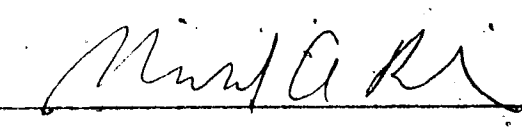


STATE OF FLORIDA)

ss:

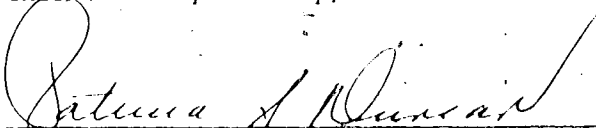
COUNTY OF DADE)

PERSONALLY appeared before me Michael A. Rubin
 and made oath that he saw the within named WALTER KASSUBA REALTY
 CORPORATION by Dean Vegosen, its Vice PRESIDENT
 sign, seal and as its act and deed, deliver the within written docu-
 ment for the uses and purposes therein mentioned and that he, with
Sharon H. Therpe witnessed the execution thereof.



Sworn to and subscribed before me

this 18th day of July, 1972.



 Notary Public for the State of Florida

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA at LARGE
 MY COMMISSION EXPIRES DEC. 20, 1974