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WHEN RECORDED RETURN TO:

Barbara Evans . DEPT-01 RECORDING \$14.00  
Glenborough Management Corporation . T41111 TRAN 2193 06/28/91 15:20:00  
333 Twin Dolphin Drive, Suite 600 . #0450 #A #-91-313438  
Redwood City, CA 94065 . COOK COUNTY RECORDER

POWER OF ATTORNEY AFFECTING REAL PROPERTY

Effective June 1, 1991, Equitec Financial Group, Inc., a California corporation ("EFG"), a General Partner of Equitec Tower, Ltd., an Illinois limited partnership (the "Limited Partnership"), hereby appoints Glenborough Management Corporation, a Nevada corporation ("Glenborough") as its attorney-in-fact with respect to any and all transactions concerning the Limited Partnership and all real property owned by it situated within the County in which this Power of Attorney is recorded (the "Property").

This Power of Attorney is revocable for the term of that certain Management, Administration and Consulting Agreement, dated May 31, 1991, by and between Glenborough and EFG and embraces Glenborough's ability to perform all authorized acts necessary or appropriate in the usual course of managing the Property, including without limitation, to:

Enter into, renew and maintain contracts for utilities;

Collect rent, expense reimbursement and other income generated from the Property and other assets of the Limited Partnership;

Keep records and develop a record-keeping system;

Arrange or contract for printing, duplicating and mailing services in connection with all reports and report preparation and other communications with the Partnership;

Open bank accounts, make deposits therein, and issue checks thereon;

Pay bills and loan or mortgage payments;

Obtain and verify bills for real estate and personal property taxes and improvement assessments;

Arrange or contract for day-to-day maintenance of the Property;

Purchase office supplies and equipment;

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Purchase supplies, equipment and services necessary for repair and maintenance of the Property;

Comply with federal, state and local laws, rules, orders and ordinances including filing of all reports, except filing of reports to the Securities and Exchange Commission and the Internal Revenue Service;

Locate tenants to fill vacancies through advertising, real estate brokers or rental agencies;

Select the right tenants to fit in with existing tenants and check their financial qualifications to ensure continuous, problem-free rental income;

Deal with tenant complaints;

Prepare and execute leases;

Prepare rental units for new tenant occupancy;

Develop and execute a program of property improvements, alterations and modernization;

Hire on behalf of Glenborough and supervise personnel to staff and maintain the Property;

Receive estimates and negotiate contracts with outside maintenance people and independent contractors;

Commence suits for rent or for use and occupancy of the Property (or any portion thereof) or commence suits for recovery of possession of the Property (or any portion thereof) and where and to the extent provided by law, terminate leases and lock out tenants;

Delegate authority to sub-agents or employees.

Executed the day and year first above written.

EQUITEC TOWER, LTD.,  
an Illinois limited partnership

By: Equitec Financial Group, Inc.,  
a California corporation  
a general partner

By: Barbara M. Lange  
Barbara M. Lange, President

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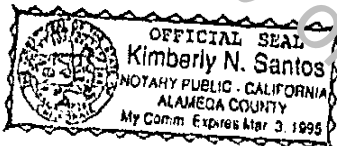
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STATE OF CALIFORNIA )  
                                  ) ss.  
COUNTY OF ALAMEDA )

On this 3rd day of June, 1991, before me, Kimberly N. Santos, a Notary Public in and for said County and State, personally appeared BARBARA M. LANGE, personally known to me to be the President of Equitec Financial Group, the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of said corporation, said corporation being known to me to be a general partner of Equitec Tower, Ltd., the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal.



Kimberly N. Santos  
Notary Public

My commission expires March 3, 1995.

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