

LIMITED POWER OF ATTORNEY

Know all men by these present that effective February 29, 2004, the Secretary of Housing and Urban Development of Washington, D.C. (HUD), does hereby make, constitute, and appoint Michael C. Meyer, Michael Sherman, Toni Johnson, Mary Ann Gontarz, Lew Carlson, Ezac Reyes, Regina Griffith, Thomas Andrade, Camell Johnson, Gilbert Gonzales, Lorrie Anderson, Song Vue, Sarah Oyler, Andy Lee, Sam Xoing, Joel McCall, Rhona Miles, Tanya Stone, Marilyn Douglas, Tricia Herrera, Lisa Tabaldo, Michelle Jamias, Jenny Adey, Steven Koehler, Erin Grimes, Susan Favereaux, Elsa Garber, Rebecca Hu Wong, Capri Dobson, Monica Miles, Maricela City, and Dianna Carroll, of 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, Solusa, El Dorado, Glenn, Lassen, Modoc, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Sierra, Siskiyou, Sutter, Tehama, Trinity, Tuolumne, Yolo, and Yuba, and the State of Nevada, Counties of Northern Nye, Persing, Storey, Washoe, White Pine, Mineral, Lyon, Lander, Humboldt, Eureka, Esmerelda, Elko, and Douglas, 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 4/30/2004 (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") 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 4th day of February, 2004

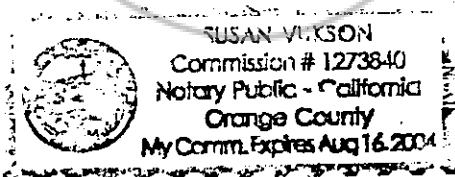
RECORDED WITHOUT LIABILITY
ACCOMMODATION ONLY

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

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

State of CALIFORNIA
County of Orange

On February 4, 2004, before me, Susan Vukson, 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.

Susan Vukson
Signature of Notary Public