

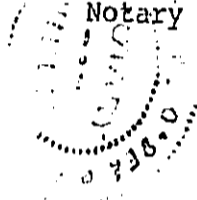
STATE OF FLORIDA )  
 ) SS.  
COUNTY OF DADE )

Personally appeared before me SHARON H. THORPE  
and made oath that she saw the within named MICHAEL A. RUBIN,  
as Nominee of the Trustees of MEDIAN MORTGAGE INVESTORS  
A. MASS. BUSINESS TRUST, sign, seal and as its act and deed,  
deliver the within written document for the uses and purposes  
therein mentioned and that she, with PENELOPE A. MRAZEK  
witnessed the execution thereof.

Sharon H. Thorpe

Sworn to and subscribed before  
me this 11th day of October,  
1972.

Ruth P. Miller  
Notary Public



My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES DEC. 2, 1975  
GENERAL INSURANCE UNDERWRITERS