

FILED FOR RECORDING
AT THE REQUEST OF

Escrowmax, Inc.

2004 OCT 25 PM 3 42

LINCOLN COUNTY RECORDER
FEE \$14.00
LESLIE BOUCHER

LIMITED POWER OF ATTORNEY

Know all men by these present that effective September 28, 2004, the Secretary of Housing and Urban Development of Washington, D.C. (HUD), does hereby make, constitute, and appoint Joan Heid, Firmin Boul, Michael Ryan, Gail Hyland-Savage, Kerry Neterer, George Howell, Jacqueline Sanchez, or Michael Bao of Michaelson, Connor & Boul, 6908 E. Thomas Rd., Ste., 200, Scottsdale, AZ 85251, 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 Cities and Counties of the States of Arizona and Nevada 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 07/31/2005 (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 MICHAELSON, CONNOR & BOUL ("Contractor") or 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 28TH day of September, 2004.

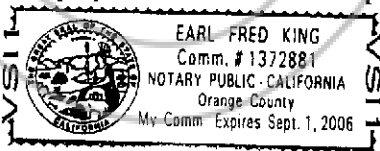
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT

By: _____

Joseph C. Bates
Director
Santa Ana Homeownership Center

State of CALIFORNIA
County of Orange

On September 28, 2004, before me, Earl Fred King, a notary public, personally appeared Joseph C. Bates, personally known to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.

Signature of Notary Public