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Limited Power of Attorney

MTGLQ INVESTORS, L.P.

KNOW ALL MEN BY THESE PRESENTS, that MTGLQ Investors, L.P. ("MTGLQ") in order to carry out the intent and purposes of that certain Account Management and Marketing Agreement ("Agreement") dated the 29th day of November, 2004, by and between M.D. Webb & Associates Inc. ("MDW") and MTGLQ, and in accordance with the provisions of the Agreement, does hereby irrevocably appoint MDW and its officers, employees and agents (hereinafter "Servicer"), as its true and lawful attorney-in-fact, with full power of substitution to execute, acknowledge, seal and deliver contracts, deeds and instruments of sale, conveying and transferring title of the Managed Properties to third party purchasers, appropriately completed, with all ordinary or necessary endorsements, acknowledgments, affidavits, and supporting closing documents, including but not limited to HUD-1 settlement statements, as may be necessary or appropriate to effect their execution, delivery, conveyance, recordation or filing, insofar as such actions are in compliance with and in furtherance of MDW's obligations under the Agreement. MTGLQ further grants to the Servicer full authority to act in any manner both proper and necessary to exercise the foregoing power, and ratifies every act that MDW may lawfully perform in exercising that power by virtue hereof.

Capitalized terms used herein and not otherwise defined shall have the meaning assigned to them in the Agreement.

IN WITNESS WHEREOF, the undersigned has duly subscribed these presents as of November 17, 2004.

MTGLQ INVESTORS, L.P.

By: MLQ L.L.C., its general partner

By: *[Signature]*

**STATE OF FLORIDA:**

COUNTY OF Pinellas

On this 11th day of March, 2005, before me, a Notary Public in the State of Florida personally appeared Linda Peterson, known to me to be the person whose name is subscribed to the within Limited Power of Attorney and to be a Vice President of the said company, and acknowledges that he/she executed the same on behalf of such corporation for the purposes therein contained: the proper corporate seal was affixed; and this document was signed and delivered by the corporation as its voluntary act and deed by virtue of authority from its board of directors.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

*[Signature]*  
Notary Public

BARBARA J. NEEDLEMAN

Printed Name:

10-24-07

Commission Expires:



*O'Brien*