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APN # 1318-22-002-003

REQUESTED BY
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DOUGLAS CO., NEVADA

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WERNER CHRISTEN
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Recording Requested by:

Name Dawson DeJarr

Address 4080 13188

City/State/Zip So Lake Tahoe, CA
96151

IRREVOCABLE POWER OF ATTORNEY REGARDING TRANSFER OF
(Title of Document)
RESIDENTIAL UNITS

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESS, OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fee applies)

This cover page must be typed or printed.

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BK0704 PG07298

Recording requested by
and when recorded mail to:

DAWSON DETARR
PO Box 13188
{Purchaser}
{Purchaser's Address} 50 Lake Tahoe,
CA 96151

**IRREVOCABLE POWER-OF-ATTORNEY
REGARDING TRANSFER OF RESIDENTIAL UNITS**

THIS IRREVOCABLE POWER-OF-ATTORNEY REGARDING TRANSFER OF UNITS ("Power-of-Attorney") is made as of the 14th day of July 2004 ("Effective Date"), by and between JOHN MORRIS ("Seller") and DAWSON DETARR ("Purchaser").

WHEREAS, Seller is the owner of that certain real property located in the County of Douglas, State of Nevada, commonly known as Assessor's Parcel No. 1318-22-002-003 (the "Sending Parcel").

WHEREAS, appurtenant to the Sending Parcel are 1 Residential Units (the "Units"), as defined in the Tahoe Regional Planning Agency ("TRPA") Code of Ordinances.

WHEREAS, Seller has conveyed the Units to Purchaser pursuant to that certain Agreement for Purchase and Sale of Residential Units dated July 7, 2004.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto agree as follows:

Seller hereby appoints Purchaser as agent ("Agent") of Seller solely for the limited purposes of transferring the Units or any portion thereof to an appropriate receiving parcel(s) designated by Purchaser and approved by TRPA. Agent is authorized and empowered to execute on behalf of Seller, from time to time, (i) all declarations of covenants, conditions, and restrictions pertaining to the Units in the form required by TRPA and approved by both TRPA and Seller, and (ii) TRPA applications and other documents reasonably required by TRPA to transfer of the Units from the Sending Parcel to appropriate receiving parcel(s) designated by Purchaser and approved by TRPA.

Seller and Purchaser have agreed the Units may remain banked on the Sending Parcel until transferred to a receiving parcel(s) designated by Purchaser and approved by TRPA, but in no event for longer than May 31, 2007. Seller has agreed, among other things, not to encumber the Units in any manner (except in favor of Purchaser) and to cooperate in all reasonable ways to facilitate transfer of the Units off the Sending Parcel as required by Purchaser.

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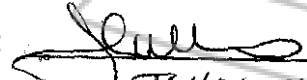
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The rights and restrictions set forth herein shall be deemed covenants running with the land or as equitable servitudes, as the case may be, shall constitute benefits and burdens to the Sending Parcel, and shall be binding on Seller, its assignees, and all persons acquiring or owning any interest in the Sending Parcel.

This Power-of-Attorney may be executed in one or more counterparts, each of which will be deemed an original, and all of which together will constitute one and the same agreement.

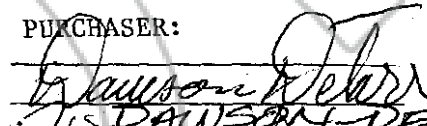
IN WITNESS WHEREOF, the parties hereto have executed this Power-of-Attorney effective as of date first set forth above.

SELLER:



JOHN MORRIS

PURCHASER:



VINCENT PETARR

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State of California)
) ss.
County of EL DORADO)

On July 15, 2004 before me, Erikasteka Browne Notary Public personally appeared JOHN MOORE personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

SIGNATURE

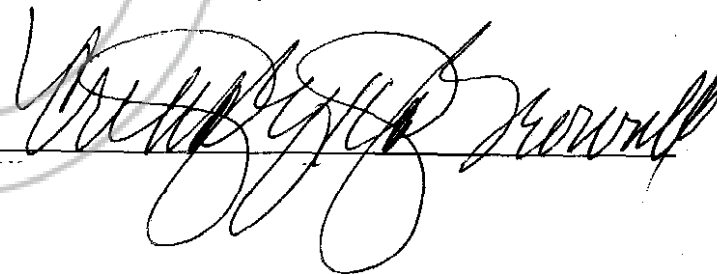


State of California)
) ss.
County of EL DORADO)

On July 15, 2004 before me, Erikasteka Browne, Notary Public personally appeared DAWSON DETARR personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

SIGNATURE



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