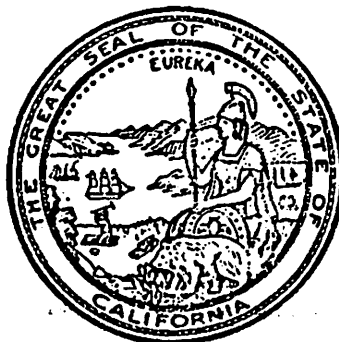


SEAL OF CALIFORNIA



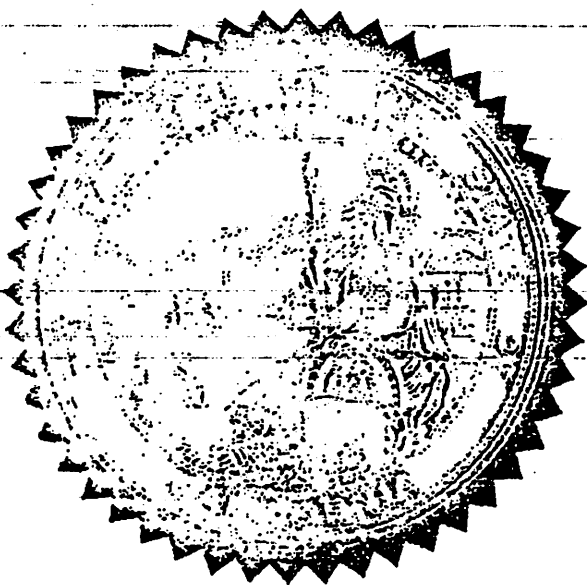
OFFICE OF THE
SECRETARY OF STATE

I, **EDMUND G. BROWN JR.**, Secretary of State of the State of California, hereby certify:

That the annexed transcript has been compared with the RECORD on file in this office, of which it purports to be a copy, and that same is full, true and correct.

IN WITNESS WHEREOF, I execute
this certificate and affix the Great
Seal of the State of California this

AUG 12 1974



Edmund G. Brown Jr.
Secretary of State

708902

RECORDED
FILED
In the office of the Secretary of State
of the State of California

AUG 12 1974

ARTICLES OF INCORPORATION

PARK ELLIOT CONDOMINIUM OWNERS' ASSOCIATION, INC.

EDMUND G. BROWN, Jr., Secretary of State
By BILL HOLDEN
Deputy

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, all of whom are residents of the State of California, have this day voluntarily associated ourselves together for the purpose of forming a non-profit corporation under the General Non-Profit Corporation Law of the State of California and we do hereby certify:

ONE: That the name of this Association is: PARK ELLIOT CONDOMINIUM OWNERS' ASSOCIATION, INC. ("Association" herein.)

TWO: That the purposes for which the Association is formed are:

(a) That the specific and primary purposes for which the Association is formed are to provide for maintenance, preservation and architectural control of the condominium project on the following described real property, located in the City of La Puente, County of Los Angeles, State of California, and all structures and improvements thereon.

Lot 1 of Tract 32283, in the City of La Puente, County of Los Angeles, State of California, and such additional property as may hereafter be brought within the jurisdiction of this Association (the "Property.")

(b) That the general purposes and powers are:

1. To promote the health, safety and welfare of the residents within the Property;

2. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association arising from any Declaration of Covenants, Conditions and Restrictions applicable to the Property (the "Declaration;")

3. To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the Property of the Association;

4. To acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

5. To borrow money, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

6. To have and to exercise any and all powers, rights and privileges which a corporation organized under the General Non-Profit Corporation Law of the State of California by law may now or hereafter have or exercise; and

7. To act in the capacity of principal, agent, joint venturer, partner or otherwise.

The foregoing statement of purposes shall be construed as a statement both of purposes and powers, and purposes and powers in each clause shall, in no way, limit or restrict by reference to or inference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers. Notwithstanding any of the above statements of purposes and powers, the Association shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of the Association.

THREE: That this Association is organized pursuant to the General Non-Profit Corporation Law of the State of California and does not contemplate pecuniary gain or profit to the members thereof and is organized for non-profit purposes.

FOUR: That the County in this State where the principal office for the transaction of business of the Association is located in Los Angeles County.

FIVE: That the authorized number and qualifications of members of the Association, the different classes of membership, if any, the property, voting and other rights and privileges of members and their liability to dues and assessments and the method of collection thereof, shall be as set forth in the By-Laws of the Association, as such By-Laws are in effect from time to time.

SIX: The affairs of the Association shall be managed by a Board of five (5) Directors, all of whom shall be members of the Association. The number of Directors may be changed by amendment of these Articles of Incorporation or the By-Laws of the Association but shall, in no event, be reduced to less than five (5) unless approved by a vote of not less than eighty (80%) percent of the members.

The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

| <u>NAME</u> | <u>ADDRESS</u> |
|--------------------|--|
| 1. THOMAS C BOWLES | 130 South Robertson Blvd., Beverly Hills, Ca 90211 |

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| 2. SUZANNE MANSFIELD | 130 So Robertson Blvd, Beverly Hills, Ca 90211 |
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| 3. SHIRLEY ANN BERTRAM | 130 So Robertson Blvd., Beverly Hills, Calif 90211 |
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| 4. MICHAEL E ULRICH | 130 So Robertson Blvd., Beverly Hills, Ca 90211 |
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| 5. JEAN M BERGUM | 130 So Robertson Blvd., Beverly Hills, Ca 90211 |
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SEVEN: That amendment of these Articles shall require the

assent (by vote or written consent) of the members representing at least fifty-one (51%) percent of the voting interest then entitled to vote, as provided in the By-Laws, as such By-Laws are in effect, from time to time.

EIGHT: That the Association is one which does not contemplate

pecuniary gain or profit to the members thereof, and is organized

solely for non-profit purposes. Upon the winding up and dissolution

of the Association, after paying or adequately providing for the

debts and obligations of the Association, the remaining assets shall

be distributed to a non-profit fund, foundation or corporation,

which is organized and operated exclusively for charitable,

educational and/or scientific purposes and which has established its tax-exempt status under Section 501(c) of the Internal Revenue Code. If the Association holds any assets in trust, such assets shall be disposed of in such manner as may be directed by decree of the Superior Court of the County of Los Angeles, upon petition therefor by the Attorney General or by any person concerned in the liquidation.

IN WITNESS WHEREOF, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation, this 8th day of August, 1974.

Thomas C. Bowles
Suzanne Mansfield
Shirley Ann Bertram
Michael E. Ulrich
Jean M. Bergum

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

On this 8 day of August, 1974, before me, the undersigned, a Notary Public in and for said State, personally appeared THOMAS C BOWLES, SUZANNE MANSFIELD, SHIRLEY ANN BERTRAM, MICHAEL E ULRICH & JEAN M BERGUM

known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.
Signature J. Paul Morgan, Jr.
J PAUL MORGAN, JR.



130 S. Robertson Blvd., Beverly Hills, CA. 90211