



202565914576

B3459-8033 02/20/2025 11:29 AM Received by California Secretary of State



**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.: 202565914576

Date Filed: 2/20/2025

Limited Liability Company Name	
Limited Liability Company Name	HCHC Ollie Apartments GP, LLC
Initial Street Address of Principal Office of LLC	
Principal Address	5020 SANTA MONICA BLVD. LOS ANGELES, CA 90029
Initial Mailing Address of LLC	
Mailing Address	5020 SANTA MONICA BLVD. LOS ANGELES, CA 90029
Attention	
Agent for Service of Process	
Agent Name	Sarah Letts
Agent Address	5020 SANTA MONICA BLVD. LOS ANGELES, CA 90029
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.	
<i>Sarah Letts</i>	<i>02/20/2025</i>
Organizer Signature	Date

**ATTACHMENT  
TO FORM LLC-1 OF  
HCHC OLLIE APARTMENTS GP, LLC**

**ADDITIONAL INFORMATION MADE A PART OF THE CERTIFICATE:**

Welfare Tax Exemption. The following organizational requirements shall at all times apply to **HCHC Ollie Apartments GP, LLC**, a California limited liability company (the "**Company**"):

- (a) The Company shall be organized and operated exclusively for charitable purposes, as specified in Section 214 of the California Revenue and Taxation Code, including, without limitation, the development and provision of decent housing for low-income and moderate income individuals.
- (b) The Company shall be operated exclusively to further the tax exempt purpose(s), as specified in Section 214 of the California Revenue and Taxation Code, of its member(s).
- (c) 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 or under section 23701d of the Revenue and Taxation Code and that qualifies for exemption under section 214 of the Revenue and Taxation Code. Direct or indirect transfer of any membership interest in the Company to any nonqualified person or entity is prohibited.
- (d) The property, assets, profits and net income of the Company are irrevocably dedicated to charitable purposes, as specified in Sections 214 and 214.01 of the California Revenue and Taxation Code.
- (e) Upon dissolution of the Company, all assets of the Company shall be distributed to an organization organized and operated exclusively for charitable purposes as specified in Section 214 of the California Revenue and Taxation Code, and which has established its tax exempt status under Section 501(c)(3) of the Internal Revenue Code or under Section 23701d of the California Revenue and Taxation Code.
- (f) Any amendments to Articles of Organization of the Company and/or to its Operating Agreement shall be consistent with Section 214 of the California Revenue and Taxation Code.
- (g) To the fullest extent permitted by law, for 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.
- (h) The Company shall not distribute any assets to any member who ceases to be an organization described in Section 214 of the California Revenue and Taxation Code.