



202464410701



**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.: 202464410701

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Limited Liability Company Name	Limited Liability Company Name		AHCDC Paseo Senter 1 IH LLC
Initial Street Address of Principal Office of LLC	Principal Address		27762 ANTONIO PARKWAY L1-624 LADERA RANCH, CA 92694-1140
Initial Mailing Address of LLC	Mailing Address		27762 ANTONIO PARKWAY L1-624 LADERA RANCH, CA 92694-1140
	Attention		Joseph Stalzer
Agent for Service of Process	Agent Name		Joseph A Stalzer
	Agent Address		27762 ANTONIO PARKWAY L1-624 LADERA RANCH, CA 92694
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	<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.		
Joseph Stalzer		10/28/2024	
Organizer Signature		Date	

**Attachment 1  
to Articles of Organization  
Limited Liability Company (LLC-1)**

**AHCDC Paseo Senter 1 IH LLC (the "Company")**

**Additional Information.      WELFARE EXEMPTION REQUIREMENTS**

- A. The Company is organized and operated exclusively for charitable purposes as specified in Section 214 of the California Revenue and Taxation Code and to further the charitable purposes of its member(s).
- B. 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 Section 23701d of the Revenue and Taxation Code and that qualifies for exemption under Section 214 of the Revenue and Taxation Code.
- C. Direct or indirect transfer of any membership interest in the Company to any nonqualified person or entity is prohibited.
- D. No distribution shall be made to any member which ceases to be a Qualifying Organization.
- E. The property owned by the Company is irrevocably dedicated to charitable purposes. All property of the Company shall be irrevocably dedicated to the charitable purpose of providing rental housing and related facilities to low-income households consistent with the requirements for obtaining property tax exemption pursuant to Revenue and Taxation Code Section 214.
- F. All real and personal property owned by the Company shall be owned by and in the name of the Company and is irrevocably dedicated to charitable purposes as set forth in Section 214 of the California Revenue and Taxation Code. No member shall have any ownership interest in such property in its individual name or right.
- G. Upon dissolution, all assets shall be distributed to an organization(s) 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.
- H. Any amendments to the articles of organization and the operating agreement must be consistent with Section 214 of the Revenue and Taxation Code.
- I. To the fullest extent permitted by law, for the purposes of qualifying for the Welfare Exemption under the rules of the California Board of Equalization, this limited liability company is prohibited from merging with, or converting into, a for-profit entity.
- J. The limited liability company shall not distribute any assets to members who cease to be organizations described in Section 214 of the Revenue and Taxation Code or cease to be a Qualifying Organization.