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Secretary of State
Articles of Organization
Limited Liability Company (LLC)

LLC-1

Filing Fee - \$70.00

Certified Copy Fee (Optional) - \$5.00

Note: LLCs may have to pay minimum \$800 tax to the California Franchise Tax Board each year. For more information, go to <https://www.ftb.ca.gov/>.

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1. **Limited Liability Company Name** (Must contain an LLC identifier such as LLC or L.L.C. "LLC" will be added, if not included.)

699 14th Street CSLC GP LLC

2. **Business Addresses**

a. Initial Street Address of Principal Office - Do not enter a P.O. Box	City (no abbreviations)	State	Zip Code
354 Lancaster Avenue, Suite 1400	Haverford	PA	19041
b. Initial Mailing Address of LLC, if different than item 2a	City (no abbreviations)	State	Zip Code

3. **Service of Process** (Must provide either Individual OR Corporation.)

INDIVIDUAL - Complete items 3a and 3b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box	City (no abbreviations)	State	Zip Code
		CA	

CORPORATION - Complete item 3c. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) - Do not complete item 3a or 3b

C T Corporation System

4. **Management** (Select only one box)

The LLC will be managed by:

One Manager

More than One Manager

All LLC Member(s)

5. **Purpose Statement** (Do not alter 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.

6. 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.

Additional signatures set forth on attached pages, if any, are incorporated herein by reference and made part of this Form LLC-1. (All attachments should be 8 1/2 x 11, one-sided, legible and clearly marked as an attachment to this Form LLC-1.)

Organizer sign here

Print your name here

**Additional Information to the Articles of Organization for
699 14th Street CSLC GP LLC**

The following requirements are added to the Articles of Organization for 699 14th Street CSLC GP LLC, a California limited liability company (the "**Company**") in order to satisfy the organizational requirements for the welfare property tax exemption under Section 214 of the California Revenue & Taxation Code ("**Section 214**"):

- (1) The Company is organized and operated exclusively for charitable purposes.
- (2) The Company is operated exclusively to further the charitable purpose 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 California Revenue and Taxation Code and qualifying for exemption under Section 214 of the California Revenue and Taxation Code; and (ii) government entities exempt from taxation under section 3 of Article XIII of the California Constitution.
- (4) The Company shall not transfer, directly or indirectly, any membership interest in the Company to any person or entity that is not a qualifying organization.
- (5) The property owned by the Company is irrevocably dedicated to charitable purposes.
- (6) Upon dissolution, all assets shall be distributed to an organization or organizations organized and operated exclusively for charitable purposes, as specified in Section 214, 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 must be consistent with Section 214.
- (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, this limited liability 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 qualifying organizations described in Section 214.