

WHEN RECORDED MAIL TO:
STEWART TITLE
P.O. Box 12400
Reno, NV 89510

174385

LIMITED POWER OF ATTORNEY

HUD-10

Know all men by these present that the Secretary of Housing and Urban Development of Washington, D.C. (HUD), does hereby make, constitute, and appoint Robert Kolitz, James T. Donnelly, Michael C. Meyer, Dianne Strickland, Toni Johnson, Denise Navarro, Mary Ann Gontarz, Tricia Herrera, Rose Romero, Carolyn Bennett, Song Vue, Indira Grewal, and Evelyn Rocket. Golden Feather Realty Services, 1600 Sacramento Inn Way, Sacramento, CA, 95815, 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:

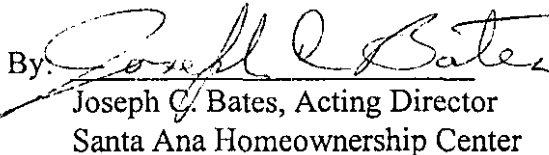
To sell and convey for cash or credit, real properties located in the State of California Counties of Stanislaus, Mariposa, Merced, Madera, Fresno, Kings, Tulare, Kern, Alameda, Contra Costa, Del Norte, Humboldt, Lake, Marin, Mendocino, Monterey, Napa, San Benito, Santa Clara, San Francisco, San Mateo, Santa Cruz, Solano, Sonoma, Alpine, Amador, Butte, Calaveras, Colusa, El Dorado, Glenn, Lassen, Modoc, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Sierra, Siskiyou, Sutter, Tehama, Trinity, Tuolumne, Yolo, Yuba, and the State of Nevada Counties of Northern Nye, Persing, Storey, Washoe, White Pine, Mineral, Lyon, Lander, Humboldt, Eureka, Esmerelda, Elko, Douglas, Churchill, and Carson City; 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 2/28/2001 (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 GOLDEN FEATHER REALTY SERVICES, ("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 14th day of March, 2000

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT

By: 
Joseph C. Bates, Acting Director
Santa Ana Homeownership Center

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

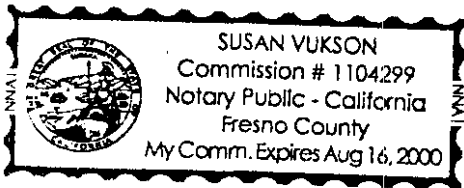
State of CALIFORNIA

County of ORANGE

On March 14, 2000, before me, SUSAN VUKSON, A NOTARY PUBLIC

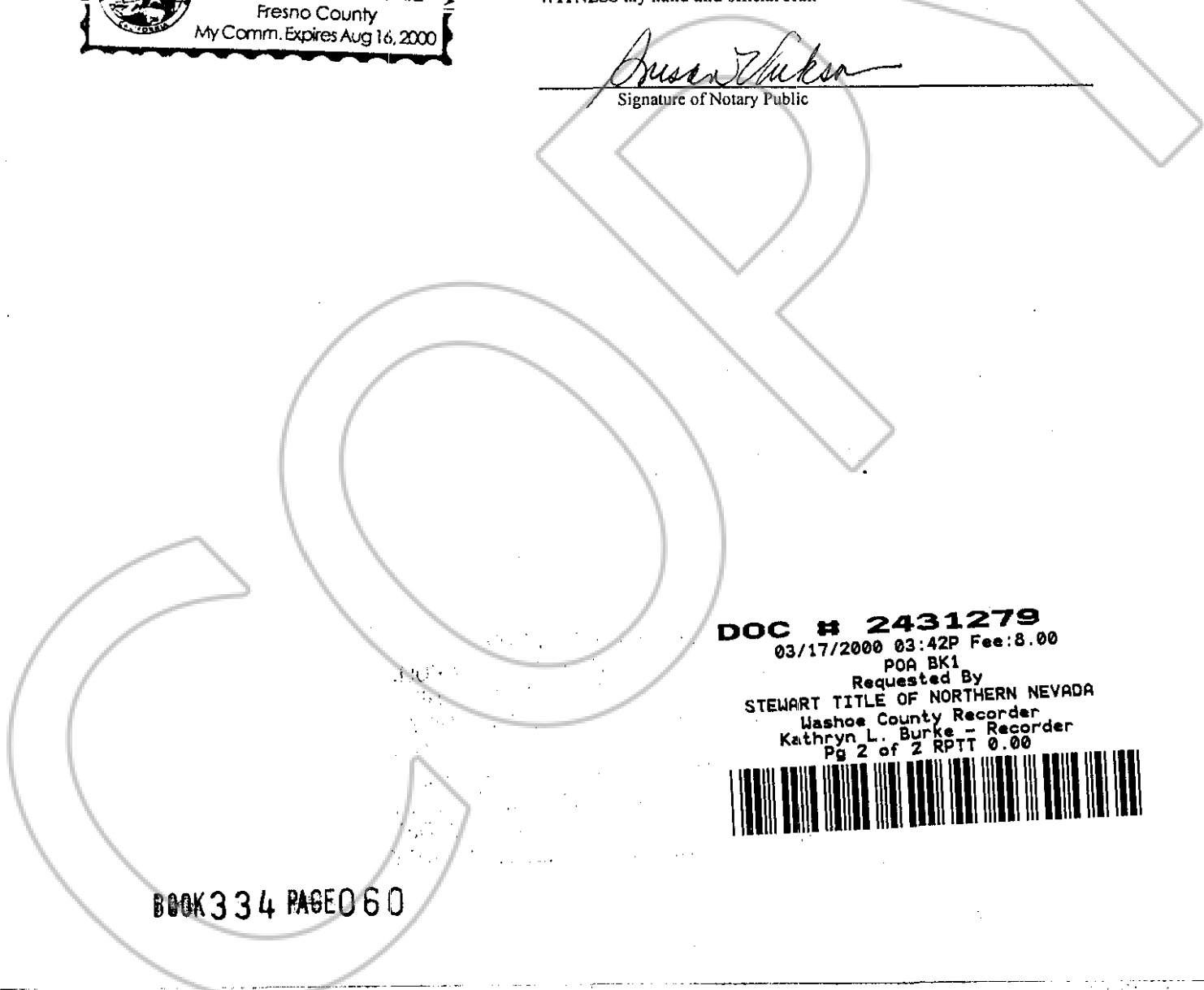
personally appeared Joseph C. Bates, Acting Director, Santa Ana Homeownership Center.

X personally know 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 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.

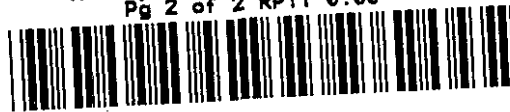


WITNESS my hand and official seal.

Susan Vukson
Signature of Notary Public



DOC # 2431279
03/17/2000 03:42P Fee:8.00
POA BK1
Requested By
STEWART TITLE OF NORTHERN NEVADA
Washoe County Recorder
Kathryn L. Burke - Recorder
Pg 2 of 2 RPTT 0.00



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BOOK *334* PAGE *59*
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Cow County Title
00 APR 12 PM 1:02

EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES *9.00*

174385

COPY

CERTIFIED COPY
THE FOREGOING DOCUMENT IS A FULL
TRUE AND CORRECT COPY OF THE
RECORD IN THE OFFICE OF COUNTY
RECORDER, WASHOE COUNTY, NEVADA
WITNESSE MY HAND AND SEAL THIS
17th DAY OF *March*, *17th*
KATHRYN L. BURKE, COUNTY RECORDER
BY *Renee Schebler* DEPUTY

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