

N 96000000858

February 7, 1996

Duval Non-Profit Housing Corporation  
c/o Michael Weisberg  
4600 University Drive, Ste. 307  
Durham, NC 27707

Secretary of State  
409 E. Gaines Street  
Tallahassee, FL 32399  
Attn: Division of Corporation

RE: Articles of Incorporation for Duval Non-Profit Housing Corporation

To whom it may concern:

300001713233  
-02/13/96--01062--003  
\*\*\*\*\*70.00 \*\*\*\*\*70.00

Enclosed you will find one (1) copy and one (1) original of the Articles of Incorporation for Duval Non-Profit Housing Corporation. Also enclosed is a check in the amount of \$70.00 (check #1721) for filing fees.

Please send any correspondence with regard to these Articles of Incorporation to the address below.

American Housing Corporation  
1519 Twenty-Sixth Street  
Santa Monica, CA 90404  
Attn: Denise Swanson

Sincerely,

*Denise Swanson*

Denise Swanson

FILED  
55 FEB 14 PM 12:24  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

cc: file

Enclosures

*BE 2/19*

FROM : JACK STERN

19.1996 01:00PM P 2  
PHONE NO. : 310 029 7090

ARTICLES OF INCORPORATION  
OF  
DUVAL NON-PROFIT HOUSING CORPORATION  
a Florida non-profit corporation

FILED  
55 FEB 16 PM 12:24  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLE I

The name of the Corporation is Duval Non-Profit Housing Corporation.

ARTICLE II

A. The purposes for which this Corporation is organized include the transaction of any or all lawful business for which non-profit corporations may be incorporated under the laws of the State of Florida, as they may be amended from time to time.

B. The general purpose of the Corporation is to promote the common good, health, safety and general welfare of low-income families.

C. The specific purpose of the Corporation is to bring about civic betterment and social improvement by providing for the preservation, ownership, management, maintenance, and care of decent, safe and sanitary housing, affordable to low-income families. The Corporation is granted the power to own and operate a project with a mortgage insured and subsidized under Section 236 of the National Housing Act. The Corporation will purchase Low-Income Apartments through the federal program commonly known as the Low Income Housing Preservation and Resident Homeownership Act of 1990 (LIHPRHA). See Subtitle A of Title VI of the National Affordable Housing Act of 1990, 24 CFR Part 248, Subpart B. All units owned or managed by the Corporation shall be maintained as affordable for low income families, as required by LIHPRHA.

In summary, the purpose for which the corporation is formed and the business to be carried on and the objectives to be affected by it are:

To create a private corporation to construct or to acquire a housing project or projects, and to operate the same; (b) to enable the financing of the construction of such rental housing with the assistance of mortgage insurance under the National Housing Act; (c) to enter into, perform, and carry out contracts of any kind necessary to, or in connection with, or incidental to the accomplishment of the purposes of the corporation, including, expressly, any contract or contracts with the Secretary of Housing and Urban Development which may be desirable or necessary to comply with the requirements of the National Housing Act, as amended, and the Regulations of the Secretary thereunder, relating to the regulation or restriction of mortgagors as

to rents, sales, charges, capital structure, rate of return and methods of operation; (d) to acquire any property, real or personal, necessary for the construction and operation of such project; and (e) to borrow money, and to issue evidence of indebtedness, and to secure the same by mortgage, deed of trust, pledge, or other lien, in furtherance of any or all of the objects of its business in connection with said project.

### ARTICLE III

- A. This Corporation is organized exclusively for charitable purposes within the meaning of § 501(c)(3) of the Internal Revenue Code or the corresponding provision of any future United States internal revenue law and the laws of the State of Florida. 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 the furtherance of the purposes of this Corporation, and 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 provision of any future United States internal revenue law, or (b) by a corporation to which contributions are deductible under § 170(c)(2) of the Internal Revenue Code or the corresponding provision of any future United States internal revenue law.
- B. No substantial part of the activities of the Corporation shall consist of lobbying or propaganda, or otherwise attempting to influence legislation, except as provided in § 501(h) of the Internal Revenue Code of 1986, and the Corporation shall not participate in, or intervene in (including the publication or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office.
- C. 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 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 II.
- D. On the winding up and dissolution of this Corporation, after paying or adequately providing for the debts, obligations and liabilities of the Corporation, the remaining assets of this Corporation 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 any public purpose. 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.

E. During such period, or periods, of time as the Corporation is treated as a "private foundation" pursuant to § 509 of the Internal Revenue Code, the directors must distribute the corporation's income at such time and in such manner so as not to subject the Corporation to tax under § 4942 of the Code, and the Corporation is prohibited from engaging in any act of self-dealing (as defined in § 4941(d) of the Code), from retaining any excess business holdings (as defined in § 4943(c) of the Code), which would subject the Corporation to tax under § 4943 of the Code, from making any investments or otherwise acquiring assets which would subject the Corporation to tax under § 4944 of the Code, from retaining any assets which would subject the Corporation to tax under § 4944 of the Code if the directors have acquired such assets, and from making any taxable expenditures (as defined in § 4945(d) of the Code).

#### ARTICLE IV

A. The Corporation has no members.

B. The number of directors constituting the board of directors is no less than three and no more than nine. The names and addresses of the persons who are to serve as the initial directors are:

Jeffrey D. Moore  
7906 Naylor Avenue  
Los Angeles, CA 90045

Grover Pike  
6666 Yucca Street  
Los Angeles, CA 90028

Amnon Derwish  
630 N. Orlando Avenue, #2  
Los Angeles, CA 90048

C. Appointment of Directors, Term of Office. All directors shall be appointed by majority vote by the person(s) or entities which provide unsecured "Start-up Loan Funds" for the corporation to carry out its specific purposes. Start-up Loan Funds shall be defined as moneys loaned to the Corporation prior to purchase and/or commencement of management of any housing project. Each such director shall hold office for one (1) year and until a successor has been appointed and qualified. The Corporation may repay the Start-up Loan Fund at any time. Thereafter, directors shall be appointed by majority vote of the board of directors.

- D. A director may be removed with or without cause by the appointor(s) of the director.

#### ARTICLE V

- A. In any proceeding brought by or in the right of a corporation or brought by or on behalf of members of the corporation, liability shall be eliminated against directors and officers.
- B. The directors shall not be personally liable for debts, liabilities, or other obligations of the Corporation.
- C. The directors shall not be personally liable for monetary damages for breach of fiduciary duty as a director.

#### ARTICLE VI

The duration of this Corporation shall be perpetual.

#### ARTICLE VII

The street and mailing address of the initial principle corporate office is:

4600 University Drive, Ste. 307  
Durham, North Carolina 27707

#### ARTICLE VIII

The name and address of the initial statutory agent of the Corporation is:


Steven Rajtar  
1850 Lee Road, #115  
Winter Park, Florida 32789

ARTICLE IX

The name and address of the incorporator(s) is:

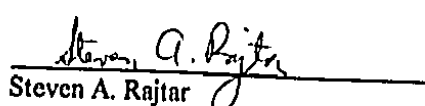
Jeffrey D. Moore  
7906 Naylor Avenue  
Los Angeles, CA 90045

DATE: 2/2/96

  
Incorporator's Signature

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE CORPORATION AT THE PLACE DESIGNATED IN THESE ARTICLES OF INCORPORATION, 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.

DATE: 2/8/96

  
Steven A. Rajtar

FILED  
96 FEB 14 PM 12:25  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

N960000000858

AMERICAN HOUSING CORPORATION  
1519 Twenty-Sixth Street  
Santa Monica, California 90404

City/State/Zip

Phone #

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. \_\_\_\_\_ (Corporation Name) \_\_\_\_\_ (Document #)
2. \_\_\_\_\_ (Corporation Name) \_\_\_\_\_ (Document #)
3. \_\_\_\_\_ (Corporation Name) \_\_\_\_\_ (Document #)
4. \_\_\_\_\_ (Corporation Name) \_\_\_\_\_ (Document #)

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
JUN 14 11 51 AM '96

APPROVED  
AND  
FILED

☐ Walk in

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☐ Certified Copy

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☐ Certificate of Payment

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-05/15/96--01057--007  
\*\*\*\*\*35.00 \*\*\*\*\*35.00

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/ Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

N9600000085-8  
5-14-96  
FL OP Amend

ARTICLES OF AMENDMENT  
to  
ARTICLES OF INCORPORATION  
of

DUVAL NON-PROFIT HOUSING CORPORATION

*Pursuant to the provisions of section 617.1006, Florida Statutes, the undersigned Florida nonprofit corporation adopts the following articles of amendment to its articles of incorporation.*

FIRST: Amendment(s) adopted: (INDICATE ARTICLE NUMBER(S) BEING AMENDED, ADDED OR DELETED.)  
ARTICLE IV. B.

B. The number of directors constituting the board of directors is no less than three and no more than nine. The names and addresses of the persons who are to serve as the directors are:

Jeffrey D. Moore  
7906 Naylor Avenue  
Los Angeles, California 90045

Grover Pike  
6666 Yucca Street, #5  
Los Angeles, California 90028

Peter Houle  
2375 NE 173rd Street, B110  
North Miami Beach, Florida 33160

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

6:17 PM 4/15/96

APPROVED  
AND  
FILED

SECOND: The date of adoption of the amendment(s) was: 04/15/96

THIRD: Adoption of Amendment (CHECK ONE)

- ☐ The amendment(s) was(were) adopted by the members and the number of votes cast for the amendment was sufficient for approval.
- ☒ There are no members or members entitled to vote on the amendment. The amendment(s) was(were) adopted by the board of directors.

Duval Non-Profit Housing Corporation

Corporation Name

  
Signature of Chairman, Vice Chairman, President or other officer

Jeffrey D. Moore

Typed or printed name

President

04/16/96

Title

Date



ARTICLES OF AMENDMENT  
to  
ARTICLES OF INCORPORATION  
of

DUVAL NON-PROFIT HOUSING CORPORATION

*Pursuant to the provisions of section 617.1006, Florida Statutes, the undersigned Florida nonprofit corporation adopts the following articles of amendment to its articles of incorporation.*

FIRST: Amendment(s) adopted: (INDICATE ARTICLE NUMBER(S) BEING AMENDED, ADDED OR DELETED.)  
ARTICLE II. C. (Paragraph 1)

C. The specific purpose of the Corporation is to bring about civic betterment and social improvement by providing for the preservation, ownership, management, maintenance, and care of decent, safe and sanitary housing, affordable to low-income families. The Corporation is granted the power to own and operate a project with a mortgage insured and subsidized under Section 236 of the National Housing Act. The Corporation will purchase Low-Income Apartments through the federal program commonly known as the Low Income Housing Preservation and Resident Homeownership Act of 1990 (LIHPRHA). See Subtitle A of Title VI of the National Affordable Housing Act of 1990, 24 CFR Part 248, Subpart B. All units owned or managed by the Corporation shall be maintained as affordable for low income families, as required by LIHPRHA.

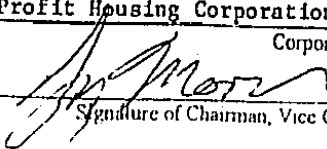
SECOND: The date of adoption of the amendment(s) was: 04/14/96

THIRD: Adoption of Amendment (CHECK ONE)

- ☐ The amendment(s) was(were) adopted by the members and the number of votes cast for the amendment was sufficient for approval.
- ☒ There are no members or members entitled to vote on the amendment. The amendment(s) was(were) adopted by the board of directors.

Duval Non-Profit Housing Corporation

Corporation Name

  
Signature of Chairman, Vice Chairman, President or other officer

Jeffrey D. Moore

Typed or printed name

President

Title

04/16/96

Date

APPROVED  
AND  
FILED  
56 MAY 14 10 38 AM '96  
TALLAHASSEE, FLORIDA  
SECRETARY OF STATE

N96000000858

J. Moore  
7906 Naylor Avenue,  
Los Angeles, CA 90045

City/State/Zip

Phone #

000001850300  
-06/04/96--01120--017  
\*\*\*\*\*35.00 \*\*\*\*\*35.00  
Office Use Only

**CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):**

1. \_\_\_\_\_  
(Corporation Name) (Document #)
2. \_\_\_\_\_  
(Corporation Name) (Document #)
3. \_\_\_\_\_  
(Corporation Name) (Document #)
4. \_\_\_\_\_  
(Corporation Name) (Document #)

☐ Walk in

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☐ Certified Copy

☐ Mail out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input checked="" type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/ Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

FILED  
96 JUN -3 PM 1:40  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

SH 6/11

ARTICLES OF AMENDMENT  
to  
ARTICLES OF INCORPORATION  
of

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

DUVAL NON-PROFIT HOUSING CORPORATION

*Pursuant to the provisions of section 617.1006, Florida Statutes, the undersigned Florida nonprofit corporation adopts the following articles of amendment to its articles of incorporation.*

FIRST: Amendment(s) adopted: (INDICATE ARTICLE NUMBER(S) BEING AMENDED, ADDED OR DELETED.)

ARTICLE IV. B.

B. The number of directors constituting the board of directors is no less than two and no more than nine. The names and addresses of the persons who are to serve as the directors are:

Jeffrey D. Moore  
7906 Naylor Avenue  
Los Angeles, California 90045  
Grover Pike  
6666 Yucca Street, #5  
Los Angeles, California 90028

SECOND: The date of adoption of the amendment(s) was: 5/28/96

THIRD: Adoption of Amendment (CHECK ONE)

☐ The amendment(s) was(were) adopted by the members and the number of votes cast for the amendment was sufficient for approval.

☒ There are no members or members entitled to vote on the amendment. The amendment(s) was(were) adopted by the board of directors.

Duval Non-Profit Housing Corporation

Corporation Name

Signature of Chairman, Vice Chairman, President or other officer

Jeffrey D. Moore

Typed or printed name

President

5/28/96

Title

Date

**c/o Terry Peck**

**St. Louis, Missouri 63128**

**Telephone: 314/973-4205**

June 12, 1997

STANLEY FORD

97 96 95 94 93 92 91 90 89 88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

2000

**To whom it may concern:**

Enclosed please find the articles of amendment for Duval Non-Profit Housing Corporation.

We are also enclosing a check in the amount of thirty-five dollars (\$35.00), per instructions.

**Thank you for your prompt attention to this matter.**

Sincerely,

Larry Peck

**Terry Peck**  
President

## Enclosures

900002215399--4  
-06/18/97--01024--010  
\*\*\*\*\*35.00 \*\*\*\*\*35.00

-06/18797--01024--010  
 35.00 35.00

ARTICLES OF AMENDMENT  
to  
ARTICLES OF INCORPORATION  
of

DUVAL NON-PROFIT HOUSING CORPORATION

*Pursuant to the provisions of section 617.1006, Florida Statutes, the undersigned Florida nonprofit corporation adopts the following articles of amendment to its articles of incorporation.*

FIRST: Amendment(s) adopted: (INDICATE ARTICLE NUMBER(S) BEING AMENDED, ADDED OR DELETED.)

Article 11. C. (amended)

C. The specific purpose of the Corporation is to bring about civic betterment and social improvement by providing for the preservation, ownership, management, sponsorship, maintenance and care of decent, safe and sanitary housing affordable to low-income families. The Corporation is granted the power to own and operate a project with the mortgage insured and subsidized under Section 236 of the National Housing Act. The Corporation will purchase, sponsor, manage apartment projects through the federal program commonly known as the Low Income Housing Preservation and Resident Homeownership Act of 1990 (LIHPHA). See Subtitle A of Title VI of the National Affordable Housing Act of 1990, 24 CFR Part 248, Subpart B. All units owned or managed by the Corporation shall be maintained as affordable for low income families, as required by LIHPHA.

97 JUL 18 PM 2:33

APPROVED  
AND  
FILED

SECOND: The date of adoption of the amendment(s) was: 03/10/97

THIRD: Adoption of Amendment (CHECK ONE)

- ☐ The amendment(s) was(were) adopted by the members and the number of votes cast for the amendment was sufficient for approval.
- ☒ There are no members or members entitled to vote on the amendment. The amendment(s) was(were) adopted by the board of directors.

DUVAL NON-PROFIT HOUSING CORPORATION

Corporation Name

Terry Peck

Signature of Chairman, Vice Chairman, President or other officer

Terry Peck,

Typed or printed name

President

Title

Date