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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-

File No.: 202464510607

Date Filed: 11/5/2024

Limited Liability Company Name	
Limited Liability Company Name	7770 & 7780 Stockton Blvd LLC
Initial Street Address of Principal Office of LLC	
Principal Address	650 HOWE AVE, BDG 400-1 SACRAMENTO, CA 95825
Initial Mailing Address of LLC	
Mailing Address	650 HOWE AVE, BDG 400-1 SACRAMENTO, CA 95825
Attention	
Agent for Service of Process	
Agent Name	APRIL LUDWIG
Agent Address	650 HOWE AVE, BDG 400-1 SACRAMENTO, CA 95825
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	All LLC Member(s)
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.	
Joshua Lim	11/05/2024
Organizer Signature	Date

**Additional Information to the Articles of Organization for
7770 & 7780 Stockton Blvd LLC**

The following requirements are added to the Articles of Organization for 7770 & 7780 Stockton Blvd LLC, a California limited liability company (the "**Company**") in order to satisfy the organizational requirements for the welfare property tax exemption under Section 214 of the California Revenue & Taxation Code:

- (1) The Company is organized and operated exclusively for charitable purposes.
- (2) The Company is operated exclusively to further the charitable purpose of its member.
- (3) Each member of the Company shall be a qualifying organization. A qualifying organization is (i) an organization that is exempt under Section 501(c)(3) of the Internal Revenue Code or under Section 23701d of the California Revenue and Taxation Code and qualifying for exemption under Section 214 of the California Revenue and Taxation Code.
- (4) The Company shall not transfer, directly or indirectly, any membership interest in the Company to any nonqualified person or entity.
- (5) The property owned by the Company is irrevocably dedicated to charitable purposes.
- (6) Upon dissolution, all assets shall be distributed to an organization(s) organized and operated exclusively for charitable purposes, as specified in section 214, and which has established its tax exempt status under section 501(c)(3) of the Internal Revenue Code, or under section 23701d of the Revenue and Taxation Code.
- (7) Any amendments to the articles of organization and the operating agreement must be consistent with section 214.
- (8) 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) The Company shall not distribute any assets to members who cease to be organizations described in section 214.