SPECIAL POWER OF ATTORNEY

We, ROBERT A. DUBIN and DIANNE B. DUBIN, as partners of 4-D Investments, a Nevada general partnership, and each of us, hereby appoint DON J. DUBIN, of Genoa, Nevada, as my attorney in fact, to act in my capacity to do every act that I or we may legally do through an attorney in fact, effective immediately, and continuing indefinitely until revoked, as to all real property interests held in Douglas County, Nevada owned by 4-D Investments, a Nevada General Partnership.

These powers will continue to exist notwithstanding my subsequent disability or incapacity.

The powers granted specifically include, without limitation, the right to execute any and all documents for the sale or exchange of the following real property:

1. 759 Hornet Drive, Gardnerville, NV APN 1220-21-710-105, further described as:

Lot 580, as shown on the map of Gardnerville Ranchos Unit No. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, as Document No. 72456;

and also described in the Corporation Grant Deed recorded as Document No. 0377087, Book 1295, Page 2627.

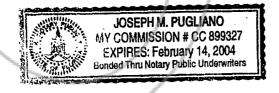
|||| ||||| |||| 2. 1374 Leonard Drive, Gardnerville, NV APN 1220-21-710-043, further described as:

Lot 525, as shown on the map of Gardnerville Ranchos Unit No. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, as Document No. 72456;

and also described in the Grant, Bargain, and Sale Deed recorded as Document No. 0377083, Book 1295, Page 2615

These powers include those previously granted in the two (2) Special Power of Attorneys dated 15 December 1995, and recorded in the official records of Douglas County Nevada at Book 1295, Page 2616, as Document No. 377084, and at Book 1295, Page 1629, as Document No. 377088, which documents and powers are incorporated herein by this reference.

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ROBERT A	DUBIN		DIANN	E B. DÜBIN		•
STATE OF)) ss.				
COUNTY (Piae Ilai) OF MANATE E) 55.			>	
On _	4-10-01		2001, personal	ly appeared	before me, a i	notary
public, ROB	BERT A. DUBIN a					
to be the per	rsons whose name	s are subsc	ribed to the abo	ve instrument	t who acknowl	edged
that they exc	ecuted the instrum	ent.				
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// Nota	ry Public					



WESTERN TITLE COMPANY, INC.

IN OFFICIAL RECORDS OF DOUGLAS CO. BEYADA

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