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C T CORPORATION SYSTEM

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CORPORATION(S) NAME

Kimco O/P 664, Inc.

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ARTICLES OF INCORPORATION

OF

Kimco O/P 664, Inc.

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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 O/P 664, 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, New Hyde Park, N.Y. 11042-0020.

THIRD: The number of shares the corporation is authorized to issue is: 100, Common,
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 and addresses of the persons who are to serve as initial directors are:

Milton Cooper	3333 New Hyde Park Road, New Hyde Park, N.Y. 11042-0020
Martin S. Kimmel	3333 New Hyde Park Road, New Hyde Park, N.Y. 11042-0020
Michael J. Flynn	3333 New Hyde Park Road, New Hyde Park, N.Y. 11042-0020

SIXTH: The name and address of each incorporator is:

Barbara A. Dawson	1633 Broadway, New York, N.Y. 10019
Cindy Kelsick	1633 Broadway, New York, N.Y. 10019

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.

Barbara A. Dawson

Signature of Incorporator
Barbara A. Dawson

Date: August 31, 1999

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

By *Kimberly D. Gilbertson*

Date

8/31/99

Kimberly D. Gilbertson
Assistant Secretary

FLORIDA DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

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