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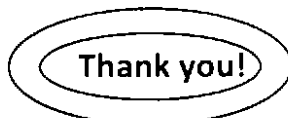
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**ARTICLES OF INCORPORATION  
OF  
HOUSING FOR TOMORROW CORP.**

These Articles of Incorporation (these "**Articles**") are hereby made and acknowledged by the undersigned, to be filed with the Department of State, State of Florida, for the purpose of forming a not for profit corporation in accordance with Chapter 617 of the Florida Statutes.

**ARTICLE I  
NAME AND ADDRESS**

(a) The name of the corporation governed by these Articles shall be "HOUSING FOR TOMORROW CORP." (the "**Corporation**").

(b) The street address of the Corporation's initial principal office shall be 1000 Universal Studios Plaza, Orlando, FL 32819.

(c) The Corporation's mailing address shall be 1000 Universal Studios Plaza, Orlando, FL 32819.

**ARTICLE II  
TERM OF EXISTENCE**

The Corporation shall have perpetual existence.

**ARTICLE III  
PURPOSES; RESTRICTIONS**

(a) Subject to the restrictions set forth in Paragraph (b) below, the purposes for which the Corporation is organized are to receive and administer real and personal property and to apply such property, as well as the income it produces, exclusively for charitable, scientific, literary, and educational purposes, either directly or by contributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, or the corresponding provisions of any subsequent federal tax laws (the "**Code**").

Within these broad charitable purposes, the primary purpose of the Corporation is to make safe, affordable, dignified, and desirable housing available to low-income residents within Orange County, Florida, and the surrounding areas (the "**Community**"). The Corporation is organized and operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Code, and such purposes include (without limitation) the following:

(1) Providing and preserving housing for low- and moderate-income people that is safe, secure and affordable in perpetuity;

(2) Providing affordable homeownership opportunities for low and moderate income people, while preserving the quality and affordability of the homes for future low and moderate income residents of the Community;

(3) Acquiring and holding land to be held in perpetuity for the primary purpose of providing affordable rental and homeownership housing for low and moderate income people;

(4) Providing relief to the poor and disadvantaged in the Community through affordable housing opportunities;

(5) Reducing discrimination and prejudice in the Community;

(6) Lessening neighborhood tensions within the Community;

(7) Combatting community deterioration in economically disadvantaged areas;

(8) Promoting economic opportunities for low income residents of economically disadvantaged areas;

(9) Protecting the natural environment and promote the ecologically sound use of land and natural resources and the long-term health and safety of the Community; and

(10) Lessening the burdens of governments in connection with furthering the above described purposes.

(b) Despite any other provision of these Articles:

(1) No part of the net earnings of the Corporation shall inure to the benefit of any member, director, or officer of the Corporation, or any private individual, except that reasonable compensation may be paid for services rendered to or for the Corporation, affecting one or more of its purposes;

(2) No member, director, or officer of the Corporation, or any private individual shall be entitled to share in the distribution of any of the corporate assets upon dissolution of the Corporation;

(3) 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 publication or distribution of statements) any political campaign on behalf of any candidate for public office;

(4) The Corporation shall not engage in any act of “self-dealing,” as defined in Code Section 4941(d);

(5) The Corporation shall distribute its income for each taxable year at such time and in such manner so as not to become subject to the tax on undistributed income imposed by Code Section 4942;

(6) The Corporation shall not retain any “excess business holdings,” as defined in Code Section 4943(c);

(7) The Corporation shall not make any investments in such manner as to subject it to tax under Code Section 4944;

(8) The Corporation shall not make any “taxable expenditures,” as defined in Code Section 4945(d); and

(9) Despite any other provision of these Articles or Florida law to the contrary, the Corporation shall not carry on any activities that are not permitted for an organization exempt under Code Sections 501(a) and 501(c)(3), or by organizations, contributions to which are deductible under Code Section 170(c)(2). The Corporation shall at all times operate as an organization exempt from federal income tax under Section 501(c)(3) of the Code, and nothing in these Articles shall be construed to the contrary.

**ARTICLE IV**  
**POWERS**

Subject to the restrictions in these Articles, the Corporation shall have the authority to exercise all of the powers conferred upon not for profit corporations under the laws of the State of Florida.

**ARTICLE V**  
**MEMBERS**

The Corporation shall have one class of members. The rights of members, and the qualification, appointment, and designation of members, shall be as set forth in the Corporation’s Bylaws.

**ARTICLE VI**  
**DIRECTORS**

(a) All corporate powers shall be exercised by or under the authority of, and the Corporation’s affairs shall be managed by, the Corporation’s Board of Directors.

(b) The names and addresses of the initial members of the Board of Directors are as follows:

- 1) MARC WATSON  
1000 Universal Studios Plaza  
Orlando, FL 32819
- 2) GREGORY KAISER  
1000 Universal Studios Plaza  
Orlando, FL 32819
- 3) RUSSELL DAGON III  
1000 Universal Studios Plaza  
Orlando, FL 32819

(c) The manner in which future Directors are to be elected or appointed shall be as set forth in the Corporation's Bylaws. The number of Directors may be increased or decreased in the manner provided in the Corporation's Bylaws, but the Corporation shall always have at least three (3) Directors.

**ARTICLE VII**  
**BYLAWS**

The initial Bylaws of the Corporation shall be adopted by the Board of Directors. The powers to alter, amend, or repeal the Bylaws, or adopt new Bylaws, shall be vested in the Board of Directors, unless otherwise provided in the Bylaws.

**ARTICLE VIII**  
**AMENDMENT OF ARTICLES OF INCORPORATION**

The Board of Directors may alter, amend, or restate these Articles at any time, and shall follow the applicable procedures prescribed under the laws of the State of Florida for amending the articles of incorporation for a not for profit corporation. However, no change may ever be made to these Articles that would result in the denial of tax-exempt status to the Corporation under Code Section 501(c)(3).

**ARTICLE IX**  
**DISSOLUTION**

Upon the dissolution of the Corporation or the winding up of its affairs, the remaining assets of the Corporation shall be paid to such one or more corporations, funds, foundations, or organizations selected by the Board of Directors which at such time are themselves recognized as exempt and described in Code Section 501(c)(3).

**ARTICLE X**  
**INITIAL REGISTERED AGENT AND STREET ADDRESS**

The name and Florida street address of the Corporation’s initial registered agent are as follows:

C T Corporation System  
1200 South Pine Island Road  
Plantation Florida 33324

**ARTICLE XI**  
**INCORPORATOR**

The name and address of the Incorporator of the Corporation are as follows:

Gabriela Kornzweig  
100 Universal City Plaza  
Universal City, California 91608

The undersigned Incorporator executes and submits these Articles and affirms the truth of all facts stated in these Articles, as of October 7, 2020.

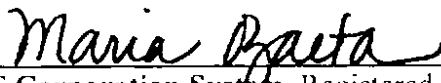
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*Gabriela Kornzweig*  
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Gabriela Kornzweig, as Incorporator

**CERTIFICATE OF ACCEPTANCE**

Having been named registered agent, to accept service of process for the above-stated Corporation at the place designated in its Articles of Incorporation, the undersigned hereby agrees to act in such capacity and confirms that he/she is familiar with, and accepts the obligations provided for in, Florida Statutes Section 617.0502.

  
C T Corporation System, Registered Agent

Dated: October 9, 2020.

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