



202565216331



**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	FFAH V TOWER 999 APTS CA, LLC
Initial Street Address of Principal Office of LLC Principal Address	921-999 NATIONAL CITY BLVD NATIONAL CITY, CA 91950
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> Organizer Signature	<u>01/08/2025</u> Date

ATTACHMENT  
*to*  
 LIMITED LIABILITY COMPANY  
 ARTICLES OF ORGANIZATION  
*Of*  
 FFAH V TOWER 999 APTS CA, LLC

The following requirements are added to the Articles of Organization of FFAH V TOWER 999 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.