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DOCUMENT TITLE: POWER OF ATTORNEY
FROM: CITIBANK, N.A.
TO: COUNTRYWIDE HOME LOANS SERVICING, LP
INC.

PREPARED BY,
RECORD & RETURN TO:
COUNTRYWIDE HOME LOANS, INC.
RGV-C81
2380 PERFORMANCE DRIVE
RICHARDSON, TX 75082

A TRUE COPY
CERTIFICATION ON LAST PAGE
RICHARD M. WEISS, CLERK OF COURTS

ASSOCIATED LAND TITLE GROUP IN
9440 PHILIPS HIGHWAY SUITE 7
JACKSONVILLE, FL 32256

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LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, Citibank, N.A., a national banking association and having an office for the conduct of business in New York, New York, solely in its capacity as trustee (in such capacity the "Trustee") under the Pooling and Servicing Agreement dated as of June 1, 2006, among Structured Asset Mortgage Investments II Inc., a Delaware corporation, as depositor (the "Depositor"), Citibank, N.A., a national banking association, not in its individual capacity, but solely as trustee (the "Trustee"), Wells Fargo Bank, National Association, as master servicer (in such capacity, the "Master Servicer") and as securities administrator (in such capacity, the "Securities Administrator") and EMC Mortgage Corporation, as sponsor (in such capacity, the "Sponsor") and as company (in such capacity, the "Company") (the "Pooling Agreement") pursuant to which Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-4 are issued and not in its individual corporate capacity, hereby constitutes and appoints Countrywide Home Loans Servicing, LP, as its true and lawful attorney-in-fact, in its name, place and stead and for its use and benefit, to execute and acknowledge in writing or by facsimile stamp or otherwise all documents customarily and reasonably necessary and appropriate for the tasks described in items (i) through (viii) below relating to certain mortgage loans (the "Loans") owned by the undersigned, as Trustee, as serviced by Countrywide Home Loans Servicing, LP, as a Servicer under the Pooling Agreement. These Loans are comprised of Mortgages, Deeds of Trust, Deeds to Secure Debt, Co-ops and other forms of Security Instruments (collectively the "Security Instruments") and the notes secured thereby (the "Notes").

- i. The Substitution of Trustee(s) in Deeds of Trust and/or Deeds to Secure Debt in the name of the undersigned, as Trustee,
- ii. The Extension and/or Renewal of Financing Statements in the name of the undersigned, as Trustee,
- iii. The Satisfaction, Assignment and/or Release of Security Instruments and/or Financing Statements in the name of the undersigned, as Trustee, or the issuance of Deeds of Reconveyance upon payment in full and/or discharge of the Notes secured thereby,
- iv. The Modification and/or Partial Release of Security Instruments, including the subordination of a Security Instrument to an easement in favor of an entity with powers of eminent domain.
- v. The Assumption of Security Instruments and the Notes secured thereby,
- vi. The right to collect, accelerate, initiate suit on and/or foreclose all Loans, and
- vii. The right to manage, sell, convey or transfer the real and/or personal property specified in the Security Instruments.
- viii. The endorsement of loss payable drafts or other checks that are necessary to effectuate proper servicing of the loan or repairs to the real property encumbered by the Security Instrument.

A TRUE COPY
CERTIFICATION ON LAST PAGE
RICHARD M. WEISS, CLERK OF COURTS

The undersigned gives to said attorney-in-fact full power and authority to execute such instruments as if the undersigned were personally present, hereby ratifying and confirming all that said attorney-in-fact shall lawfully do or cause to be done by authority hereof. The undersigned also gives to said attorney-in-fact full power and authority to appoint by subsequent power of attorney a subservicer (a "Subservicer") to act in its stead so long as the Trustee is given prior notice of such appointment. Third parties without actual notice may rely upon the power granted to said attorney-in-fact under this Limited Power of Attorney and may assume that, upon the exercise of such power, all conditions precedent to such exercise of power have been satisfied and this Power of Attorney has not been revoked unless an Instrument of Revocation has been recorded.

This limited power of attorney has been executed and is effective as of this **17th day of February 2009** and the same and any subsequent limited power of attorney given to any Subservicer shall terminate on the date that is the earlier of (i) one year from the date hereof and (ii) the occurrence of any of the following events or until revoked in writing by the undersigned provided, that so long as none of the following events below have occurred or continuing, the Trustee shall execute and deliver a replacement power of attorney:

- i. the supervision or termination of Countrywide Home Loans Servicing, LP as a Servicer with respect to the Loans serviced under the Pooling Agreement,
- ii. the transfer of servicing from Countrywide Home Loans Servicing, LP to another Servicer with respect to the Loans serviced under the Pooling Agreement,
- iii. the appointment of a receiver or conservator with respect to the business of the attorney-in-fact or Countrywide Home Loans Servicing, LP, or
- iv. the filing of a voluntary or involuntary petition of bankruptcy by the attorney-in-fact, Countrywide Home Loans Servicing, LP, or any of their creditors.

Notwithstanding the foregoing, the power and the authority given to said attorney-in-fact or any Subservicer under this Limited Power of Attorney shall be revoked with respect to a particular Pooling Agreement and the Loans subject thereto upon the occurrence of:

- i. the suspension or termination of Countrywide Home Loans Servicing, LP as a Servicer under such Pooling Agreement; or
- ii. the transfer of servicing under such Pooling Agreement from Countrywide Home Loans Servicing, LP to another Servicer.

Nothing contained herein shall be deemed to amend or modify the related Pooling Agreements or the respective rights, duties or obligations of the Trustee or Countrywide Home Loans Servicing, LP thereunder, and nothing herein shall constitute a waiver of any rights or remedies thereunder. If this limited power of attorney is revoked or terminated for any reason whatsoever, a limited power of attorney given by the Servicer to any Subservicer shall be deemed to be revoked or terminated at the same time.

This Limited Power of Attorney supersedes all prior powers of attorney given by the undersigned to Countrywide Home Loans Servicing, LP for the Loans, and all such powers and the authority granted thereunder are hereby revoked effective as of the date of recording of this Limited Power of Attorney.

Countrywide Home Loans Servicing, LP
as Servicer

Evelyn Naithaka
Name: EVELYN NAITHAKA
Title: ASSISTANT SECRETARY

Witness:
[Signature]

Witness:
[Signature]
VIJOSA DEVOLLI

Citibank, N.A.,
as Trustee

[Signature]
Name: John Hannon
Title: Vice President

Witness:
[Signature]
Name: Jennifer McCourt
Title: Vice President

Witness:
[Signature]
Name: Karen Schluter
Title: Vice President



STATE OF FLORIDA, COUNTY OF POLK
This is to certify that the foregoing is a true
and correct copy of the document now of
record in this office. Witness my hand and
Official Seal on 2/20/09
 This copy has been redacted pursuant to law.
BY RICHARD M. MEISS, CLERK CIRCUIT COURT
D.C.

STATE OF NEW YORK)
) SS
COUNTY OF NEW YORK)

On **February 17, 2009** before me, a Notary Public in and for said State, personally appeared John Hannon, known to me to be a Vice President of Citibank, N.A., a national banking association that executed the within instrument, and also known to me to be the person who executed said instrument on behalf of such national banking association and acknowledged to me that such national banking association executed the within instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Zenaida Santiago
Notary Public

STATE OF TEXAS)
)SS
COUNTY OF Collin)

ZENaida SANTIAGO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SA6152564
Qualified in Kings County
My Commission Expires September 18, 2010

On 2/20/2009, before me, a Notary Public in and for said State, personally appeared Evelyn Naithaka, known to me to be a Secretary ASIM of Countrywide Home Loans Servicing, LP that executed the within instrument, and also known to me to be the person who executed said instrument on behalf of such corporation and acknowledged to me that such corporation executed the within instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Barbara Durham
Notary Public | Barbara Durham

