

# P98000088523

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October 12, 1998

Corporate Records Bureau  
Division of Corporations  
Department of State  
409 East Gaines Street  
Tallahassee, FL 32314

Re: **United Nations Renovation, Inc.**

900002664758--5  
-10/15/98-01075-008  
\*\*\*\*122.50 \*\*\*\*\*78.75

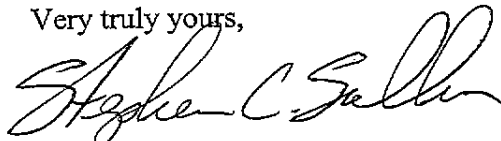
Dear Sir or Madam:

Enclosed herein please find an original and one copy of the Articles of Incorporation for the above-referenced corporation, and our check No. 6775 in the amount of \$122.50 to cover the cost of the following:

Filing Fee	\$35.00
Certified Copy Fee	52.50
Resident Agent Fee	35.00

Please file the Articles, certify the enclosed copy and return it to us. Thank you for your assistance in this matter.

Very truly yours,



Stephen C. Sullivan

SCS:cd  
Enclosures

cc: Mr. Malcolm G. Taaffe

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
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R. Purinton OCT 16 1998

**ARTICLES OF INCORPORATION**

**OF**

**UNITED NATIONS RENOVATION, INC.**

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The undersigned subscriber, to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation not for profit under Chapter 617 Florida Statutes.

**ARTICLE I**

**NAME AND PRINCIPAL OFFICE**

The name of this Corporation shall be: **UNITED NATIONS RENOVATION, INC.** ("the Corporation"). The initial principal office of the Corporation shall be located at 60 Ladoga Avenue, Tampa, Florida 33606, but the Corporation shall have the power to relocate its principal office and to establish branch offices at other places within or without the State of Florida as may be determined and deemed expedient from time to time. The initial mailing address of the Corporation shall be 60 Ladoga Avenue, Tampa, Florida 33606, but the Corporation shall have the power to change its mailing address to an address within or without the State of Florida.

**ARTICLE II**

**PURPOSES**

The purposes for which this Corporation are organized are:

To provide for the substantial renovation of the historical structure that houses the headquarters of the United Nations in the City of New York, New York.

**ARTICLE III**

**POWERS**

The Corporation shall possess all powers allowed by law, including but not limited to, the power to:

(a) To purchase, acquire, own, hold, guarantee, sell, assign, transfer, mortgage, pledge, loan or otherwise dispose of and deal in any bonds, securities, evidence of indebtedness or other personal property, as well as to purchase, acquire, own, hold, sell, transfer, mortgage, or otherwise dispose of and deal in real estate; and, as the owner of any such real or personal property, to exercise all the rights, powers and privileges of ownership;

(b) To receive assistance, money, real or personal property and any other form of contributions from any person, firm, corporation, or organization, to be utilized in the furtherance of the objects and purposes of the Corporation; to enter into agreements or contracts for regular and irregular contributions to the Corporation for its objects and purposes;

(c) To establish an office and employ such assistance and clerical force as may be necessary and proper in the judgment of the Board of Directors of the Corporation;

(d) To distribute, in the manner, form and method, and by the means determined by the Board of Directors of the Corporation, any and all forms of contributions received by it in carrying out charitable, educational, and scientific, programs of the Corporation in the furtherance of its stated purposes, in a manner that assures that money and real or personal property contributed to the Corporation in the furtherance of these objects and purposes are and shall continue to be impressed with a trust for such purposes;

(e) To contract and be contracted with, and to sue and be sued;

(f) To invest and reinvest surplus funds in such securities and properties as the Board of Directors of the Corporation may from time to time determine;

(g) To apply the whole or any part of the income and principal of the Corporation exclusively for charitable, educational or scientific purposes, either directly or by contributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, or the corresponding provisions of any successor laws or regulations ("the Internal Revenue Code");

(h) To do all acts and things requisite, necessary, proper and desirable to carry out and further the objects for which the Corporation is formed; and, in general, to have all the rights, privileges and immunities, and enjoy all the benefits of the laws of the State of Florida applicable to corporations of this character, including but not limited to the powers described in Section 617.021 of the Florida Statutes; and

(i) To adopt and use a corporation seal containing the words "corporation not for profit", if desired and deemed necessary.

The enumeration of the foregoing shall not be held to limit or restrict in any manner the general powers of the Corporation. The objects, purposes and powers of the Corporation however, shall be exercised, construed and limited in their application to accomplish the charitable, religious, educational, and/or scientific purposes for which the Corporation is formed. The activities of the Corporation shall be consistent with Section 501(c)(3) of the Internal Revenue Code.

#### **ARTICLE IV**

#### **DURATION AND EXISTENCE**

The existence of the Corporation shall begin upon the filing of these Articles with the Secretary of State, and thereafter the existence of the Corporation shall be perpetual.

**ARTICLE V**

**SUBSCRIBER**

The name and address of the subscriber is:

Malcolm G. Taaffe  
60 Ladoga Avenue  
Tampa, Florida 33606

**ARTICLE VI**

**OFFICERS**

The affairs of the Corporation shall be conducted by a President, a Vice President, a Treasurer, and a Secretary, and such other officers designated and authorized by the Board of Directors.

The election of such officers, as well as the fixing of the time and place for holding special and annual meetings, shall be as provided in the Bylaws of the Corporation.

**ARTICLE VII**

**DIRECTORS**

The Corporation shall be governed by a Board of Directors. The number of directors serving on the Board of Directors, the election or appointment of directors, and the fixing of the time and place for holding special and annual meetings shall be as provided in the Bylaws of the Corporation.

The initial director shall be:

Malcolm G. Taaffe  
60 Ladoga Avenue  
Tampa, FL 33606

**ARTICLE VIII**

**AMENDMENTS TO ARTICLES OF INCORPORATION**

The Articles of Incorporation may be amended at any time by a resolution adopted by the majority vote of the Board of Directors at any annual or special meeting, provided a quorum is present and further provided that due notice of the proposed amendment has been given to the directors then serving on the Board of Directors in accordance with the provisions of the Bylaws of the Corporation.

## **ARTICLE IX**

### **CHARITABLE LIMITATIONS**

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to, the directors or officers of the Corporation, or to any other private person; no part of the assets of the Corporation shall be expended to the benefit of anyone other than a recipient of funds for charitable, educational or scientific purposes. All such income and all such assets shall be used and expended solely for the purposes stated in Section 501(c)(3) of the Internal Revenue Code. The Corporation shall be authorized and empowered to pay reasonable compensation for services rendered to the Corporation and to make payments and distributions in furtherance of the purposes as set forth herein.

In the event that the Corporation is characterized as a private foundation within the meaning of Section 509 of the Internal Revenue Code during any period, the Corporation, during such period:

Shall distribute its income for each taxable year at such time and in such manner as not to become subject to tax on undistributed income imposed by Section 4942 of the Internal Revenue Code;

Shall not engage in any act of self-dealing as defined in Section 4941(d) of the Internal Revenue Code;

Shall not retain any excess business holdings as defined in Section 4943(c) of the Internal Revenue Code;

Shall not make any investments in such manner as to subject it to tax under Section 4944 of the Internal Revenue Code; and

Shall not make any taxable expenditures as defined in Section 4945(d) of the Internal Revenue Code.

Notwithstanding any other provision of these Articles of Incorporation, the Corporation shall not conduct or carry on any activities not permitted to be conducted or carried on by an organization exempt from taxation under Section 501(c)(3) of the Internal Revenue Code or by any organization contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code.

## **ARTICLE X**

### **DISPOSITION OF ASSETS**

In the event of the dissolution of the Corporation, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the Corporation, dispose of all of the assets of the Corporation by transferring such assets to such organizations which are exempt under Section 501(c)(3) of the Internal Revenue Code as are engaged in activities of the type described in Article II above, as the Board of Directors shall determine. Any of such assets not so disposed of shall be disposed of by the Circuit Court of the county in which the principal office of the Corporation is then located, exclusively for such purposes or to such organization or organizations as said Court shall determine, which are organized

and operated exclusively for such purposes.

**ARTICLE XI**

**REGISTERED OFFICE AND REGISTERED AGENT**

The initial registered agent and the initial registered office for the Corporation are as follows: James P. Hines, Esq., Hines & Associates, P.A., 315 South Hyde Park Avenue, Tampa, Florida 33606.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation on this 2 day of October, 1998 for the uses and purposes therein stated.

  
Malcolm G. Taaffe

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State of Florida to take acknowledgments, personally appeared MALCOLM G. TAAFFE, to me known to be the person described as the subscriber in and who adopted the foregoing Articles of Incorporation of UNITED NATIONS RENOVATION, INC., and acknowledged before me that he subscribed said Articles of Incorporation and did not take an oath.

WITNESS my hand and official seal in the State of Florida this 2 of October, 1998.



Angela K. Booth  
MY COMMISSION # CC710792 EXPIRES  
June 24, 2000  
BONDED THRU TROY FAIN INSURANCE, INC.

  
Notary Public (Signature)

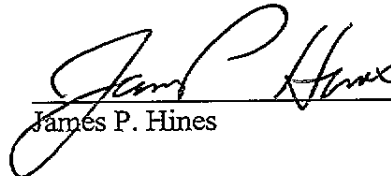
Angela K. Booth  
Notary Public (Print Name)

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE  
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,  
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED FOR  
UNITED NATIONS RENOVATION, INC.**

Pursuant to Florida Statute Section 617.051, **UNITED NATIONS RENOVATION, INC.**, desiring to organize under the laws of the State of Florida, with its principal office as indicated in the foregoing Articles of Incorporation, hereby designates James P. Hines, 315 South Hyde Park Avenue, Tampa, Florida 33606, as its agent to accept service of process within Florida.

Having been named to accept service of process for **UNITED NATIONS RENOVATION, INC.**, at the place designated hereinunder, I hereby consent to act in this capacity, and hereby agree to comply with the laws of the State of Florida relative to said office.

Having been named to accept service of process for the above- stated Corporation, at the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

  
James P. Hines

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