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8/31/98

FLORIDA DIVISION OF CORPORATIONS  
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TO: DIVISION OF CORPORATIONS

FAX #: (850) 922-4000

FROM: HOLLAND & KNIGHT OF MIAMI

ACCT#: 072203000603

CONTACT: STEVEN H HAGEN

PHONE: (305) 374-8500

FAX #: (305) 789-7799

NAME: RUTHERFORD REALTY CO.

AUDIT NUMBER.....H98000016211

DOC TYPE.....BASIC AMENDMENT

CERT. OF STATUS..0

PAGES..... 4

CERT. COPIES.....1

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*Amended & Restated*  
*Art.*

*9/1/98*

*DC*

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8/31/98

FLORIDA DIVISION OF CORPORATIONS  
PUBLIC ACCESS SYSTEM  
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TO: DIVISION OF CORPORATIONS

FAX #: (850)922-4000

FROM: HOLLAND & KNIGHT OF MIAMI  
CONTACT: STEVEN H HAGEN  
PHONE: (305)374-8500

ACCT#: 072203000603

FAX #: (305)789-7799

NAME: RUTHERFORD REALTY CO.

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FROM

(TUE) 9. 1'98 10:57/ST.10:55/NO.4200000346 P 2



**FLORIDA DEPARTMENT OF STATE**  
**Sandra B. Mortham**  
Secretary of State

September 1, 1998

**RUTHERFORD REALTY CO.**  
**% 633 THIRD AVENUE, 4TH FLOOR**  
**NEW YORK, NY 10021US**

**SUBJECT: RUTHERFORD REALTY CO.**  
**REF: 315432**

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The attorney's Florida bar number is not legible within the preparer's statement. Please resend the coversheet and first page of the document.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6906.

**Darlene Connell**  
**Corporate Specialist**

**FAX Aud. #: H98000016211**  
**Letter Number: 398A00044944**

FROM

(TUE) 9. 1' 98 10:58/ST. 10:55/NO. 4200000346 P 3

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TALLAHASSEE, FLORIDA  
SECRETARY OF STATE

**AMENDED AND RESTATED  
ARTICLES OF INCORPORATION  
OF  
RUTHERFORD REALTY CO.**

Pursuant to the provisions of Section 607.1007 of the Florida Business Corporation Act (the "Act"), the undersigned corporation adopts the following Amended and Restated Articles of Incorporation:

1. The name of this corporation is **RUTHERFORD REALTY CO.**
2. The corporation's sole shareholder is Memorial Sloan-Kettering Cancer Center, an exempt organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code").
3. The Articles of Incorporation of the corporation were filed with the Florida Department of State on April 10, 1967; and the first and only amendment to the Articles of Incorporation of the corporation was filed on August 8, 1997.
4. These Amended and Restated Articles of Incorporation of the corporation were duly adopted by action by written consent of the sole shareholder of the corporation, pursuant to Section 607.0704 of the Act.
5. The Articles of Incorporation of the corporation are hereby amended and restated as follows:

**ARTICLE I. NAME**

The name of the corporation is **RUTHERFORD REALTY CO.**

**ARTICLE II. ADDRESS**

The business and mailing address of the corporation is 633 Third Avenue, 4th Floor, New York, New York 10021.

**ARTICLE III. COMMENCEMENT OF EXISTENCE**

The existence of the corporation commenced as of the filing of its Articles of Incorporation with the Florida Department of State on April 4, 1967.

THIS INSTRUMENT WAS PREPARED BY:

Kenneth D. Kossow, Esq.  
Holland & Knight LLP  
701 Brickell Ave., Suite 3000  
Miami, Florida 33131  
Telephone (305) 374-8500  
Fax (305) 789-7799  
Florida Bar No.: 0012203

FAX AUDIT NO.: H98000016211 8

#### ARTICLE IV. PURPOSE

The corporation is organized for the exclusive purpose of holding title to property, collecting income therefrom, and turning over the entire amount thereof, less expenses, to an exempt organization described in Section 501(c)(3) of the Code, or the corresponding section of any future United States Internal Revenue law, not less frequently than annually. To the extent not inconsistent with the provisions of Section 501(c)(2) of the Code, or the corresponding section of any future United States Internal Revenue Law, the corporation may buy, sell, rent, exchange, lease, and otherwise dispose of any and all types of real and personal property.

Notwithstanding, and without limiting the generality of the foregoing, no part of the net earnings of the corporation may inure to or for the benefit of, or be distributable to, the corporation's directors, officers, or any other private persons, unless such persons are exempt organizations described in Section 501(c)(3) of the Code, or the corresponding section of any future United States Internal Revenue law, or unless such amounts constitute reasonable compensation for services rendered or are used to make payments and distributions in furtherance of the purposes set forth in this Article IV.

#### ARTICLE V. AUTHORIZED SHARES

The maximum number of shares that the corporation is authorized to have outstanding at any time is 1,000 shares of common stock having a par value of \$10.00 per share.

#### ARTICLE VI. DISSOLUTION

Upon the dissolution of the corporation and the winding up of its affairs, the assets of the corporation remaining after making adequate provision for the payment of claims against the corporation and expenses incidental to its dissolution, shall be distributed to the corporation's shareholder, provided that the corporation's shareholder is an exempt organization described in Section 501(c)(3) of the Code, or the corresponding section of any future United States Internal Revenue law. Otherwise, the remaining assets of the corporation shall be distributed to such exempt organizations described in Section 501(c)(3) of the Code, or the corresponding section of any future United States Internal Revenue law, as determined in the sole discretion of the Circuit Court for the county in which the principal office of the corporation is then located, exclusively for such exempt purposes or to such organization or organizations, as such court shall determine, which are organized and operated exclusively for such purposes.

administrative, or investigative, because he is or was a director, officer, employee, or agent of this corporation or serves or served any other corporation or other enterprise in any capacity at the request of this corporation, shall be indemnified by this corporation, and this corporation may advance his related expenses to the full extent permitted by Florida law, *provided that* such indemnification or advancement of related expenses shall comply in all respects with the requirements of Section 501(c)(2) of the Code, or the corresponding section of any future United States Internal Revenue law. In discharging his duty, any director, officer, employee, or agent, when acting in good faith, may rely upon information, opinions, reports, or statements, including financial statements and other financial data, in each case prepared or presented by (a) one or more officers or employees of the corporation whom the director, officer, employee, or agent reasonably believes to be reliable and competent in the matters presented, (b) counsel, public accountants, or other persons as to matters that the director, officer, employee, or agent believes to be within that person's professional or expert competence, or (c) in the case of a director, a committee of the board of directors upon which he does not serve, duly designated according to law, as to matters within its designated authority, if the director reasonably believes that the committee is competent. The foregoing right of indemnification or reimbursement shall not be exclusive of other rights to which the person, his heirs, or personal representatives may be entitled. The corporation may, upon the affirmative vote of a majority of its board of directors, purchase insurance for the purpose of indemnifying these persons. The insurance may be for the benefit of all directors, officers, or employees.

#### ARTICLE VIII. BYLAWS

The power to adopt, alter, amend, or repeal bylaws shall be vested in the board of directors and the shareholder, except that the board of directors may not amend or repeal any bylaw adopted by the shareholder if the shareholder specifically provides that the bylaw is not subject to amendment or repeal by the directors.

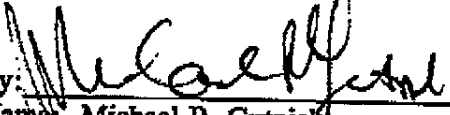
#### ARTICLE IX. AMENDMENTS

The corporation reserves the right to amend, alter, change, or repeal any provision in these Articles of Incorporation in the manner prescribed by law, and all rights conferred on shareholder are subject to this reservation.

FAX AUDIT NO.: H98000016211 8

IN WITNESS WHEREOF, these Amended and Restated Articles of Incorporation of Rutherford Realty Co. are hereby executed on this 14 day of August, 1998.

RUTHERFORD REALTY CO.

By:   
Name: Michael P. Gutnick  
Title: President

MIA4-644912

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