

STATE OF NEW YORK )  
                          )  
COUNTY OF NEW YORK )

The foregoing instrument was acknowledged before me this November 28, 1978 by William A. Heineman and Dennis F. Murphy, Vice President and Secretary, respectively, of MERCANTILE PROPERTIES, INC., a Delaware corporation, on behalf of the Corporation.

*Frederick F. Noella*  
Notary Public

FREDERICK F. NOELLA  
Notary Public State of New York  
No. 41-4622000  
Qualified in Queens County  
Commission Expires March 30, 1979