

**LIMITED POWER OF ATTORNEY**

Know all men by these presents that the United States Department of Housing and Urban Development (HUD), an agency of the United States of America, does hereby make, constitute, and appoint Kelly Oswald, Kevin Alaimo, Mary Christine Seitz, John McDuffee, Belinda Mendoza, Michael Kampschneider, Steve Warren, Brendan Kennedy, Edna C. Smith, Nikki Brumley, Michele Watney, SanDra Ramsey, Elaine Copeland or Nicole Kirkwood of First Preston Management, Inc., 5040 Addison Circle, Suite 300, Addison, TX 75001, (Contractor) as its true and lawful attorneys-in-fact to act in the name, place, and stead of HUD for the purposes set forth below:

To sell and convey for cash or credit, real properties located in the states of Colorado, Iowa, Minnesota, Montana, Nebraska, New Mexico, North Dakota, South Dakota, Texas, Utah, Wisconsin and Wyoming; to execute, acknowledge, seal, and deliver any 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; 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 the attorneys-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 March 29, 2004 (the "Termination Date") unless otherwise terminated in writing by the execution and delivery of an instrument revoking the authority hereby granted (the "Revocation").

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 18<sup>th</sup> day of Feb, 2003.

UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

REC \$ 5  
AUD \$ 1  
R.M.F. \$ 1

By: [Signature]  
Ron Bailey, Director  
Denver Single Family Homeownership Center

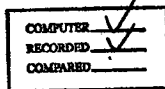
Signed in the presence of:

[Signature]  
[Signature]

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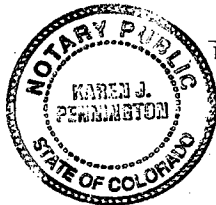


STATE OF COLORADO }  
CITY AND COUNTY OF DENVER }

NICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

This 18<sup>th</sup> day of Feb, 2003, personally came before me Ron Bailey, to me known personally, who being duly sworn, says that he is Director, Denver Single Family Homeownership Center of the United States Department of Housing and Urban Development (HUD), said writing was signed by him on behalf of HUD by its authority duly given, and he acknowledged the said writing to be the act and deed of HUD.

Witness my hand and official seal this 18<sup>th</sup> day of Feb, 2003.



[Signature]  
Notary Public  
My Commission Expires 9/29/2005

AFTER RECORDING  
RETURN TO:  
First Preston Management, Inc.  
Attn: Belinda Mendoza  
5040 Addison Circle, Suite 300  
Dallas, Texas 75001

[Signature] First American Title Insurance  
13911 Ridgedale Dr, Suite 135  
Minnetonka MN 55305