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FILED <sup>4</sup>In the office of the Secretary of State  
of the State of California

JUL 31 1987

*March Fong Eu*  
MARCH FONG EU, Secretary of StateARTICLES OF INCORPORATION  
OF

ELM PLAZA HOMEOWNERS ASSOCIATION

## ARTICLE I

NAME

The Name of this corporation shall be ELM PLAZA HOMEOWNERS ASSOCIATION.

## ARTICLE II

PURPOSE

(a) This corporation is a nonprofit mutual benefit corporation organized pursuant to the Nonprofit Mutual Benefit Corporation Law of the State of California. The purpose of this corporation is to engage in any lawful act or activity for which a corporation may be organized under the Nonprofit Mutual Benefit Corporation Law.

(b) The specific and primary purpose for which this corporation is formed is to provide community services and facilities, or contract for the provision thereof, for the general use, benefit and welfare of the owners of residential [condominium] units/lots situated within that certain real property in the City of Long Beach, County of Los Angeles, California, described as lot 1, Tract No. 44563, known as ELM PLAZA CONDOMINIUMS. Notwithstanding any of the above statements of purposes and powers, this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the specific purpose of this corporation.

(c) The Association may also exercise the powers granted to a non-profit mutual benefit corporation enumerated in Corporation Code Section 7140, Code of Civil Procedures Section 374 and the power granted to the Association in the Davis-Stirling Common Interest Development Act (Civil Code Section 1350) et. seq.

ARTICLE III

AGENT FOR SERVICE OF PROCESS

The name and address of the initial agent of this corporation for service of process are as follows :

HOSSEIN MOALEJ  
4 COUNTRY LANE  
ROLLING HILLS ESTATES, CA 90274

ARTICLE IV

DIRECTORS

(a) The names and addresses of the persons who are appointed as first directors of this corporation are as follows :

HOSSEIN MOALEJ	726 ELM, LONG BEACH, CA
POURAN ANVARY	726 ELM, LONG BEACH, CA
K. RAZIPOUR	726 ELM, LONG BEACH, CA
NILOUFAR MOALEJ	726 ELM, LONG BEACH, CA
PARGOL MOALEJ	726 ELM, LONG BEACH, CA

(b) Said directors, or any directors selected prior to the first annual election of the members of this corporation, shall act as such only until said first annual election, at which time the continuance of said directors, or any thereof, or the selection of any new director or directors, shall be determined in accordance with the By-Laws.

(c) The number of directors of this corporation shall be set forth in the By-Laws of this corporation, and such number may be changed by amendment to the By-Laws.

ARTICLE V

BY-LAWS

The different classes of membership in the corporation, if any, together with the respective voting and other rights and privileges of the two (2) classes of membership, shall be as set forth in the By-Laws of this corporation. The provisions for the

elections and the term of office of the Board of Directors, and for the adoption, approval, and use by this corporation of membership certificates setting forth thereon the rights and privileges of said members, shall also be as set forth in the By-Laws of this corporation.

#### ARTICLE VI

##### DISSOLUTION

Upon dissolution of this corporation, the net assets, remaining after satisfaction of all just debts and obligations of the corporation, shall not inure to the benefit of the members of the corporation, but shall be distributed to any other nonprofit corporation organized for purposes similar to this corporation or to a city, county or other public agency with the intent of carrying out the purposes of this corporation.

#### ARTICLE VII

##### AMENDMENT OF ARTICLES

Amendment of these Articles shall require the vote or written consent of (i) a majority of the Members of the Board of Directors; and (ii) a majority of the voting power of the corporation; and (iii) a majority of the voting power of members of this corporation other than the Declarant provided, however, if the two-class voting structure is still in effect as provided in the By-Laws of this corporation these Articles may not be amended without the vote or written assent of a majority of each class of membership.

IN WITNESS WHEREOF, for the purpose of forming this corporation, the undersigned, constituting the incorporators and first directors, have executed these Articles of Incorporation this 22nd day of July, 1987.

Hossein Moalej  
HOSSEIN MOALEJ

Pouran Anvary  
POURAN ANVARY

K. RAZIPOUR  
K. RAZIPOUR

Niloufar Moalej  
NILOUFAR MOALEJ

Pargol Moalej  
PARGOL MOALEJ

We declare that we are the persons who executed the above Articles of Incorporation, and that this instrument is our act and deed.

Hossein Moalej  
HOSSEIN MOALEJ

Pouran Anvary  
POURAN ANVARY

K. RAZIPOUR  
K. RAZIPOUR

Niloufar Moalej  
NILOUFAR MOALEJ

Pargol Moalej  
PARGOL MOALEJ