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STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Office of the Secretary of State
Corporations Division
100 North Main Street
Providence, Rhode Island 02903-1335

BUSINESS CORPORATION

ARTICLES OF INCORPORATION
(To Be Filed In Duplicate Original)

RECEIVED
STATE
SECRETARY OF STATE
CORPORATIONS DIV.
APR 3 1 35 PM '03

The undersigned acting as incorporator(s) of a corporation under Chapter 7-1.1 of the General Laws, 1956, as amended, adopt(s) the following Articles of Incorporation for such corporation:

1. The name of the corporation is The New England Expedition Commercial, Inc.

(This is a close corporation pursuant to § 7-1.1-51 of the General Laws, 1956, as amended.) (Strike if inapplicable.)

2. The period of its duration is (if perpetual, so state) Perpetual

3. The specific purpose or purposes for which the corporation is organized are:

The acquisition, ownership, operation and management of an interest in an entity owning a
condominium unit within the real estate project known as the Eagle Square Commons
and such activities as are necessary, incidental or appropriate in connection therewith.

4. The aggregate number of shares which the corporation shall have authority to issue is:

(a) If only one class: Total number of shares 1,000 (If the authorized shares are to consist of one class only state the par value of such shares or a statement that all of such shares are to be without par value.):

No par value

or

(b) If more than one class: Total number of shares _____ (State (A) the number of shares of each class thereof that are to have a par value and the par value of each share of each such class, and/or (B) the number of such shares that are to be without par value, and (C) a statement of all or any of the designations and the powers, preferences and rights, including voting rights, and the qualifications, limitations or restrictions thereof, which are permitted by the provisions of Chapter 7-1.1 of the General Laws, 1956, as amended, in respect of any class or classes of stock of the corporation and the fixing of which by the articles of association is desired, and an express grant of such authority as it may then be desired to grant to the board of directors to fix by vote or votes any thereof that may be desired but which shall not be fixed by the articles.):

5. Provisions, if any, dealing with the preemptive right of shareholders pursuant to § 7-1.1-24 of the General Laws, 1956, as amended:

The By-laws of the Corporation or any Shareholder Agreements may contain rights for
shareholders to acquire any newly issued shares.

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6. Provisions, if any, for the regulation of the internal affairs of the corporation:

The By-Laws of the Corporation contain provisions governing the internal affairs of the Corporation.

7. The address of the initial registered office of the corporation is 38 North Court Street

(Street Address, not P.O. Box)

Providence, RI 02903

(City/Town)

(Zip Code)

and the name of its initial registered agent

at such address is John B. Murphy, Esquire

(Name of Agent)

8. The number of directors constituting the initial board of directors of the corporation is one (1) and the names and addresses of the persons who are to serve as directors until the first annual meeting of shareholders or until their successors are elected and shall qualify are: (If this is a close corporation pursuant to Section 7-1.1-51 of the General Laws, 1956, as amended, and there shall be no board of directors, state the titles of the initial officers of the corporation and the names and addresses of the persons who are to serve as officers until the first annual meeting of shareholders or until their successors be elected and qualify.)

<u>Title</u>	<u>Name</u>	<u>Address</u>
Director	Barry E. Feldman	97 Powerhouse Road, Roslyn Heights, NY

9. The name and address of each incorporator is:

<u>Name</u>	<u>Address</u>
John B. Murphy, Esquire	38 North Court Street, Providence, RI 02

10. Date when corporate existence is to begin Upon filing of these Articles of Incorporation
(not prior to, nor more than 30 days after, the filing of these articles of incorporation)

Date: March 27, 2003

John B. Murphy

Signature of each Incorporator

STATE OF RHODE ISLAND

COUNTY OF PROVIDENCE

In Providence, on this 27th day of March, 2003, personally appeared before me John B. Murphy each and all known to me and known by me to be the parties executing the foregoing instrument, and they severally acknowledged said instrument by them subscribed to be their free act and deed.

Rita C. Falaguerra
Notary Public Rita Falaguerra
My Commission Expires: 11/26/05

CONSENT

The New England Expedition-Providence LLC, which has been formed as a limited liability company under the laws of the State of Rhode Island, hereby consents to use of the following names for the formation of limited liability partnerships and business corporations under that name:

1. The New England Expedition Providence Supermarket, LLP
2. The New England Expedition Supermarket, Inc.
3. The New England Expedition Providence Retail, LLP
4. The New England Expedition Retail, Inc.
5. The New England Expedition Providence Commercial, LLP
6. The New England Expedition Commercial, Inc.
7. The New England Expedition Providence Residential, LLP
8. The New England Expedition Residential, Inc.

The New England Expedition-Providence LLC

Date: March 27, 2003

By: Barry E. Feldman
Barry E. Feldman