



202463910655



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	IH Ventana Pittsburg LLC
Initial Street Address of Principal Office of LLC Principal Address	530 TECHNOLOGY DRIVE STE 100 IRVINE, CA 92618
Initial Mailing Address of LLC Mailing Address	PO BOX 52078 IRVINE, CA 92619-2078
Attention	Anjela Ponce
Agent for Service of Process Agent Name	Anjela Ponce
Agent Address	530 TECHNOLOGY DRIVE STE 100 IRVINE, CA 92619-2078
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	One Manager
Additional information and signatures set forth on attached pages, if any, are incorporated herein by reference and made part of this filing.	
Electronic Signature	
☒ 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>Anjela Ponce</u> Organizer Signature	<u>09/18/2024</u> Date

ATTACHMENT
To
Limited Liability Company Articles of Organization (Form LLC-1)
For
IH Ventana Pittsburg LLC

The following requirements are added to the Articles of Organization of IH Ventana Pittsburg LLC (the “**Company**”):

- (1) The Company is organized and operated exclusively for charitable purposes.
- (2) The 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 Company must be an organization that is exempt under Section 501(c)(3) of the Internal Revenue Code or under Section 23701d of the California Revenue & Taxation Code (“**Code**”) and must qualify for an exemption under Section 214 of the Code (“**Qualifying Organization**”).
- (4) No transfer, whether direct or indirect, of any membership interest in the Company, shall be made to any person or entity that is not a Qualifying Organization.
- (5) All property of the Company shall be irrevocably dedicated to the charitable purpose of expanding opportunities available to resident 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 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 23701d of the Code.

(7) Any amendments to the Articles of Organization or the Operating Agreement of the 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, the Company is prohibited from merging with or converting into a for-profit entity.

(9) No assets of the Company shall be distributed to any member that ceases to be a Qualifying Organization.