

**BYLAWS
OF
GREAT PARK CORPORATION
a California Nonprofit Public Benefit Corporation**

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**BYLAWS
OF
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a California Nonprofit Public Benefit Corporation

ARTICLE I.
NAME

The name of this corporation shall be the GREAT PARK CORPORATION.

ARTICLE II.
OFFICES

Section 1 **Principal Office.** The principal office for the transaction of the business of the corporation (“principal executive office”) is located at One Civic Center Plaza, Irvine, State of California. The directors may change the principal executive office from one location to another within Irvine, California. Any change of this location shall be noted by the Secretary/Clerk of the Board on these Bylaws opposite this section, or this section may be amended to state the new location.

Section 2 **Other Offices.** The board of directors may at any time establish branch or subordinate offices at any place or places where the corporation is qualified to do business.

ARTICLE III.
PURPOSES AND OBJECTIVES

Section 1 **Specific Purpose.** The specific and primary purpose of this corporation is to plan, design, develop, and operate property and improvements located in the City of Irvine and within the boundaries of the former United States Marine Corp Air Station El Toro, for public park, recreation, exposition and open space purposes as the “Great Park” project for the benefit of the residents of the City of Irvine, residents of Orange County, and others. This corporation is organized and shall be operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the “Code”).

Section 2 **General Purposes.** The general purposes of this corporation are the following:

- (a) to receive, hold, and disburse gifts, bequests, devises, and other funds to advance the specific and primary purpose of this corporation;
- (b) to own, lease, and maintain suitable real and personal property that is deemed necessary to accomplish the specific and primary purpose of this corporation; and
- (c) to recommend, enter into, make, and perform, and carry out contracts that are deemed necessary to accomplish the specific and primary purpose of this corporation.

ARTICLE IV.
NONPARTISAN ACTIVITIES

This corporation has been formed under the California Nonprofit Public Benefit Corporation Law for the purposes described above, and it shall be nonprofit and nonpartisan. No substantial part of the activities of this corporation shall consist of the publication or dissemination of materials with the purpose of attempting to influence legislation, and this corporation shall not participate or intervene in any political campaign on behalf of any candidate for public office or for or against any cause or measure being submitted to the people for a vote.

This corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of its purposes and objectives described above.

ARTICLE V.
DEDICATION OF ASSETS

The property of this corporation is irrevocably dedicated to charitable purposes and no part of the net income or assets of this corporation shall ever inure to the benefit of any director, officer, or member hereof or to the benefit of any private person. Upon the dissolution or winding up of this corporation, its assets remaining after payment, or provision for payment, of all of its debts and liabilities shall be distributed to the City of Irvine provided that it is then an organization described in Section 170(c)(1) of the Code or the corresponding provision of any future United States internal revenue law; and if not, such assets shall be distributed to a nonprofit fund, foundation or corporation designated by the board of directors which is organized and operated exclusively for charitable, educational or scientific purposes and which has established its tax exempt status under Section 501(c)(3) of the Code or the corresponding provision of any future United States internal revenue law.

ARTICLE VI.
MEMBERS

Section 1 Directors as Members. This corporation shall have no members. Any action that would otherwise require approval by a majority of all members or approval by the members shall require only approval of the board of directors, as authorized by Section 5310 of the California Nonprofit Corporation Law.

Section 2 Meetings. There shall be no meetings of members as such. The persons constituting the board of directors may, at any given time and from time to time, act in their capacity as members pursuant to Section 1 of this Article VI, at meetings of the board of directors held as provided in Section 5 of Article VII of these Bylaws.

ARTICLE VII.
DIRECTORS

Section 1 Powers.

(a) General Corporate Powers. Subject to the provisions of the California Nonprofit Corporation Law and any limitations in the articles of incorporation and these

Bylaws, the business and affairs of this corporation shall be managed, and all corporate powers shall be exercised, by or under the direction of the board of directors; provided, however, that in order to preserve the nonprofit, exempt-from-income-tax status of this corporation, neither the board nor any member thereof shall do any act, or authorize or suffer the doing of any act by an officer or employee of this corporation, on behalf of the corporation, that is inconsistent with the articles or these Bylaws or the nonprofit purpose of this corporation. Any such act or acts shall be null and void.

(b) Specific Powers. Without prejudice to these general powers, and subject to the same limitations, the directors shall have the power to:

(i) Select and remove all officers, agents, and employees of this corporation; prescribe any powers and duties for them that are consistent with law, with the articles of incorporation, and with these Bylaws; and fix their compensation.

(ii) Change the principal office in Irvine, California, from one location to another within Irvine, California; and designate any place within Irvine, California, for the holding of any meeting or meetings.

(iii) Adopt, make, and use a corporate seal; and alter the form of the seal.

(iv) Borrow money and incur indebtedness on behalf of this corporation and cause to be executed and delivered for this corporation's purposes and objectives, in the corporate name, promissory notes, bonds, debentures, deeds of trust, mortgages, pledges, hypothecations, and other evidences of debt and securities.

Section 2 Number and Qualification of Directors.

(a) Number of Directors; Increase. The number of directors shall be seven (7), who shall be the duly elected or appointed and qualified members of the City Council of the City of Irvine. The number of directors may be increased by resolution of the board of directors.

Section 3 Directors' Meetings.

(a) Place of Meetings. Meetings of the board of directors may be held at any place within the City of Irvine that has been designated from time to time by resolution of the board or in the notice of the meeting. In the absence of such designation, meetings shall be held at the principal office of this corporation.

(b) Annual Meeting. The annual meeting of the board of directors shall be held each year in January, at a time designated by the board of directors, unless the board fixes another date and time. At each annual meeting officers shall be elected and any other proper business may be transacted.

(c) Other Regular Meetings. Other regular meetings of the board of directors may be held at such time and place as shall from time to time be fixed by the board of directors.

(d) Special Meetings. Special meetings of the board of directors for any purpose or purposes may be called at any time by the chairman/chairwoman of the board, if any, the chief executive officer, or any two (2) directors. Notice of the time and place of special meetings shall be given to each director in accordance with the Ralph M. Brown Act, California Government Code Section 54950 et seq. (“Brown Act”).

(e) Quorum. A majority of the authorized number of directors shall constitute a quorum for the transaction of business, except to adjourn. Every act or decision done or made by a majority of the directors present at a meeting duly held at which a quorum is present shall be regarded as the act of the board of directors, subject to the more stringent provisions of the articles of incorporation, these Bylaws and the California Nonprofit Corporation Law, including, without limitation, those provisions in the articles of incorporation and these Bylaws relating to (i) the investment and management of the funds of this corporation and (ii) those provisions of the California Nonprofit Corporation Law relating to a) approval of contracts or transactions in which a director has a direct or indirect material financial interest, b) appointment of committees, and c) indemnification of directors.

(f) Adjournment. A majority of the directors present, whether or not constituting a quorum, may adjourn any meeting to another time and place.

(g) Notice of Adjournment. Notice of the time and place of holding an adjourned meeting shall be given in accordance with the Brown Act.

(h) Open Meeting Law Compliance. Notwithstanding any other provision of these Bylaws, including but not limited to this Section 4 and Section 5 of Article VII, the corporation shall be subject to, and comply with, all of the provisions of the Brown Act; and the board of directors shall be deemed to be a “legislative body” as defined by the Brown Act.

(i) Rules of Order. Except as otherwise provided in these Bylaws, “Robert’s Rules of Order, Newly Revised,” shall guide the conduct of meetings of the board of directors. No resolution, proceeding or other action of the board of directors shall be invalidated, or the legality thereof otherwise affected, by the failure or omission to observe or follow such rules.

Section 4 Compensation. Directors shall receive such compensation for their services as may be fixed or determined by resolution of the board of directors.

Section 5 Committees of the Board. The board of directors may, by resolution, create one or more standing or ad hoc committees consisting of directors designated by, and to serve at the pleasure of, the board of directors, in accordance with the applicable requirements of the Brown Act, and in accordance with City policies and practices as they may be amended from time to time.

ARTICLE VIII.
OFFICERS

Section 1 Officers. The officers of this corporation shall be a chief executive officer, deputy chief executive officer to serve in the absence of the chief executive officer, a Secretary/Clerk of the Board, and a chief financial officer. The chief executive officer shall be responsible for the duties of the “president” in accordance with any applicable requirements of the California Nonprofit Corporation Law. This corporation may also have, at the discretion of the board of directors, a chairman/chairwoman of the board, a vice chair, a treasurer, one or more assistant secretaries, one or more assistant treasurers, and such other officers as may be appointed in accordance with the provisions of Section 3 of this Article VIII. If there is a treasurer, he or she shall be the chief financial officer unless some other person is so appointed by the board of directors.

Section 2 Election of Officers. The officers of the corporation, except those appointed in accordance with the provisions of Section 3 of this Article VIII, shall be elected by the board of directors, and each shall serve at the pleasure of the board, subject to the rights, if any, of an officer under any contract of employment.

Section 3 Subordinate Officers. The board of directors may appoint, and may authorize the chief executive officer or another officer to appoint, any other officers that the business of the corporation may require, each of whom shall have the title, hold office for the period, have the authority, and perform the duties specified in the Bylaws or determined from time to time by the board of directors.

Section 4 Removal of Officers. Subject to the rights, if any, of an officer under any contract of employment, any officer may be removed, with or without cause, by the board of directors, at any regular or special meeting of the board, or, except in case of an officer elected by the board of directors, by an officer on whom such power of removal may be conferred by the board of directors.

Section 5 Resignation of Officers. Any officer may resign at any time by giving written notice to the board of directors. Any resignation shall take effect at the date of the receipt of that notice or at any later time specified in that notice; and, unless otherwise specified in that notice, the acceptance of the resignation shall not be necessary to make it effective. Any resignation is without prejudice to the rights, if any, of this corporation under any contract to which the officer is a party.

Section 6 Vacancies in Office. A vacancy in any office because of death, resignation, removal, disqualification, or any other cause shall be filled only in the manner prescribed in these Bylaws for regular election to that office.

Section 7 Chairman/Chairwoman of the Board. The board of directors shall elect one of its members to serve as chairman/chairwoman of the board. The chairman/chairwoman of the board shall preside at meetings of the board of directors and exercise and perform such other powers and duties as may be from time to time assigned to him or her by the board of directors or prescribed by the Bylaws.

Section 8 Chief Executive Officer. Subject to such supervisory powers, if any, as may be given by the board of directors to the chairman/chairwoman of the board, the chief executive officer shall, subject to the control of the board of directors, generally supervise, direct, and control the business and the officers of the corporation. The chief executive officer shall have such other powers and duties as may be prescribed by the board of directors or the Bylaws.

Section 9 Vice Chairman/Chairwoman. The board of directors shall also elect one of its members to serve as vice chairman/chairwoman of the board. In the absence or disability of the chairman/chairwoman, the vice chairman/chairwoman shall perform all the duties of the chairman/chairwoman, and when so acting shall have all the powers of, and be subject to all the restrictions upon, the chairman/chairwoman. The vice chairman/chairwoman shall have such other powers and perform such other duties as from time to time may be prescribed by the board of directors or Bylaws and the chairman/chairwoman of the board.

Section 10 Secretary/Clerk of the Board. The Secretary/Clerk of the Board shall attend to the following:

(a) Book of Minutes. The Secretary/Clerk of the Board shall keep or cause to be kept, at the principal office or such other place as the board of directors may direct, a book of minutes of all meetings and actions of directors, committees of directors, with the time and place of holding, whether regular or special, and, if special, how authorized, the notice given, the names of those present at such meetings, the number of directors present or represented at directors' meetings, and the proceedings of such meetings.

(b) Notices, Seal and Other Duties. The Secretary/Clerk of the Board shall give, or cause to be given, notice of all meetings of the board of directors required by the Bylaws or by law to be given. The Secretary/Clerk of the Board shall keep the seal of the corporation in safe custody. The Secretary/Clerk of the Board shall have other powers and perform such other duties as may be prescribed by the board of directors or the Bylaws.

Section 11 Chief Financial Officer.

(a) Books of Account. The chief financial officer shall keep and maintain, or cause to be kept and maintained, adequate and correct books and records of accounts of the properties and business transactions of this corporation. The chief financial officer shall send or cause to be given to the directors such financial statements and reports as are required to be given by law, by these Bylaws, or by the board. The books of account shall be open to inspection by any director at all reasonable times.

(b) Deposit and Disbursement of Money and Valuables. The chief financial officer shall deposit all money and other valuables in the name and to the credit of this corporation with such depositories as may be designated by the board of directors and the chief financial officer shall disburse the funds of this corporation as may be ordered by the board of directors. The chief financial officer shall render to the chief executive officer and directors, whenever they request it, an account of all transactions effected by the chief financial officer and of the financial condition of this corporation. The chief financial

officer shall have such other powers and perform such other duties as may be prescribed by the board of directors or the Bylaws.

(c) Bond. If required by the board of directors, the chief financial officer shall give this corporation a bond in the amount and with the surety or sureties specified by the board of directors for faithful performance of the duties of such office and for restoration to this corporation of all its books, papers, vouchers, money, and other property of every kind in the possession or under control of the chief financial officer on such officer's death, resignation, retirement, or removal from office.

ARTICLE IX.

INDEMNIFICATION OF DIRECTORS, OFFICERS, EMPLOYEES, AND AGENTS

Section 1 Right of Indemnity. To the fullest extent permitted by law, this corporation shall indemnify any present or former director, officer, employee or other "agent" of the corporation, as that term is defined in Section 5238 of the California Nonprofit Corporation Law, against all expenses, judgments, fines, settlements and other amounts actually and reasonably incurred by them in connection with any "proceeding," as that term is used in that Section, and including an action by or in the right of the corporation, by reason of the fact that the person is or was a person described in that section. "Expenses," as used in this bylaw, shall have the same meaning as in Section 5238(a) of the California Corporations Code.

Section 2 Approval of Indemnity. On written request to the board by any person seeking indemnification under Section 5238(b) or Section 5238(c) of the California Corporations Code, the board shall promptly determine under Section 5238(e) of the California Corporations Code whether the applicable standard of conduct set forth in Section 5238(b) or Section 5238(c) has been met and, if so, the board shall authorize indemnification. If the board cannot authorize indemnification because the number of directors who are parties to the proceeding with respect to which indemnification is sought prevents the formation of a quorum of directors who are not parties to that proceeding, the board shall promptly call a meeting of members. At that meeting, the members shall determine under Section 5238(e) of the California Corporations Code whether the applicable standard of conduct set forth in Section 5238(b) or Section 5238(c) has been met and, if so, the members present at the meeting in person or by proxy shall authorize indemnification.

Section 3 Advancement of Expenses. To the fullest extent permitted by law and except as otherwise determined by the board in a specific instance, expenses incurred by a person seeking indemnification under Sections 5238(b) or 5238(c) of the California Corporations Code in defending any proceeding covered by those Sections shall be advanced by the corporation before final disposition of the proceeding, on receipt by the corporation of an undertaking by or on behalf of that person that the advance will be repaid unless it is ultimately determined that the person is entitled to be indemnified by the corporation for those expenses.

Section 4 Insurance. The corporation shall have the right to purchase and maintain insurance to the full extent permitted by law on behalf of its officers, directors, employees, and other agents, against any liability asserted against or incurred by any officer, director, employee,

or agent in such capacity or arising out of the officer's, director's, employee's, or agent's status as such.

ARTICLE X.
RECORDS AND REPORTS

Section 1 **Maintenance of Corporate Records.** The corporation shall keep:

- (a) Adequate and correct books and records of account; and
- (b) Written minutes of the proceedings of its board and committees of the board.

Section 2 **Inspection by Directors.** Every director shall have the absolute right at any reasonable time to inspect the corporation's books, records, documents of every kind, physical properties, and the records of each of its subsidiaries. The inspection may be made in person or by the director's agent or attorney. The right of inspection includes the right to copy and make extracts of documents.

Section 3 **Independent Audit and Annual Report.** The corporation shall cause an independent annual financial audit and annual report to be sent to the directors within six (6) months after the close of the corporation's fiscal year and shall cause the independent annual audit and annual report to be presented to the City Council within six (6) months after the close of the corporation's fiscal year. If required by the Nonprofit Integrity Act, the audit and annual report shall be provided to the California Attorney General. That audit and report shall contain the following information, in appropriate detail, for the fiscal year:

- (a) The assets and liabilities, including the trust funds, of the corporation as of the end of the fiscal year.
- (b) The principal changes in assets and liabilities, including trust funds.
- (c) The revenue or receipts of the corporation, both unrestricted and restricted to particular purposes.
- (d) The expenses or disbursements of the corporation for both general and restricted purposes.
- (e) Any information required by Section 4 below.
- (f) Any applicable information required by the Nonprofit Integrity Act.

The annual independent audit and annual report shall be accompanied by any report on it of independent accountants.

This requirement of an annual independent audit and annual report shall not apply if the corporation receives less than Twenty-Five Thousand Dollars (\$25,000.00) in gross receipts during

the fiscal year, provided, however, that the information specified above for inclusion in an annual independent audit and report must be furnished annually to all directors who request it in writing.

Section 4 Annual Statement of Certain Transactions and Indemnifications. As part of the annual report to all directors, or as a separate document if no annual report is issued, the corporation shall annually prepare and furnish to each director a statement of any transaction or indemnification of the following kind within one hundred twenty (120) days after the end of the corporation’s fiscal year:

(a) Any transaction (i) in which the corporation, its parent, or its subsidiary was a party, (ii) in which an “interested person” had a direct or indirect material financial interest, and (iii) which involved more than Fifty Thousand Dollars (\$50,000.00), or was one of a number of transactions with the same interested person involving, in the aggregate, more than Fifty Thousand Dollars (\$50,000.00). For this purpose, an “interested person” is either of the following:

(i) Any director or officer of the corporation, its parent, or subsidiary (but mere common directorship shall not be considered such an interest); or

(ii) Any holder of more than ten percent (10%) of the voting power of the corporation, its parent, or its subsidiary. The statement shall include a brief description of the transaction, the names of interested persons involved, their relationship to the corporation, the nature of their interest in the transaction and, if practicable, the amount of that interest, provided that if the transaction was with a partnership in which the interested person is a partner, only the interest of the partnership need be stated.

(b) Any indemnifications or advances aggregating more than Ten Thousand Dollars (\$10,000.00) paid during the fiscal year to any officer or director of the corporation under Article IX of these Bylaws, unless that indemnification has already been approved by the directors under Section 5238(e) (2) of the California Corporations Code.

ARTICLE XI.
COMPLIANCE WITH CONFLICT OF INTEREST LAWS

Section 1 Application of Political Reform Act. Notwithstanding any other provision of these Bylaws, the corporation shall be subject to, and comply with, all of the provisions of the Political Reform Act of 1976, as amended, Government Code Section 81000 et seq. The corporation shall be deemed to be an “agency,” and each director and officer shall be deemed to be a “designated employee,” as defined in the Political Reform Act). Each director and officer shall be subject to the conflict of interest reporting and disqualification requirements of the Political Reform Act. The board of directors shall adopt, periodically review, and, if necessary, amend, a “conflict of interest code” as such term is defined in the Political Reform Act.

Section 2 Application of Government Code Section 1090. City Directors shall be subject to the provisions of California Government Code section 1090 et seq. (“Section 1090”) and the corporation shall be deemed a “body” of which each director is a member.

ARTICLE XII.
GENERAL CORPORATE MATTERS

Section 1 Fiscal Year. The fiscal year of this corporation shall commence on July 1 and conclude on the immediately following June 30.

Section 2 Budget. Prior to the commencement of each fiscal year of this corporation, the board of directors shall adopt a budget setting forth the estimated capital, operating and other expenditures required in connection with, and estimated receipts from, the activities of the corporation for such fiscal year; provided, however, that during its first fiscal year, the board of directors shall adopt a budget for that initial year within four months of the first meeting of the board of directors. No expenditure may be made or obligation incurred which, when added to any other expenditure for the fiscal year of the corporation, exceeds the budget for that fiscal year by more than \$5,000.00 or any line item specified in the budget by more than five percent (5%).

Section 3 Investment Policy; Money Manager. The board of directors shall adopt and annually review and, if necessary, amend an investment policy for the corporation. The board of directors shall engage a reputable money management firm to manage and invest the idle funds of the corporation in accordance with such investment policy.

Section 4 Checks, Drafts, Evidence of Indebtedness. All checks, drafts or other orders for payment of money, notes or other evidences of indebtedness, issued in the name of or payable to this corporation, shall be signed or endorsed by such person or persons and in such manner as from time to time shall be determined by resolution of the board of directors.

Section 5 Corporate Contracts and Instruments; How Executed. The board of directors, except as otherwise provided in these Bylaws, may authorize any officer or officers, agent or agents, to enter into any contract or execute any instrument in the name of and on behalf of this corporation, and this authority may be general or confined to specific instances; and, unless so authorized or ratified by the board of directors or within the agency power of an officer, no officer, agent or employee shall have any power or authority to bind this corporation by any contract or engagement or to pledge its credit or to render it liable for any purpose or for any amount.

Section 6 Construction and Definitions. Unless the context requires otherwise, the general provisions, rules of construction, and definitions in the California Nonprofit Corporation Law shall govern the construction of these Bylaws. Without limiting the generality of the above, the masculine gender includes the feminine and neuter, the singular number includes the plural, the plural number includes the singular, and the term "person" includes both a legal entity and a natural person.

Section 7 Compliance With Public Records Act. The Corporation shall comply with and be subject to the provisions of the California Public Records Act, California Government Code Section 6250 et seq. ("Public Records Act"). The Corporation shall be deemed a local agency as that term is used in the Public Records Act, and as such, shall be subject to all obligations and exemptions under the Public Records Act.

Section 8 **Compliance with Nonprofit Integrity Act.** The Corporation shall comply with applicable provisions of the Nonprofit Integrity Act.

ARTICLE XIII.
AMENDMENTS

New Bylaws may be adopted or these Bylaws may be amended or repealed by approval of a majority of the board of directors.

CERTIFICATE OF SECRETARY

I, the undersigned, do hereby certify:

1. That I am the duly elected and acting Secretary/Clerk of the Board of:

GREAT PARK CORPORATION
a California Nonprofit Public Benefit Corporation

2. That the foregoing Bylaws, comprising twelve (12) pages inclusive of this Certificate and exclusive of the Table of Contents, constitute the Bylaws of said corporation as duly adopted at a regular meeting of the Board of Directors of the Corporation held on November 26, 2024.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 26th day of November, 2024.



CARL PETERSEN
SECRETARY/CLERK OF THE BOARD

TABLE OF CONTENTS

	<u>Page</u>
ARTICLE I	1
ARTICLE II. OFFICES	1
Section 1 Principal Office.....	1
Section 2 Other Offices	1
ARTICLE III. PURPOSES AND OBJECTIVES	1
Section 1 Specific Purpose	1
Section 2 General Purposes	1
ARTICLE IV. NONPARTISAN ACTIVITIES	2
ARTICLE V. DEDICATION OF ASSETS	2
ARTICLE VI. MEMBERS.....	2
Section 1 Directors as Members	2
Section 2 Meetings	2
ARTICLE VII. DIRECTORS	2
Section 1 Powers.....	2
Section 2 Number and Qualification of Directors	3
Section 3 Directors’ Meetings	3
Section 4 Compensation	4
Section 5 Committees of the Board	4
ARTICLE VIII. OFFICERS.....	5
Section 1 Officers	5
Section 2 Election of Officers.....	5
Section 3 Subordinate Officers	5
Section 4 Removal of Officers	5
Section 5 Resignation of Officers.....	5
Section 6 Vacancies in Office.....	5
Section 7 Chairman/Chairwoman of the Board.....	5
Section 8 Chief Executive Officer	6
Section 9 Vice Chairman/Chairwoman	6
Section 10 Secretary/Clerk of the Board	6
Section 11 Chief Financial Officer	6
ARTICLE IX. INDEMNIFICATION OF DIRECTORS, OFFICERS, EMPLOYEES, AND AGENTS	7
Section 1 Right of Indemnity.....	7
Section 2 Approval of Indemnity	7
Section 3 Advancement of Expenses.....	7
Section 4 Insurance.....	7

	<u>Page</u>
ARTICLE X.	RECORDS AND REPORTS 8
	Section 1 Maintenance of Corporate Records 8
	Section 2 Inspection by Directors 8
	Section 3 Independent Audit and Annual Report 8
	Section 4 Annual Statement of Certain Transactions and Indemnifications 9
ARTICLE XI.	COMPLIANCE WITH CONFLICT OF INTEREST LAWS 9
	Section 1 Application of Political Reform Act 9
	Section 2 Application of Government Code Section 1090 9
ARTICLE XII.	GENERAL CORPORATE MATTERS 10
	Section 1 Fiscal Year 10
	Section 2 Budget 10
	Section 3 Investment Policy; Money Manager 10
	Section 4 Checks, Drafts, Evidence of Indebtedness 10
	Section 5 Corporate Contracts and Instruments; How Executed 10
	Section 6 Construction and Definitions 10
	Section 7 Compliance With Public Records Act 10
	Section 8 Compliance with Nonprofit Integrity Act 11
ARTICLE XIII.	AMENDMENTS 11