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Earl N. Feldman, Esq.
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OFFICIAL RECORDS
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Power of attorney
(Please fill in document title(s) on the this line)

OFFICIAL RECORDS GREGORY J. SMITH SAN DIEGO RECORDER/COUNTY CLERK

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)



MKR/RHO

POWER OF ATTORNEY

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KNOW ALL MEN BY THESE PRESENTS that the Undersigned
FESTIVAL FINANCIAL N.V., a corporation organized and existing under the
laws of the Netherlands Antilles (the "Company") and having its registered office at
De Ruyterkade 62, Curaçao, Netherlands Antilles, does hereby constitute and appoint
Mr. DAVID DANIEL KABBAZ CHIVER as its true and lawful attorney, with full
powers to act for, appear for and to perform any and all acts and to execute any and
all documents, instruments or papers on behalf of the Company in connection with
the Company's real estate property.

This Power of Attorney will be valid for a period of one year from the date
hereof.

IN WITNESS WHEREOF, **FESTIVAL FINANCIAL N.V.** has caused
this Power of Attorney to be duly executed by a managing director, this 23rd day of
April, 1996.

FESTIVAL FINANCIAL N.V.



CURAÇAO CORPORATION COMPANY N.V.
Managing Director

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