



**State of Missouri**  
Jason Kander, Secretary of State

Corporations Division  
PO Box 778 / 600 W. Main St., Rm. 322  
Jefferson City, MO 65102

**N000703395**  
**Date Filed: 11/3/2016**  
**Jason Kander**  
**Missouri Secretary of State**

**Articles of Incorporation of a Nonprofit Corporation**

*(Submit with a filing fee of \$25.00)*

The undersigned natural person(s) of the age of eighteen years or more for the purpose of forming a corporation under the Missouri Nonprofit Corporation Act adopt the following Articles of Incorporation:

1. The name of the corporation is Columbia Community Land Trust, Inc.
2. This corporation is a Public Public or Mutual Benefit Corporation.
3. The period of duration of the corporation is Perpetual  
"Perpetual" unless stated otherwise
4. The name and street address of the Registered Agent and Registered Office in Missouri is:  
Randall Cole, 500 E. Walnut, Suite 108, P.O. Box 6015, Columbia, MO 65205-6015  
Name Address City/State/Zip
5. The name(s) and address(es) of each incorporator:  
Steven Van Matre, 701 E. Broadway, P.O. Box 6015, Columbia, MO 65205-6015
6. Will the corporation have members?  YES  NO
7. The assets of the corporation will be distributed on dissolution as follows: SEE ATTACHED (7)
8. The corporation is formed for the following purpose(s): SEE ATTACHED (8)
9. The effective date of this document is the date it is filed by the Secretary of State of Missouri unless a future date is otherwise indicated: Date of Filing  
(Date may not be more than 90 days after the filing date in this Office)

*(Please see next page)*

Name and address to return filed document:  
Name: Steven Van Matre  
Address: 701 E. Broadway, P.O. Box 6015  
City, State, and Zip Code: Columbia, MO 65205-6015

**P-ORI-10252016-0420**

ORI-11042016-0581 State of Missouri  
No of Pages 5 Pages



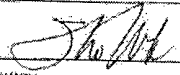
Creation - Non-Profit

In Affirmation thereof, the facts stated above are true and correct:  
(The undersigned understands that false statements made in this filing are subject to the penalties provided under Section 575.040, RSMo)

Must be signed by all Incorporator(s):

---

---

|   |   |                                 |
|---|---|---------------------------------|
| <br><i>Signature</i> | Steven Van Matre<br><i>Printed Name</i> | 11/2/2016<br><i>Date Signed</i> |
|---|---|---------------------------------|

(7) Assets Distributed on Dissolution:

Upon the dissolution of the corporation, the Board of Directors shall, after paying or making provisions for the payment of all of the liabilities of the corporation, dispose of all the assets of the corporation exclusively for the purposes of the corporation in such manner, or the such organization or organizations organized and the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law), as the Board of Directors shall determine.

Any such assets not so disposed of shall be disposed of by the Circuit Court 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.

### (8) Purposes

The corporation is organized exclusively for charitable, educational, religious, or scientific purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code.

The primary purpose is: to provide opportunities for lower to moderate income people to secure housing that is decent and affordable and controlled by the residents on a long term basis; to preserve the quality and affordability of housing for future low to modern income residents; to combat community deterioration in economically disadvantaged neighborhoods by making land available for projects and activities, including buying, selling, leasing, mortgaging and managing real estate, that improve the quality of life and assisting resident in improving the safety and wellbeing of their community; and to protect and promote the ecologically sound use of the land and resources for the long term health and safety of the community.

INUREMENT OF INCOME: No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to, its members, directors, officers or other private persons except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered.

LEGISLATIVE OR POLITICAL ACTIVITIES: 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 (including the publishing or distribution of statements) in any political campaign on behalf of any candidate for public office.

OPERATIONAL LIMITATIONS: Notwithstanding any other provisions 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 Section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law) or (b) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law).

Jeremiah W. (Jay) Nixon  
Governor  
State of Missouri



Department of Insurance  
Financial Institutions  
and Professional Registration  
John M. Huff, Director

DIVISION OF FINANCE

301 West High Street, Room 630  
P.O. Box 716  
Jefferson City, MO 65102-0716  
(573) 751-3242  
(573) 751-9192 FAX  
[www.finance.mo.gov](http://www.finance.mo.gov)

Debra Hardman  
Acting Commissioner

November 3, 2016

Mr. Randy Cole  
Housing Programs Supervisor  
City of Columbia  
P.O. Box 6015  
Columbia, Missouri 65205

Dear Mr. Cole:

The Division is in receipt of your email regarding your desire to use the name "Columbia Community Land Trust, Inc." in the State of Missouri. Based on the representations made in your letter, the Division does not object to the use of the name "Columbia Community Land Trust, Inc."

If you have any questions regarding this issue, please do not hesitate to contact me at (573) 751-3242.

Sincerely,

A handwritten signature in cursive script that reads "James W. Gallaher, IV".

James W. Gallaher, IV  
Senior Counsel

JWG:cs

# STATE OF MISSOURI



**Jason Kander**  
**Secretary of State**

## CERTIFICATE OF INCORPORATION

WHEREAS, Articles of Incorporation of

*Columbia Community Land Trust, Inc.*  
*N000703395*

have been received and filed in the Office of the Secretary of State, which Articles, in all respects, comply with the requirements of Missouri Nonprofit Corporation Law;

NOW, THEREFORE, I, JASON KANDER, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do hereby certify and declare this entity a body corporate, duly organized this date and that it is entitled to all rights and privileges granted corporations organized under the Missouri Nonprofit Corporation Law.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 3rd day of November, 2016.

  
Secretary of State

