

B2934-8030 09/16/2024 5:00 PM Received by California Secretary of State

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-FILED-

File No.: 6393664

Date Filed: 9/16/2024

ARTICLES OF INCORPORATION

OF

CRESCENT CORPORATE CENTER SOUTH OWNERS ASSOCIATION

FIRST: The name of this corporation ("Corporation" herein) is **CRESCENT CORPORATE CENTER SOUTH OWNERS ASSOCIATION.**

SECOND: This Corporation is a nonprofit mutual benefit corporation organized under the Nonprofit Mutual Benefit Corporation Law (California Corporations Code §§7110-8910). 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 commercial or industrial common interest development under the Commercial and Industrial Common Interest Development Act (California Civil Code §§6500-6876)

THIRD: The specific and primary purposes for which the Corporation is formed is to provide for the management, maintenance and care of real and personal property within the commercial or industrial common interest development commonly known as Crescent Corporate Center South as required under the Corporation's Bylaws and the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Crescent Corporate Center South as recorded in the Office of the County Recorder, County of Orange, State of California, including all amendments thereof (the "Declaration").

FOURTH: 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 purposes of the Corporation.

FIFTH: No part of the net earnings of this Corporation shall inure (other than by acquiring, constructing, or providing management, maintenance, and care of property held by the Corporation, commonly held by the members of the Corporation or located in the development and owned by members of the Corporation, and other than by a rebate of excess membership dues, fees or assessments) to the benefit of any private member or individual.

SIXTH: The initial address of the Corporation is 1950 W. Corporate Way, Anaheim, California 92801. The nine digit zip code for the common interest development is 92801, and the front street and nearest cross street of the common interest development are North Muller Street and West Corporate Way, respectively.

SEVENTH: The Corporation's initial agent for service of process is PSM Registered Agent, Inc.

EIGHTH: The names and addresses of the Corporation's initial directors are:

Helmy El-Mangoury
Certifix, Inc.
1950 W. Corporate Way
Anaheim, CA 92801

Michelle Owen
North Orange County Regional Occupational Program
385 North Muller Street
Anaheim, CA 92801


Gilberto Gonzalez
1110 Anaheim LLC
1980-2000 West Corporate Way
Anaheim, CA 92801

NINTH: There is no managing agent for the Corporation at the time these Articles of Incorporation are being filed.

TENTH: These Articles of Incorporation may be amended from time to time with the approval of Members representing at least a majority of the voting power of the Association.

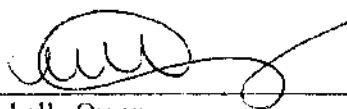
The undersigned, being the persons named above as the initial directors, have executed these Articles of Incorporation on the date indicated next to their respective signatures.

Dated: August 14th, 2024



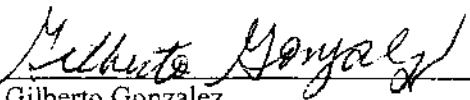
Helmy El-Mangoury

Dated: August 14th, 2024



Michelle Owen


Dated: August 14th, 2024



Gilberto Gonzalez

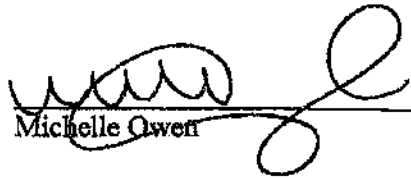
We hereby declare that we are the people who executed the foregoing Articles of Incorporation, which execution is our act and deed.

Dated: August 14th, 2024



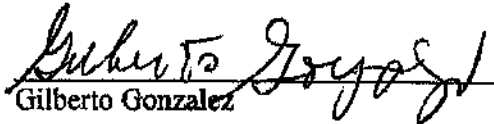
Helmy El-Mangoury

Dated: August 14th, 2024



Michelle Owen

Dated: August 14th, 2024



Gilberto Gonzalez

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