

Articles of Organization of the Mohave 24542, LLC An Arizona Limited Liability Company

Section 1.01 Introduction and Preliminary Statements

The undersigned Organizer desires to form a limited liability company under the Laws of the State of Arizona by delivering these Articles of Organization in duplicate to the Arizona Corporation Commission, in accordance with Arizona Limited Liability Company Act (the *Act*).

Section 1.02 Name

The name of the limited liability company, referred to as the *Company*, is:

Mohave 24542, LLC, An Arizona Limited Liability Company

Section 1.03 Duration

The Company will perpetually exist from the filing date of these Articles of Organization with the Secretary of State of the State of Arizona, unless dissolved according to law.

Section 1.04 Purpose

The Company is organized to conduct any lawful business or investment activities, and to exercise all of the powers, rights, and privileges granted to a limited liability company organized under the Act. The Company is further characterized to conduct business in the area of Real Estate and Rental and Leasing, more specifically to conduct business as Lessors of Residential Buildings and Dwellings.

(Remainder of page intentionally left blank.)

Section 1.05 Principal Place of Business

The Company's principal place of business is:

Physical Address:
19802 W. Arlington Rd.
Buckeye, Arizona 85326

Mailing Address:
19802 W. Arlington Rd.
Buckeye, Arizona 85326

Section 1.06 Statutory Agent and Address

The initial Statutory Agent's name is Copper Wren Law, LLC and the original addresses are as follows:

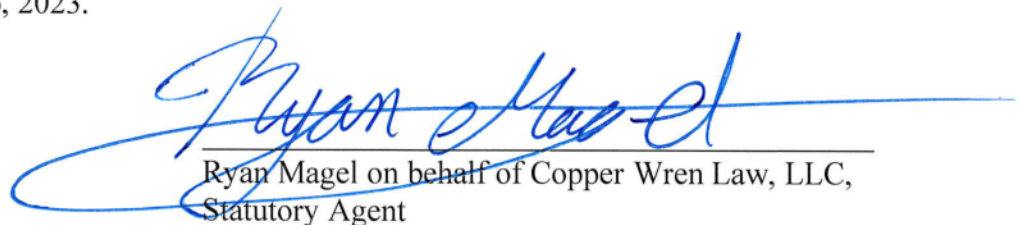
Physical Address:
4140 E. Baseline Rd., Suite 101
Mesa, Arizona 85206

Mailing Address:
4140 E. Baseline Rd., Suite 101
Mesa, Arizona 85206

Section 1.07 Statutory Agent Consent

I, Ryan Magel on behalf of Copper Wren Law, LLC, a Limited Liability Company organized under the laws of and located in the State of Arizona, accept the appointment as Statutory Agent of Mohave 24542, LLC, an Arizona Limited Liability Company. I understand that my responsibilities as agent are to receive service of process, notices, and demands; to forward mail; and to notify the Arizona Corporation Commission immediately if I resign or if the address of the Statutory Agent changes from the addresses stated above.

Dated: September 26, 2023.



Ryan Magel on behalf of Copper Wren Law, LLC,
Statutory Agent

Section 1.08 Organizer's Name and Address

Copper Wren Law, LLC, 4140 E. Baseline Rd., Suite 101, Mesa, AZ 85206

Section 1.09 Contributions

The total amount of cash and the description and agreed value of noncash property contributed to the Company will be determined upon the purchase of Real Property and outlined in the Articles of Organization.

Mohave 24542, LLC,
An Arizona Limited Liability Company
Articles of Organization

Section 1.10 Additional Contributions

The Operating Agreement specifies the times and amounts of additional contributions to the Company.

Section 1.11 Initial Members

The Company's Members will retain all rights related to finances, voting, and appraisal of the Company. The Members have exclusive authority to select the Management of the Company. The authorities and duties of the Members are set forth in the Operating Agreement. The names and addresses of the initial Member is:

The A & T Family Trust dated July 27, 2023
19802 W. Arlington Rd.,
Buckeye, Arizona 85326

The Initial Trustees of the A & T Family Trust dated July 27, 2023 are:

Artemio Escobedo and Maria Teresa Escobedo
19802 W. Arlington Rd.,
Buckeye, Arizona 85326

Section 1.12 Additional Members

The Company has the right to admit additional Members to the Company under the terms and conditions of the Company's Operating Agreement. Any Member who is later admitted as a Member of the Company will have all of the rights and obligations of an original Member under the Operating Agreement. Any transferee of a Member's Interests in the Company must be treated as an Assignee until that transferee is admitted as an Additional or Substitute Member, if ever, under the Operating Agreement.

Section 1.13 Business Continuation

If a Company Member's membership in the Company is terminated by an event, the remaining Members and Managers of the Company have the right to continue the Company's business under the terms of the Operating Agreement. A terminating event may include the Member's death, disability, retirement, resignation, withdrawal, expulsion, or bankruptcy. If the remaining Members and Managers fail to continue the Company's business according to the terms of the Operating Agreement, the Company must be dissolved and liquidated under the Act and the Operating Agreement.

Section 1.14 Operating Agreement and Authority

To the extent not expressly required by and provided for in the Act, the manner in which the Company conducts its business and affairs, the duties and authority of its Members and Managers, and the rights and obligations of its Members and Managers must be set forth in the Operating Agreement adopted by the initial Members and Managers of the Company. This Operating Agreement may be amended from time to time according to its provisions.

Section 1.15 Management

The Company's Managers will manage the Company's business. The Managers have exclusive authority to act for the Company in all matters. The authorities and duties of the Managers are set forth in the Operating Agreement. The names and addresses of the initial Managers are:

Artemio Escobedo
19802 W Arlington Rd
Buckeye, Arizona 85326

Maria Teresa Escobedo
19802 W Arlington Rd
Buckeye, Arizona 85326

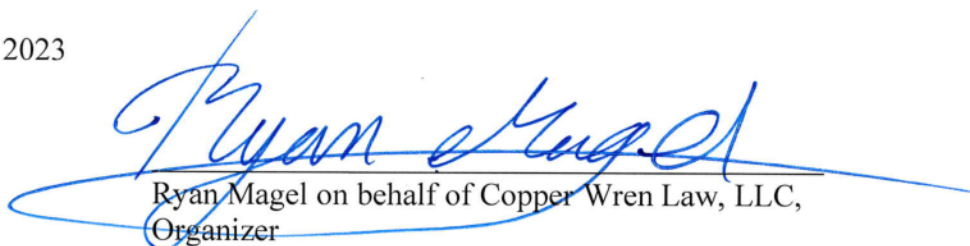
Section 1.16 Indemnification and Liability

As determined by the Managers of the Company, the Company may indemnify and advance expenses to a Member, Manager, employee, or agent of the Company in connection with any proceeding, to the extent permitted by applicable laws and statutes, the Act, and the Company's Operating Agreement.

Section 1.17 Transferability of Interest

Interest in the Company is nontransferable except as specifically set forth in the Company's Operating Agreement.

Signed on September 26, 2023



Ryan Magel on behalf of Copper Wren Law, LLC,
Organizer

Clear Form

Print Form

DO NOT WRITE ABOVE THIS LINE; RESERVED FOR ACC USE ONLY.

STATUTORY AGENT ACCEPTANCE*Please read Instructions [M002i](#)*

1. **ENTITY NAME** – give the **exact** name in Arizona of the corporation or LLC that has appointed the Statutory Agent (this must match exactly the name as listed on the document appointing the statutory agent, e.g., Articles of Organization or Articles of Incorporation):

Mohave 24542, LLC

2. **STATUTORY AGENT NAME** – give the exact name of the Statutory Agent appointed by the entity listed in number 1 above (this will be *either* an individual or an entity). **NOTE** - the name must match **exactly** the statutory agent name as listed in the document that appoints the statutory agent (e.g. Articles of Incorporation or Articles of Organization), including any middle initial or suffix:

Copper Wren Law, LLC

3. STATUTORY AGENT SIGNATURE:

By the signature appearing below, the individual or entity named in number 2 above accepts the appointment as statutory agent for the entity named in number 1 above, and acknowledges that the appointment is effective until the appointing entity replaces the statutory agent or the statutory agent resigns, whichever occurs first.

The person signing below declares and certifies *under penalty of perjury* that the information contained within this document together with any attachments is true and correct, and is submitted in compliance with Arizona law.

Signature

Ryan Magel

Printed Name

09/26/2023

Date

REQUIRED – check only one:

- | | |
|--|--|
| <input type="checkbox"/> Individual as statutory agent: I am signing on behalf of myself as the individual (natural person) named as statutory agent. | <input checked="" type="checkbox"/> Entity as statutory agent: I am signing on behalf of the entity named as statutory agent, and I am authorized to act for that entity. |
|--|--|

Expedited services are available for an additional fee – see Instructions or Cover sheet for prices.

Filing Fee: none (regular processing)
All fees are nonrefundable - see Instructions.

Mail: Arizona Corporation Commission - Examination Section
1300 W. Washington St., Phoenix, Arizona 85007
Fax: 602-542-4100

Please be advised that A.C.C. forms reflect only the **minimum** provisions required by statute. You should seek private legal counsel for those matters that may pertain to the individual needs of your business. All documents filed with the Arizona Corporation Commission are **public record** and are open for public inspection. If you have questions after reading the Instructions, please call 602-542-3026 or (within Arizona only) 800-345-5819.