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Account Name : TURNBERRY ASSOCIATES
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FLORIDA PROFIT CORPORATION OR P.A.

Monroeville Mall Land, Inc.

Certificate of Status	1
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ARTICLES OF INCORPORATION
OF
MONROEVILLE MALL LAND, INC.

ARTICLE I
NAME

The name of this corporation shall be:

MONROEVILLE MALL LAND, INC.

ARTICLE II
PRINCIPAL OFFICE OF BUSINESS

The principal place of business of this corporation is:

19501 Biscayne Boulevard, Suite 400, Aventura, FL 33180.

ARTICLE III
CAPITAL STOCK

This corporation is authorized to issue one thousand (1,000) shares of one dollar (\$1.00) par value common stock, which shall be designated "Common Shares".

ARTICLE IV
INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is: 19501 Biscayne Boulevard, Suite 400, Aventura, FL 33180 and the name of the initial registered agent is Kenneth R. Bernstein.

ARTICLE V
INCORPORATOR

The name and address of the person signing these Articles as Sole Incorporator is Kenneth R. Bernstein and his address is 19501 Biscayne Boulevard, Suite 400, Aventura, FL 33180.

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ARTICLE VI
DIRECTOR

This corporation shall have three (3) directors initially. The number of directors may increase from time to time but shall never be less than one (1). The names of the initial Directors are Donald Soffer, Jeffrey Soffer, and Jacquelyn Soffer and their address is 19501 Biscayne Boulevard, Suite 400, Aventura, FL 33180.

ARTICLE VII
TERM

The effective date of these Articles shall be November 26, 2001 and shall continue until terminated.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this 26th day of November, 2001.



Kenneth R. Bernstein, Sole Incorporator

ACCEPTANCE OF REGISTERED AGENT

HAVING BEEN NAMED AS REGISTERED AGENT OF THE CORPORATION NAMED ABOVE, THE UNDERSIGNED DOES HEREBY ACCEPT SUCH APPOINTMENT AND DOES HEREBY AGREE TO DO ALL THINGS NECESSARY IN ORDER TO CARRY OUT ANY AND ALL DUTIES REQUIRED OF SUCH POSITION.

DATED THIS 26TH DAY OF NOVEMBER, 2001.

BY:


KENNETH R. BERNSTEIN

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