



202565715999



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.: 202565715999

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Limited Liability Company Name	Fresno Mosaic at Broadway LLC
Initial Street Address of Principal Office of LLC	1331 FULTON STREET
Principal Address	FRESNO, CA 93721
Initial Mailing Address of LLC	1331 FULTON STREET
Mailing Address	FRESNO, CA 93721
Attention	
Agent for Service of Process	Michael Duarte
Agent Name	1331 FULTON STREET
Agent Address	FRESNO, CA 93721
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	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.	
<i>Michael Duarte</i>	<i>02/10/2025</i>
Organizer Signature	Date

ATTACHMENT TO FORM LLC-1

Filing Type: Articles of Organization
Entity Name: Fresno Mosaic at Broadway LLC

Additional Provisions Per Sections 136 and 143 of Article 3 of Chapter 2 of Division 1 of the California Code of Regulations

1. Purpose

- A. Fresno Mosaic at Broadway LLC (the “LLC”) is organized and operated exclusively for charitable purposes, as specified in section 214 of the California Revenue and Taxation Code.
- B. The LLC is operated exclusively to further the charitable purpose of its member.

2. Limitations

- A. 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.
- B. The LLC shall not distribute any assets to any member which ceases to be a Qualifying Organization.

3. Irrevocable Dedication Clause; Dissolution Clause

- A. The property owned by the LLC is irrevocably dedicated to charitable purposes.
- B. Upon the dissolution or winding up of the organization, its assets remaining after payment or provision of payment of all debts and liabilities of this organization, shall be distributed to a nonprofit organization which is organized and operated exclusively for charitable purposes.

4. Membership; Restrictions on Transfer

Each member of the LLC shall be a “Qualifying Organization” which means 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 qualifies for exemption under section 214 of the California Revenue and Taxation Code. Direct or indirect transfer of any membership interest in the LLC to any person or entity which is not a Qualifying Organization is prohibited.

5. Amendment

Any amendments to these Articles of Organization or to the operating agreement of the LLC shall be consistent with section 214 of the California Revenue and Taxation Code.

6. Representation by LLC

The LLC hereby represents that the Articles of Organization are consistent with California state law governing limited liability companies and are enforceable at law and in equity.