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**ARTICLES OF INCORPORATION
OF
GUTHRIE BATAVIA BUSINESS CENTER OWNERS ASSOCIATION**

**ARTICLE I
NAME OF CORPORATION**

The name of this corporation is Guthrie Batavia Business Center Owners Association (referred to herein as the "Corporation" or the "Association").

**ARTICLE II
PURPOSE OF CORPORATION**

This Corporation is a nonprofit mutual benefit corporation organized under the Nonprofit Mutual Benefit Corporation Law. The purpose of this Corporation is to engage in any lawful act or activity, other than credit union business, for which a corporation may be organized under such law. This Corporation is an association formed to manage a common interest development under the Commercial and Industrial Common Interest Development Act (California Civil Code section 6500 *et seq.*). The specific and primary purposes for which it is formed are to provide for the operation, management, administration, maintenance and architectural control of the project situated in the City of Orange, County of Orange, State of, California, commonly known as Guthrie Batavia Business Center ("Project"), and to promote the health, safety and welfare of the Owners and occupants in the Project, subject to the provisions of the recorded or to be recorded Amended and Fully Restated Declaration of Restrictions for Guthrie Batavia Business Center applicable to the Project (referred to herein as the "Declaration"). This Corporation does not contemplate pecuniary gain or profit to the members thereof. 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.

**ARTICLE III
BUSINESS AND MAILING ADDRESS**

The initial street and mailing address of the Corporation is: 36 Executive Park, Suite 250, Irvine, California 92614.

**ARTICLE IV
AGENT FOR SERVICE**

The name of the Association's initial agent for service of process is: Incorp Services, Inc.

**ARTICLE V
MANAGING AGENT**

The managing agent for the Association has not yet been identified.

**ARTICLE VI
MEMBERS AND CLASSES OF MEMBERSHIP**

The authorized number and qualifications of Members of the Association, the different classes of members, if any, the property, voting, and other rights and privileges of Members,

and their liability for assessments and the method of collection thereof, shall be as set forth in the Declaration and in the Bylaws of the Association.

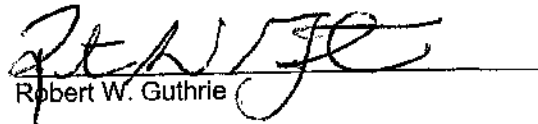
ARTICLE VII DISSOLUTION

No part of the net earnings of this organization shall inure to the benefit of any private individual, except as expressly provided in those sections of the Declaration regarding the acquisition, construction, or provision for management, maintenance, and care of the Association property, and other than by a rebate of excess membership dues, fees, or assessments. In the event of the dissolution, liquidation, or winding-up of the Association, upon or after termination of the project, in accordance with provisions of the Declaration, its assets remaining after payment, or provision for payment, of all debts and liabilities of the Association, shall be divided among and distributed to the members in accordance with their respective rights therein.

ARTICLE VIII AMENDMENTS

These Articles may be amended only by the affirmative vote or written consent of a majority of the voting power of the Association.

IN WITNESS WHEREOF, for the purposes of forming this Corporation under the laws of the State of California, the undersigned has executed these Articles of Incorporation on February 18, 2025.


Robert W. Guthrie