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Kimco Tampa 470, Inc.

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ARTICLES OF INCORPORATION
OF

KIMCO TAMPA 470, INC.

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

The undersigned incorporator, for the purpose of forming a corporation under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation.

FIRST: The name of the corporation is: KIMCO TAMPA 470, INC.

SECOND: The street address of the initial principal office, and, if different, the mailing address of the corporation is: 3333 New Hyde Park Road, Suite 100, New Hyde Park, N.Y. 11042

THIRD: The number of shares the corporation is authorized to issue is: one hundred with no par value.

FOURTH: The street address of the initial registered office of the corporation is c/o C T Corporation System, 1200 South Pine Island Road, City of Plantation, Florida 33324, and the name of its initial registered agent at such address is C T Corporation System.

FIFTH: The names of addresses of the persons who are to serve as initial directors are:

Milton Cooper
3333 New Hyde Park Road
Suite 100
New Hyde Park, N.Y. 11042

Martin S. Kimmel
3333 New Hyde Park Road
Suite 100
New Hyde Park, N.Y. 11042

Michael J. Flynn
3333 New Hyde Park Road
Suite 100
New Hyde Park, N.Y. 11042

SIXTH: The name and address of each incorporator is:

Belfrieda L. Dawson
111 Eighth Avenue
New York, N.Y. 10011

SEVENTH: Any other provision required or permitted by law is:

A director of the corporation shall not be personally liable to the corporation or its stockholders for monetary damages for breach of fiduciary duty as a director except for liability (i) for any breach of the director's duty of loyalty to the corporation or its stockholders, (ii) for acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law, or (iii) for any transaction from which the director derived any improper personal benefit.

Belfrieda L. Dawson
Belfrieda L. Dawson
Incorporator

November 28, 2000

Date

C T Corporation System is familiar with and accepts the obligations provided for in Section 607.0505 of the Florida Statutes.

C T Corporation System

November 28, 2000

Date

By: Jennifer L. Morgia
Jennifer L. Morgia
Assistant Secretary

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