

**POWER OF ATTORNEY  
(REAL ESTATE)**

KNOW ALL MEN BY THESE PRESENTS, that I/We **Bridge Street Investments LLC** hereby make, constitute and appoint ~~Juan Franco~~ as my true and lawful attorney in fact with full power and authority in my name and in my stead and on my behalf **Juan Fernando Franco Hernaiz**

1. The Power to perform any and all acts necessary to purchase, sell, convey, transfer title, deliver deeds, bargain, encumber, or contract for the sale or purchase of certain real property described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO**

also known by street and number as: **278 Hanson Ranch Road, Condominium Unit 402, 403,, Vail, CO 81657**

2. To execute and deliver a Warranty Deed or Quit Claim Deed conveying said real property to a third party.
3. To execute a promissory note or notes creating and evidencing an obligation as therein set forth, and to execute a Deed of Trust encumbering the above described real property and securing the repayment of the obligations described in said promissory note, and to execute all assignments of rents, financing statements, and security agreements in addition to the Deed of Trust to secure repayment of the obligations set forth in said promissory note.
4. To sign on my behalf settlement statements, disclosure statements, acceptance statements, affidavits concerning mechanic's liens, assignment of security deposits, extensions of the contract for purchase and sale, 1031 Exchange documents and any and all other documents and instruments required as part of the closing function pertinent hereto.
5. To disburse, receive, manage and control money, funds, and credits pertaining to said closing function, including but not limited to 1031 Exchange Funds.

AND in general I give my said attorney in fact full power to handle all my business affairs in such manner and with such authority as myself might exercise, including the power to make, execute, and acknowledge instruments of every kind which may be proper or requisite to effectuate all or any of the premises.

I hereby ratify, confirm and approve each and every act of my said attorney heretofore and hereafter taken in conformity with this power of attorney.

THIS power of attorney shall be effective until revoked by me in writing, such revocation to be delivered to the attorney in fact above named. Everyone dealing with my said attorney in fact shall be entitled to rely upon the certificate of such attorney in fact to the effect that his/her power is in effect and has not been revoked.

THIS power of attorney shall not be affected by the disability of the principal.

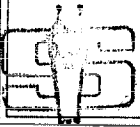
IN WITNESS WHEREOF, I have set my hand on this 18 day of March, 2012

Bridge Street Investments LLC  
By: [Signature]  
**Augustin Maria Franco Macios**  
State of Colorado  
County of Eagle

The foregoing instrument was acknowledged before me this 18 day of March, 2012 by Augustin Maria Franco Macios as member of Bridge Street Investments LLC.

**CHELSEA FIMBEL  
Notary Public  
State of Colorado**

Witness my hand and official seal  
[Signature]  
Notary Public:  
My commission expires: 7/31/2013



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL ONE:**

Condominium Unit 402,  
BRIDGE STREET LODGE, A CONDOMINIUM,  
according to the Condominium Map of Bridge Street Lodge recorded December 29, 1995 in Book 684 at Page 840 as Reception No. 580845 and as defined and described in the Amended and Restated Condominium Declaration for Bridge Street Lodge, a Condominium recorded December 29, 1995 in Book 684 at Page 839 as Reception No. 580844 and First Amendment recorded August 26, 1996 in Book 703 at Page 636 as Reception No. 599622

**PARCEL TWO:**

Condominium Unit 403,  
BRIDGE STREET LODGE, A CONDOMINIUM,  
according to the Condominium Map of Bridge Street Lodge recorded December 29, 1995 in Book 684 at Page 840 as Reception No. 580845 and as defined and described in the Amended and Restated Condominium Declaration for Bridge Street Lodge, a Condominium recorded December 29, 1995 in Book 684 at Page 839 as Reception No. 580844 and First Amendment recorded August 26, 1996 in Book 703 at Page 636 as Reception No. 599622

**PARCEL THREE:**

Condominium Unit S-2,  
BRIDGE STREET LODGE, A CONDOMINIUM,  
according to the Condominium Map of Bridge Street Lodge recorded December 29, 1995 in Book 684 at Page 840 as Reception No. 580845 and as defined and described in the Amended and Restated Condominium Declaration for Bridge Street Lodge, a Condominium recorded December 29, 1995 in Book 684 at Page 839 as Reception No. 580844 and First Amendment recorded August 26, 1996 in Book 703 at Page 636 as Reception No. 599622

COUNTY OF EAGLE, STATE OF COLORADO.