually, as a true and lawful attorney-in-fact to act in the name, place and stead of the Secretary of HUD for the purposes set forth below:

To sell and convey for cash or credit, real properties located in the State of Arizona Counties of Apache, Cochise, Coconino, Gila, Graham, Greenlee, LaPaz, Maricopa, Mohave, Navajo, Pima, Pinal, Santa Cruz, Yavapai, and Yuma, and the State of Nevada Counties of Clark, Lincoln and Nye; to execute, acknowledge, seal, and deliver any conveyance documents including ground and condominium apartment leases assignments, agreements of sale, special warranty deeds, HUD-1 closing statements, and any other instrument that may be essential or required for the proper conveyance of such property and the recordation of the conveyance documents; to receive on behalf of HUD checks or cash in connection with the sale of such properties; to negotiate, make, execute, sign, seal, acknowledge, and deliver in the name of HUD as lessor leases of such properties and collect rents on such properties.

The rights, powers, and authority of each attorney-in-fact granted in this instrument shall commence and be in full force and effect on the date hereof and such rights, powers, and authority shall remain in full force and effect until 11:59 p.m., Washington, D.C. time, on 2/28/2002 (the "Termination Date") unless otherwise terminated in writing by the execution and delivery of an instrument revoking the authority hereby granted (the "Revocation"). The rights, power, and authority of each and every attorney-in-fact listed above shall automatically terminate upon the termination of his/her employment with FIRST PRESTON INCORPORATED, ("Contractor") and upon termination of the Contractor's contract with the Secretary of HUD.

Any third party may rely upon this document as evidence of Contractor's authority to continue to exercise the powers granted herein until the Termination Date, unless a Revocation has been recorded in the public records of the county where the property is located, or unless such third party has actual notice of the Revocation.

Executed this 22nd day of January, 2001.

SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT

By:



Joseph C. Bates

Director

Santa Ana Homeownership Center

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

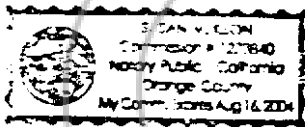
State of CALIFORNIA

County of ORANGE

On January 22, 2001 before me, SUSAN VUKSON, A NOTARY PUBLIC

personally appeared Joseph C. Bates, Director, Santa Ana Homeownership Center,

X person(s) known to me - OR - \_\_\_\_\_ 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 he/she/they executed their signature(s) on the instrument in the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Susan Vukson  
Signature of Notary Public

NO. 116102

FILED AND RECORDED AT REQUEST OF  
FIRST AMERICAN TITLE

MARCH 27, 2001

AT 57 STREET EAST, 03 OROVADA

PM ROOM 154 OF OFFICIAL

RECORDS UNIT 28 LINCOLN

COUNTY, NEVADA

LESLIE BOUCHER

COUNTY RECORDER

BY Leslie Boucher DEPUTY