

Prepared by and return to:
Eduardo Aybar, Esq.
Aybar Landrau & Nizio, P.L.
14 N.E. First Avenue, 2nd Floor
Miami, FL 33132

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that SIMONE MECHALI a/k/a SIMONE DRAY (the "Principal"), desiring to execute a LIMITED POWER OF ATTORNEY appointing DELPHINE DRAY, as her Attorney in Fact and grant unto Attorney in Fact full power to do all things necessary to address the encroachment issues at the property located at 2740 N, 2740 North Bay Road, Miami Beach, FL 33140 (the "Property"), including but not limited to:

To do all things necessary to negotiate resolution and/or a potential settlement with regards to encroachment issues affecting the Property, with full power and authority for the Principal and in the Principal's name to negotiate or execute settlement agreements, sales contracts and addendum thereto, negotiable instruments, deeds, or other instruments, disclosures, statements, correspondences, to sign, seal, execute, acknowledge, and deliver, accept any and all documents necessary to state, argue, or advance my position with regards to the issues of fact, the settlement amounts the Principal is willing to accept, if any, to initiate legal proceedings to determine and/or enforce my rights, to appear on my behalf at mediation, in court, in arbitration proceeding or any other settings related hereto, etc. FURTHER GRANTING full power and authority to receive or to pay any funds related hereto, or to convey the portions of the Property that have been encroached upon in connection with the negotiations or resolution of the encroachment issues related hereto.

Accordingly, if needed, to do all things necessary to convey and transfer the portions of the Property described herein, more commonly known as 2740 N, 2740 North Bay Road, Miami Beach, FL 33140, with full power and authority for the Principal and in the Principal's name to sign, seal, execute, acknowledge, and deliver, accept any and all documents necessary to effect the purchase and settlement on said Property, including but not limited to, sales contracts and addendum thereto, negotiable instruments, deeds, or other instruments, disclosure statements, closing or settlement statements, etc. FURTHER GRANTING full power and authority to pay any funds for the purchase and the execution of any and all documents in connection therewith, including, but not limited to, notes, deeds, mortgages, estoppel letters, condominium or association fees or documents, lien searches, title searches, tax searches, delinquent or outstanding taxes, liens or debts, and others.

The legal description of the Property is as follows, to wit:

Lot 10, in Block 12, of the AMENDED PLAT OF SUNSET LAKE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, at Page 52, of the Public Records of Dade County, Florida now known as Miami-Dade County, Florida, excepting the following described parcel of land:

Beginning at the Northeasterly corner of Lot 10, in Block 12, of SUNSET LAKE SUBDIVISION, according to the Amended Plat thereof, as recorded in Plat Book 8, at Page 52, of the Public Records of Dade County, Florida now known as Miami Dade County, Florida, said corner being in the Westerly line of North Bay Road at a distance of 80.1 feet South from the intersection of the Southerly line of West 29 Street and the Westerly line of North Bay Road, as measured along the Westerly line of said North Bay Road; thence Southwesterly along the Northerly line of said Lot 10, in said Block 12, for a distance of 258.75 feet more or less to the Northwesterly corner of said Lot 10; thence Northeasterly for a distance of 241.88 feet more or less to a point in the Westerly line of said North Bay Road, said point being 25 feet South, as measured along the Westerly line of said North Bay Road, from the Northeasterly corner of said Lot 10; thence Northerly along the Westerly line of said North Bay Road for a distance of 25 feet to the point and place of beginning

Affiant hereby ratifies and confirms all that said Attorney in Fact shall lawfully do or cause to be done by virtue of this Power of Attorney and the rights and powers herein granted.

All acts done by means of this power shall be done in the Principal's name, and all instruments and documents executed by Principal's Attorney hereunder shall contain the Principal's name, followed by that of the Attorney and the description "Attorney in Fact," excepting however any situation where local practice may be followed. The Attorney in Fact shall perform all acts to the benefit of the Principal, shall not commingle Principal's assets with personal assets, shall act with reasonableness at all times, and keep accurate books and records. This LIMITED POWER OF ATTORNEY shall be valid and may be relied upon by any third parties until such time as revoked.

Print Name: Delphine DRAY

SIMONE MECHALI a/k/a SIMONE DRAY

Print Name: _____

STATE OF _____)
) SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this 10 day of November, 2015, by SIMONE MECHALI a/k/a SIMONE DRAY, who is [] personally known to me or ☒ who has produced PASSPORT as identification.



Katimeire
(Signature of Notary Public, State of FLORIDA)
(Print, Type or Stamp Commissioned of Notary Public, Commission Number and Expiration Date of Commission.)