



202565512209



STATE OF CALIFORNIA
Office of the Secretary of State
ARTICLES OF ORGANIZATION
CA LIMITED LIABILITY COMPANY
 California Secretary of State
 1500 11th Street
 Sacramento, California 95814
 (916) 657-5448

For Office Use Only

-FILED-

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Limited Liability Company Name	
Limited Liability Company Name	NCRC Magnolia MGP LLC
Initial Street Address of Principal Office of LLC	
Principal Address	9692 HAVEN AVE. SUITE 100 RANCHO CUCAMONGA, CA 91730
Initial Mailing Address of LLC	
Mailing Address	9692 HAVEN AVE. SUITE 100 RANCHO CUCAMONGA, CA 91730
Attention	Inette Libolt
Agent for Service of Process	
California Registered Corporate Agent (1505)	CORPORATION SERVICE COMPANY WHICH WILL DO BUSINESS IN CALIFORNIA AS CSC - LAWYERS INCORPORATING SERVICE Registered Corporate 1505 Agent
Purpose Statement	
The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.	
Management Structure	
The LLC will be managed by	One Manager
Additional information and signatures set forth on attached pages, if any, are incorporated herein by reference and made part of this filing.	
Electronic Signature	
<input checked="" type="checkbox"/> By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.	
<i>Robert Diaz</i>	<i>01/23/2025</i>
Organizer Signature	Date

LLC-1

**Attachment to Articles of Organization of
NCRC MAGNOLIA MGP LLC**

**ATTACHMENT TO ARTICLES OF ORGANIZATION OF
NCRC MAGNOLIA MGP LLC**

THIS ATTACHMENT TO ARTICLES OF ORGANIZATION OF NCRC MAGNOLIA MGP LLC, a California limited liability company ("Company"), is dated for reference purposes concurrently with the filing of the Articles of Organization of NCRC MAGNOLIA MGP LLC, and is filed on behalf of NCRC MAGNOLIA MGP LLC by National Community Renaissance of California, a California nonprofit public benefit corporation ("NCRC"), its Manager:

The following provisions are hereby added to the Articles of Organization:

9-1 Organization and Operation. The Company is organized and operated exclusively for charitable purposes.

9-2 Receipt of Tax Exemption. The Company is operated exclusively to further the charitable purpose of its members. In order to carry out such charitable purpose, the Company shall own and operate multifamily rental housing and related facilities for the purpose of providing affordable housing to persons and families of very low, lower and low income.

9-3 Qualification of Exemption. Each member of the Company shall be a qualifying organization. A qualifying organization is an organization that is exempt under Section 501 (c)(3) of the Internal Revenue Code ("Section 501 (c)(3)") or under Section 23701(d) of the California Revenue and Taxation Code ("R&T Code") and that qualifies for exemption under Section 214 of the R&T Code.

9-4 Transfer of Membership Interest. Direct or indirect transfer of any membership interest in the Company to any nonqualified person or entity is prohibited. A "nonqualified person or entity" is a person or entity who or which does not satisfy the requirements of BOE Rule 136(b)(1) and that does not qualify for the welfare exemption under Section 214 of the R&T Code.

9-5 Dedication Clause. All real and personal property owned by the Company shall be and is hereby irrevocably dedicated to charitable purposes.

9-6 Merger or Conversion. To the fullest extent permitted by law, for the purpose of qualifying for the welfare exemption under the Rules of the California Board of Equalization, this limited liability company is prohibited from merging or converting into a for-profit entity.

9-7 Distribution of Assets. Upon liquidation, dissolution or abandonment of this Company, its assets remaining after payment or provision for payment of all tax and

other liabilities of this Company shall be distributed to a nonprofit fund, foundation or corporation which is organized and operated exclusively for charitable purposes and which has established its tax exempt status under Section 501(c)(3) or under Section 23701 (d) of the R&T Code. The Company shall not distribute any assets to Members which cease to be organizations described in Section 214 of the Code.

9-8 Amendments to Articles of Organization, the Limited Liability Company Agreement. Amendments to these Articles of Organization of the Company may be adopted, in whole or in part, upon the written consent of the Members. Notwithstanding the generality of the foregoing, however, all amendments to these Articles of Organization or to the Operating Agreement of the Company, as applicable, must be consistent with R&T Code Section 214.