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FLORIDA PROFIT/NON PROFIT CORPORATION
Global City Affordable Housing Foundation, Inc.

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**ARTICLES OF INCORPORATION
OF
GLOBAL CITY AFFORDABLE HOUSING FOUNDATION, INC.
A NOT FOR PROFIT CORPORATION**

The undersigned, for the purpose of forming a corporation not for profit under the Florida Not For Profit Corporation Act, Chapter 617, Florida Statutes, adopts the following Articles of Incorporation:

Article I

Name

The name of this not for profit corporation shall be **Global City Affordable Housing Foundation, Inc.**

Article II

Principal Office and Mailing Address

The principal office and mailing address of this corporation shall be 801 Brickell Avenue, Suite 2360, Miami, Florida 33131.

Article III

Purpose

This corporation is organized exclusively for charitable, religious, educational, and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under §501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, which purposes shall be limited further to those which are lawful and not specifically prohibited to corporations under the laws of the State of Florida. Without limiting the generality of the foregoing, the purposes of the corporation include the acquisition, development, ownership, and operation of affordable housing for low-income families, students, and other economically disadvantaged persons.

Article IV

Powers and Restrictions

Section 4.1 This corporation shall have the general power to do all lawful acts, as conferred upon corporations not for profit by Section 617.0302, Florida Statutes, including all those things necessary and desirable to carry out the purposes and responsibilities of this corporation.

Section 4.2 Notwithstanding the generality of the foregoing, the powers of this corporation shall be subject to the following limitations and restrictions.

(a) No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, Trustees, officers or other private

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persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III hereof. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under §501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under §170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

(b) Notwithstanding any other provision of this Certificate, if at any time or times the corporation is a private foundation within the meaning of Section 509 of the Code, then during such time or times: (1) the corporation shall not engage in any act of self-dealing, as defined in Section 4941(d) of the Code; (2) the corporation shall distribute its income for each taxable year at such time and in such manner as not to subject the corporation to tax under Section 4942 of the Code; (3) the corporation shall not retain any excess business holdings, as defined in Section 4943(c) of the Code; (4) the corporation shall not make any investments in such a manner as to subject the corporation to tax under Section 4944 of the Code; and (5) the corporation shall not make any taxable expenditures as defined in Section 4945(d) of the Code.

(g) Notwithstanding any other provision of these articles, this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the purposes of this corporation.

Article V
Dissolution

Upon the dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of §501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose, such organization or organizations to be selected by the Board of Trustees of the corporation. Any such assets not so disposed of shall be disposed of by a court of competent jurisdiction of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations as said Court shall determine which are organized and operated exclusively for such purposes.

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Article VI
Trustees and Officers

Section 6.1. Number of Trustees. This corporation shall have three (3) Trustees initially. The number of Trustees may be increased or diminished from time to time, but shall never be less than the number required by §617.0803(1), Florida Statutes, as amended from time to time or any successor provision.

Section 6.2. Duties of Trustees. All corporate powers of the corporation shall be exercised by or under the authority of, and the affairs of the corporation shall be managed under the direction of, its Board of Trustees, except as otherwise specifically required under the Florida Not For Profit Corporation Act.

Section 6.3. Qualification and Election of Trustees. Trustees must be natural persons who are 18 years of age or older and elected or appointed in the manner and for the terms provided in the bylaws of the corporation.

Section 6.4. Initial Trustees and Officers. The names and street addresses of the initial Trustees and officers of this corporation, and the offices held by each officer, are:

Brian Pearl	Trustee, President
801 Brickell Avenue, Suite 2360	
Miami, Florida 33131	

Diego Procel	Trustee, Secretary
801 Brickell Avenue, Suite 2360	
Miami, Florida 33131	

Ernesto de la Fe	Trustee, Treasurer
801 Brickell Avenue, Suite 2360	
Miami, Florida 33131	

Section 6.5. Indemnification. The Board of Trustees is hereby specifically authorized to make provision for indemnification of Trustees, officers, employees and agents to the fullest extent permitted by law; provided, however, that no such indemnification shall be permitted if such indemnification would violate the purposes of the corporation as specified in Article III above or would be inconsistent with the provisions of Section 501(c)(3) and Section 170(c)(2) of the code.

Article VII
Members

The corporation shall have one class of members consisting of such person or persons admitted as members from time to time by the Board of Trustees in accordance with the provisions set forth in the bylaws of the corporation. The qualifications and rights of the members shall be as set forth in the bylaws of the corporation. The members shall have no right, title or interest whatsoever in the income, property or assets of the

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corporation, nor shall any portion of such income, property or assets be distributed to any member upon the dissolution or winding up of this corporation. Members of this corporation shall not be personally liable for the debts, liabilities or obligations of the corporation.

Article VIII
Initial Registered Agent and Address

The name and street address of the initial registered agent and the initial registered office of this corporation are:

Christopher Walker, Esq.
Lippes Mathias Wexler Friedman LLP
101501 Deerwood Park Blvd, Building 300, Suite 300
Jacksonville, Florida 32256

Article IX
Incorporator

The name and street address of the incorporator of this corporation are:

Brian Pearl
801 Brickell Avenue, Suite 2360
Miami, Florida 33131

Article X
Effective Date: Duration

Section 10.1 Effective Date. Corporate existence shall commence on the date these Articles are filed by the Department of State of the State of Florida.

Section 10.2 Duration. This corporation shall exist perpetually.

Article XI
Bylaws

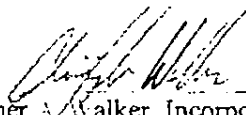
The initial bylaws of this corporation shall be adopted by the Trustees. Bylaws shall be adopted, altered, amended or repealed from time to time by the Board of Trustees, but the Board of Trustees shall not alter, amend or repeal any bylaw adopted by the members if the members specifically provide that such bylaw is not subject to amendment or repeal by the Trustees.

Article XII
Amendment

This corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, and any right conferred upon the members is subject to this reservation.

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IN WITNESS WHEREOF, the incorporator has executed these Articles of Incorporation the 25 day of January, 2021


Christopher Walker, Incorporator

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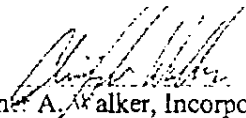
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CERTIFICATE DESIGNATING REGISTERED OFFICE AND REGISTERED AGENT FOR THE SERVICE OF PROCESS WITHIN FLORIDA

In compliance with Sections 48.091, 617.0501 and 617.0503, Florida Statutes, the following is submitted:

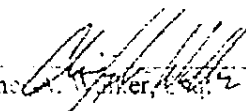
GLOBAL CITY AFFORDABLE HOUSING FOUNDATION, INC., desiring to organize or qualify under the laws of the State of Florida hereby designates Christopher Walker, Esq., as its registered agent to accept service of process within the State of Florida and the address of its registered office shall be 10151 Deerwood Park Blvd., Building 300, Suite 300, Jacksonville, Florida 32256.

DATED this 25 day of January, 2021.


Christopher A. Walker, Incorporator

Having been named as registered agent to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

DATED this 25 day of January, 2021

Christopher A. Walker, Esq. 

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