

LIMITED POWER OF ATTORNEY

State of Nevada)
 : SS.
County of)

KNOW ALL MEN BY THESE PRESENTS, that I, ROBERT C. DOWNER, the undersigned, of 944 Vassar Street, Carson City, Nevada 89701, hereby make, constitute, and appoint JOHN GULINO, of Douglas County, Nevada, with a mailing address of 108 So. Carson Meadow Drive, Carson City, Nevada 89701, and R. ALAN RUTLEDGE, of Carson City, Nevada, with a mailing address of P.O. Box 604, Carson City, Nevada 89702, my true and lawful attorneys in fact, for me and in my name and on my behalf to receive and receipt for any and all sums of money or payments due or to become due to me; to act for me in any business in which I am now or have been engaged or interested having to do with the real property hereinafter described in Exhibit A; and to sign any deed required to convey the real property or any portion thereof as described on Exhibit A, with the same force and effect to all intents and purposes as though I were personally present and acting for myself, hereby ratifying and confirming whatsoever my said attorney shall do by authority hereof.

I also give unto said JOHN GULINO and R. ALAN RUTLEDGE full power to do and perform all and every act that I may legally do through an attorney in fact, and every proper power necessary to carry out the purposes for which this power of attorney is granted, until its revocation, hereby ratifying and affirming that

which JOHN GULINO and R. ALAN RUTLEDGE or their substitute shall lawfully do or cause to be done by themselves or by their substitute lawfully designated by virtue of the power herein conferred upon them.

Said attorneys in fact are authorized to grant, bargain, sell, convey or contract for the sale and conveyance of the real property as described on Exhibit A, located in the County of Douglas, State of Nevada, and to make, execute, acknowledge, and deliver a good and sufficient deed of conveyance, or any other instrument, necessary to effect sale of such property.

Pursuant to NRS 111.460, this power of attorney is not affected by disability of the principal.

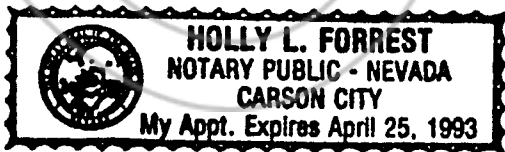
DATED this 24 day of February, 1990.

Robert C. Downer
ROBERT C. DOWNER

STATE OF NEVADA)
COUNTY OF Carson) SS.

On this 24th day of February, 1990, before me, Holly L Forrest, a Notary Public in and for said State, personally appeared ROBERT C. DOWNER, personally known to me to be the person whose name is subscribed to this instrument, and acknowledged that he executed it. I declare under penalty of perjury that the person whose name is ascribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.

Holly L Forrest
Notary Public



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EXHIBIT "A"

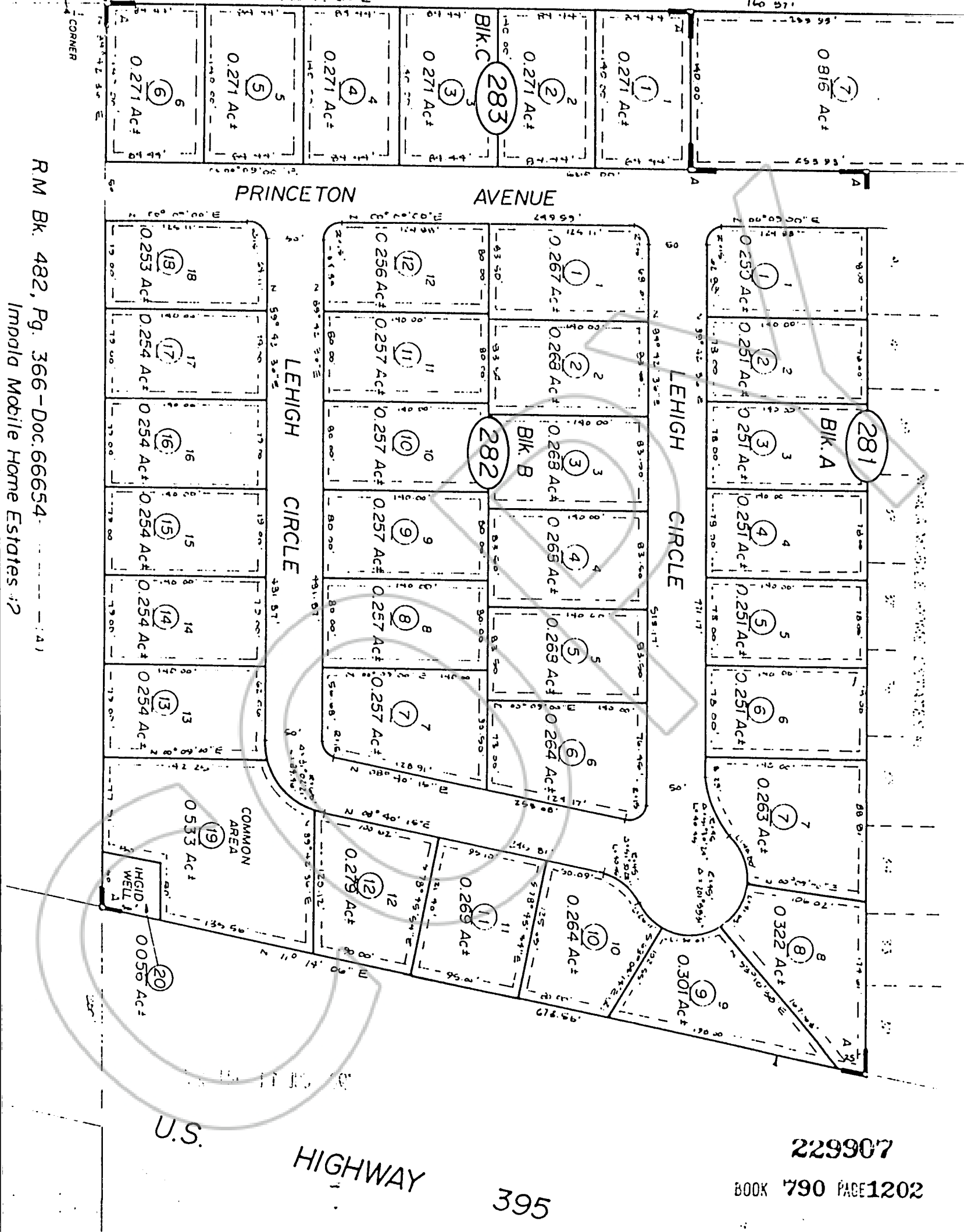
All that certain real property in the County of Douglas, State of Nevada, located on what is commonly known as Princeton Avenue, Downer-Impala Estates, consisting of that portion or parcel shown as an exception on both Final Maps of Impala Mobile Home Estates Units #1 and #2, as Documents, No. 20555 and 66654, Douglas County Records, which is more fully described as follows:

Beginning at a point bearing N. 00° 09' 00" E. 506.64 feet north of the 1/4 corner of Section 7/18, T. 14N, R. 20 E. M.D.B. & M., thence continuing on the same bearing 253.93 feet; thence S. 89° 42' 36" W. a distance of 140.00 feet to the point of beginning, containing 0.816 acres, more or less.

APN 13-283-07

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HIGHWAY

U.S.

RM Bk. 482, Pg. 366 - Doc. 66654

Imiola Mobile Home Estates

CORNER

COPY

REQUESTED BY
George Keeler
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

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SUZANNE BLAUDREAU
RECORDER
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