

SPECIAL POWER OF ATTORNEY

I/We PATRICK & SHELLEY ABRUZZINI, of
OAKDALE (city), STANISLAUS (county),
CALIFORNIA (state), appoint(s) R. L. NOWLIN to act in
my place for the purposes below:

- (1) To grant, bargain, sell, and convey my interest, or any part thereof, in the real property, described in Exhibit "A" attached hereto, for such price and on such terms and conditions as he shall deem proper, with or without the taking back of a purchase money mortgage or deed of trust, and to collect and receive the proceeds from any such sale.

To enter into any contract or contracts for the sale of said premises, or any part thereof, with such persons and upon such terms as he shall in his discretion elect and to execute, acknowledge, and deliver in my name such deeds or conveyances, with such covenants or conditions as he may deem proper, that may be required for the transfer of said interest in said property, or any part thereof or of any interest therein.

- (2) To demand, sue for, collect, and receive all rents now due or which shall at any time hereafter become due to me from past, present, or future tenants or occupants of the lands, buildings, or other structures, or any parts thereof, located on the property described in Exhibit "A" attached hereto.
- (3) To use what funds are presently available in trust accounts where the funds have been set aside specifically for developing the land and improvements described on Exhibit "A" attached hereto, or any part thereof.

I further grant to my attorney in fact full authority to act in any manner both proper and necessary to the exercise of the foregoing powers and ratify every act that he may lawfully perform in exercising those powers.

This power of attorney is granted for a period of five (5) years and shall become effective March 1, 1991 and shall terminate on February 28, 1996 .

Executed this 12th day of APRIL, 1991, at OKDALE, CALIFORNIA.

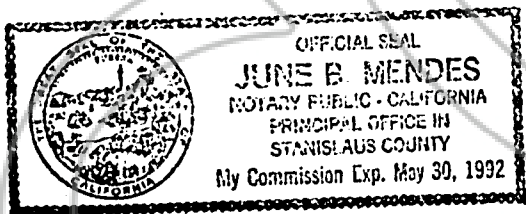
[Signature]
PATRICK ABRUZZINI

[Signature]
SHELLEY K. ABRUZZINI

ACKNOWLEDGMENT

STATE OF California)
) ss.
COUNTY OF Stanislaus)

On this 12th of April, in the year 1991, before me, June B. Mendes, a Notary Public, personally appeared Patrick O. and Shelley K. Abruzzini, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and acknowledged that he/they executed it.



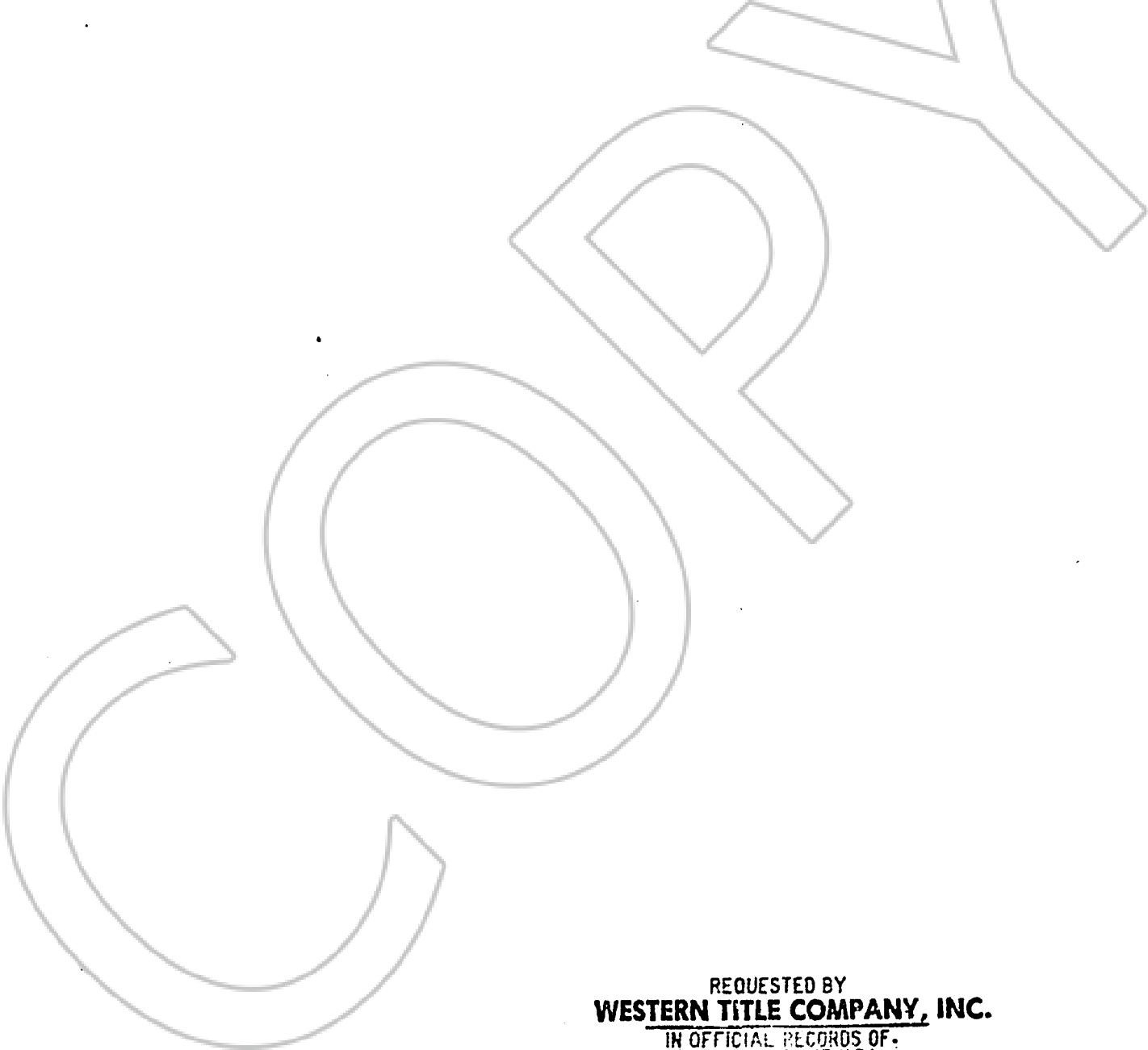
[Signature]
Notary Public for said County and State

My commission expires: May 30, 1992

EXHIBIT "A"

All that real property in the County of Douglas, State of Nevada, bounded and described as follows:

- (1) Being all of Parcel D, as shown on the Parcel Map for L&A Engineering and Equipment filed in the Office of the County Recorder of Douglas County, Nevada on December 30, 1980 in Book 1280 of Parcel Maps at Page 1787 as file number 52056.
- (2) Being all of Parcel ~~52056~~ C, as shown on the Parcel Map for L&A Engineering and Equipment filed in the Office of the County Recorder of Douglas County, Nevada on December 30, 1980 in Book 1280 of Parcel Maps at Page 1787 as file number 52056.



REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF:
DOUGLAS CO., NEVADA

91 OCT -9 12:35

SUZANNE BEAUDREAU
RECORDER
\$ 17.00 PAID [Signature] DEPUTY

262183
BOOK **1091** PAGE **1370**