



202565413194



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	PSCDC Avalon Nicolet LLC		
Initial Street Address of Principal Office of LLC	16935 W BERNARDO DRIVE		
Principal Address	STE 238 SAN DIEGO, CA 92127		
Initial Mailing Address of LLC	16935 W BERNARDO DRIVE		
Mailing Address	STE 238 SAN DIEGO, CA 92127		
Attention			
Agent for Service of Process	Robert W Laing		
Agent Name	16935 W BERNARDO DRIVE		
Agent Address	STE 238 SAN DIEGO, CA 92127		
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	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	<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>Robert W. Laing</i>	<i>01/17/2025</i>		
Organizer Signature	Date		

**ATTACHMENT TO ARTICLES OF ORGANIZATION
OF
PSCDC AVALON NICOLET LLC**

The following requirements are added to the Articles of Organization of PSCDC AVALON NICOLET LLC (the “Limited Liability Company”):

- (a) The Limited Liability Company is organized and operated exclusively for charitable purposes.
- (b) The Limited Liability Company is operated exclusively to further the charitable purposes of its member(s).
- (c) Each member of the Limited Liability 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 23701(d) of the Revenue and Taxation Code and that qualifies for exemption under section 214 of the Revenue and Taxation Code (“Code”).
- (d) Direct or indirect transfer of any membership interest in the Limited Liability Company to any nonqualified person or entity is prohibited.
- (e) The property owned by the Limited Liability Company is irrevocably dedicated to charitable purposes within the meaning of section 501(c)(3) of the Internal Revenue Code.
- (f) Upon the liquidation, dissolution, or abandonment of this organization, the proceeds or assets related to property located in California, remaining after payment or provision of payment of all debts and liabilities of this organization, shall be distributed to an organization organized and operated for a charitable, scientific, hospital, or religious purpose meeting the requirements of Revenue and Taxation Code section 214.
- (g) Any amendments to the Articles of Organization and the Operating Agreement must be consistent with section 214 of the Code.
- (h) 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.
- (i) The Limited Liability Company shall not distribute any assets to members who cease to be a qualifying organization described in section 214 of the Code.