

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That we, DAVID DANIEL KABBAZ and VICTORIA ZAGA KABBAZ, his wife, have made, constituted and appointed, and by these presents do make, constitute and appoint MORRIS ROSENBERG, of Miami, Florida, true and lawful attorney for us and in our name, place and stead, to execute all documents necessary to give legal effect of the sale by us of our interest in certain real property in Eagle County, State of Colorado, to-wit:


Condominium Unit 18, COLDSTREAM CONDOMINIUMS, according to the Plat recorded January 2, 1980, in Book 296 at Page 725 as Reception No. 193118 and according the Phase II Map recorded March 3, 1980 in Book 299 at Page 544 as Reception No. 195944 and the Condominium Declaration recorded January 2, 1989 in Book 296 at Page 724 as Reception No. 193117 and Supplemental Declaration recorded March 3, 1980 in Book 299 at page 543 as Reception No. 195943. Subject to the terms, conditions, restrictions and stipulations contained therein. Town of Vail, County of Eagle, State of Colorado.

COPIES

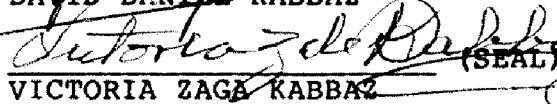
The Undersigned hereby grant unto the named attorney in fact the power to perform any and all acts necessary to purchase, sell and encumber said property, including, but not limited to, the execution of any and all documents including notes and deeds of trust, deeds, settlement sheets, disclosure forms, acceptance statements and warranty deeds; also the power to sell, convey and transfer title and deliver deeds.

397809

Dated this 3rd day of February, 1989.




DAVID DANIEL KABBAZ (SEAL)



VICTORIA ZAGA KABBAZ (SEAL)

STATE OF FLORIDA)
 :SS
COUNTY OF DADE)

The foregoing Instrument was acknowledged before me this 3rd day of February, 1989, by DAVID DANIEL KABBAZ and VICTORIA ZAGA KABBAZ, his wife.



NOTARY PUBLIC (SEAL)
State of Florida at Large
My commission expires:

Notary Public, State of Florida at Large
My Commission Expires August 28, 1991
Notary in the Maynard Sweeney Agency

Address: *Rosenberg, Reisman & Stein*
2600 AmeriFirst Building
One Southeast Third Avenue
Miami, Florida 33131

Return to:

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