



202565212842



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	Topa Vista Villas LLC
Initial Street Address of Principal Office of LLC Principal Address	702 COUNTY SQUARE DRIVE SUITE 200 VENTURA, CA 93003
Initial Mailing Address of LLC Mailing Address	702 COUNTY SQUARE DRIVE SUITE 200 VENTURA, CA 93003
Attention	
Agent for Service of Process Agent Name	Victoria J Brady
Agent Address	702 COUNTY SQUARE DRIVE SUITE 200 VENTURA, CA 93003
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.	
<u>Victoria J. Brady</u> Organizer Signature	<u>01/06/2025</u> Date

**Additional Information to the Articles of
Organization for Topa Vista Villas LLC**

The following requirements are added to the Articles of Organization of Topa Vista Villas LLC (the "**Company**") in order to satisfy the organizational requirements for welfare exemption under Section 214 of the Revenue & Taxation Code:

1. The Company is organized and operated exclusively for charitable purposes.
2. The Company is operated exclusively to further the charitable purposes of its member.
3. Each member of the Company shall be a qualifying organization. A qualifying organization is (i) 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, or (ii) a government entity that is exempt from property taxation under Section 3 of Article XIII of the California Constitution, as to property owned by the State under subdivision (a), or as to property owned by a local government under subdivision (b), or as to property used exclusively for public schools, community colleges, state colleges and state universities under subdivision (d). If one or more of the members is a government entity, all other members are exempt under Section 501(c)(3) of the Internal Revenue Code or under Section 23701d of the California Revenue and Taxation Code and that qualifies for exemption under Section 214 of the California Revenue and Taxation Code.
4. The Company shall not transfer, directly or indirectly, any membership interest in the Company to any nonqualified person or entity.
5. The property owned by the Company is irrevocably dedicated to charitable purposes.
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 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 Revenue and Taxation Code.
7. Any amendments to the Articles of Organization and the Operating Agreement of the Company must be consistent with Section 214 of the Revenue and Taxation 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, the Company is prohibited from merging or converting into a for-profit entity.
9. The Company shall not distribute any assets to members who cease to be organizations described in Section 214 of the Revenue and Taxation Code.