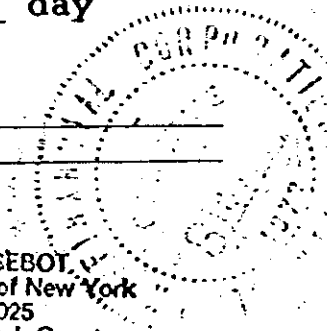


Steve Lowe, sign and seal and deliver the foregoing Deed and that he, together with David D. Wasserman witnessed the execution thereof.

Sworn to and subscribed before me this 20th day of December, 1984.

Philip Zehngel
Notary Public for



My Commission Expires: 3/30/88

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PHILIP ZEHNGEL
Notary Public, State of New York
No. 31-9793025
Qualified in New York County
Commission Expires March 30, 1988

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