

SPECIAL POWER OF ATTORNEY

DATE: _____

PRINCIPAL: _____

ATTORNEY: _____

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby constitute and appoint the above named individual as my true and lawful attorney, for me in my name, place and stead, to transact any and all of my business and to do and perform all things and acts relating to the refinance closings of _____ in the City/County of _____ with Capital Center, LLC; which I might personally do, including but not limited to the signing of a Note, Agreements, Deed of Trust, closing statement, and all ancillary documents which may be required in such loan closings with Capital Center, LLC and the refinance of _____ in the City/County of _____.

This power of attorney shall remain in full force and effect until revoked in writing by me, but in the absence of actual knowledge of its revocation, it may at all times be relied upon by any person, firm or corporation dealing with my attorney, as remaining in full force and effect, and such person, firm or corporation shall have no liability to me with respect thereto. This power of attorney shall not terminate in the event of any disability or incapacity of mine but shall continue and be exercisable by my attorney.

WITNESS the following signature and seal:

_____ (Seal)

STATE OF _____
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged before me this the _____ day of _____, 20____ by _____.

Notary Public

My commission expires:

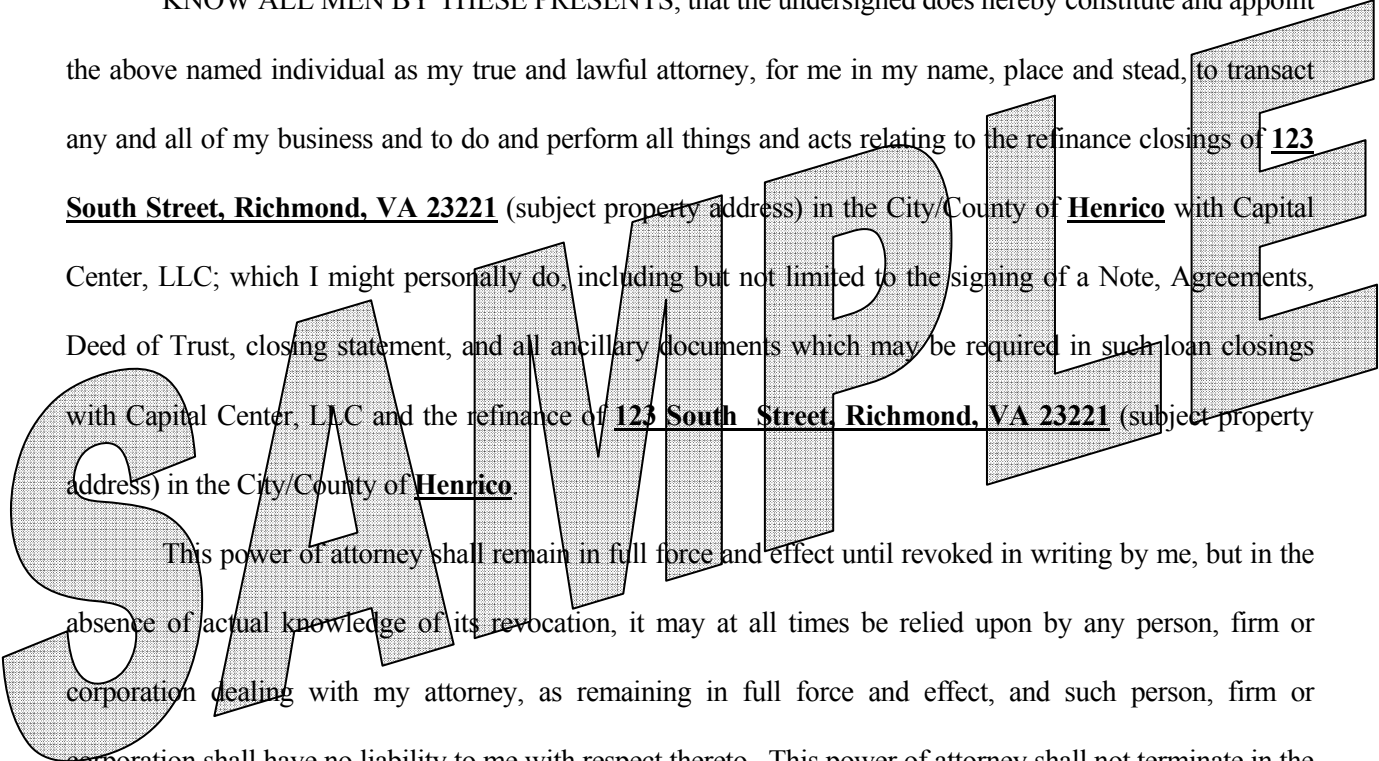
SPECIAL POWER OF ATTORNEY

DATE: January 1, 2003

PRINCIPAL: John Doe (Party not present at closing) **(NAME MUST BE THE SAME AS THEY HOLD TITLE)**

ATTORNEY: Jane Doe (Party able to attend closing)

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby constitute and appoint the above named individual as my true and lawful attorney, for me in my name, place and stead, to transact any and all of my business and to do and perform all things and acts relating to the refinance closings of 123 South Street, Richmond, VA 23221 (subject property address) in the City/County of Henrico with Capital Center, LLC; which I might personally do, including but not limited to the signing of a Note, Agreements, Deed of Trust, closing statement, and all ancillary documents which may be required in such loan closings with Capital Center, LLC and the refinance of 123 South Street, Richmond, VA 23221 (subject property address) in the City/County of Henrico.



This power of attorney shall remain in full force and effect until revoked in writing by me, but in the absence of actual knowledge of its revocation, it may at all times be relied upon by any person, firm or corporation dealing with my attorney, as remaining in full force and effect, and such person, firm or corporation shall have no liability to me with respect thereto. This power of attorney shall not terminate in the event of any disability or incapacity of mine but shall continue and be exercisable by my attorney.

WITNESS the following signature and seal:

John Doe (Seal)
(signature of principal)

STATE OF _____
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged before me this the _____ day of _____, 20____ by _____
(name of principal)

Notary Public

My commission expires: