



202565418639



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.: 202565418639

Date Filed: 1/22/2025

B3376-4787 01/22/2025 9:32 AM Received by California Secretary of State

Limited Liability Company Name	
Limited Liability Company Name	FFAH V NINA PLACE APTS CA, LLC
Initial Street Address of Principal Office of LLC	
Principal Address	1816 LOTUS LANE BAKERSFIELD, CA 93307
Initial Mailing Address of LLC	
Mailing Address	69 NW NEWPORT AVE SUITE 200 BEND, OR 97703
Attention	Legal Department
Agent for Service of Process	
California Registered Corporate Agent (1505)	COGENCY GLOBAL INC. 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	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.	
<u>Rebecca Gertz</u>	<u>01/22/2025</u>
Organizer Signature	Date

ATTACHMENT
to
 LIMITED LIABILITY COMPANY
 ARTICLES OF ORGANIZATION
Of
 FFAH V NINA PLACE APTS CA, LLC

The following requirements are added to the Articles of Organization of FFAH V NINA PLACE APTS CA, LLC (the "**Limited Liability Company**"):

- (1) The Limited Liability Company is organized and operated exclusively for charitable purposes.
- (2) The Limited Liability Company is operated exclusively to further the tax exempt charitable purposes of its sole member to expand opportunities available to residents of every county of the United States of America, who are substantially unemployed, underemployed, or whose income is below federal poverty guidelines, to obtain adequate low-cost housing accommodations by constructing, rehabilitating and providing decent, safe and sanitary housing for persons of low income who otherwise would not be able to find or afford a suitable place to live; and to help relieve the poor, distressed, underprivileged and indigent by enabling them to secure the basic human needs of decent shelter and to thus lessen the burdens of government and promote the social welfare.
- (3) Each member of the Limited Liability Company must be an organization that is exempt under Section 501(c)(3) of the Internal Revenue Code or under Section 2370ld of the California Revenue & Taxation Code ("Code") and must qualify for exemption under Section 214 of the Code (a "**Qualifying Organization**").
- (4) No transfer, whether direct or indirect, of any membership interest in the Limited Liability Company shall be made to any person or entity that is not a Qualifying Organization.
- (5) All property of the Limited Liability Company shall be irrevocably dedicated to the charitable purpose of expanding opportunities available to residents of every county of the United States of America who are substantially unemployed, underemployed, or whose income is below federal poverty guidelines, to obtain adequate low-cost housing accommodations by constructing, rehabilitating and providing decent, safe and sanitary housing for persons of low income who otherwise would not be able to find or afford a suitable place to live; and to help relieve the poor, distressed, underprivileged and indigent by enabling them to secure the basic human needs of decent shelter and to thus lessen the burdens of government and promote the social welfare, consistent with the requirements for obtaining property tax exemption pursuant to Section 214 of the Code.
- (6) Upon dissolution of the Limited Liability Company, all assets shall be distributed to an organization organized and operated exclusively for charitable purposes, as specified in Section 214 of the Code, and which has established its tax-exempt status under Section 501(c)(3) of the Internal Revenue Code, or under Section 23701 of the Code.
- (7) Any amendments to the Articles of Organization or the Operating Agreement of the Limited Liability Company must be consistent with Section 214 of the Code.
- (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) No assets of the Limited Liability Company shall be distributed to any member that ceases to be a Qualifying Organization.