



**ARTICLES OF INCORPORATION  
OF  
PINOLE PROFESSIONAL CENTER OWNERS ASSOCIATION**

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**-FILED-**

File No.: 6515906

Date Filed: 12/26/2024

**I**

The name of this corporation is PINOLE PROFESSIONAL CENTER OWNERS ASSOCIATION.

**II**

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. More specifically, the corporation will own, repair, maintain and manage common areas, enforce the rules and regulations as adopted from time to time by the Board of Directors, and discharge such other lawful duties and responsibilities as may be required pursuant to the corporation's Bylaws and the Declaration of Covenants, Conditions and Restrictions for Pinole Professional Center (the "Declaration") recorded in the Office of the Contra Costa County Recorder, with respect to the Pinole Professional Center development in the City of Pinole, Contra Costa County, California (the "Development").

**III**

The name and address in this state of the corporation's initial agent for service of process are Bruce Inman, Esq., 455 Capitol Mall, Suite 220, Sacramento, California 95814.

**IV**

This corporation is an association formed to manage a common interest development under the Commercial and Industrial Common Interest Development Act. The Association's initial office address and mailing address is 1932 Cotner Avenue, Los Angeles, California 90025. The front street and the nearest cross street of the Development are Appian Way and Tara Hills Drive. There is no managing agent for the Association at the time these Articles of Incorporation are being prepared.

**V**

No part of the net earnings of this corporation shall inure to the benefit of any private individual, except as expressly provided in those sections with respect to the acquisition,

construction, or provision for management, maintenance, and care of the corporation's 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 corporation, upon or after termination of the aforementioned real estate project in accordance with provisions of the Declaration, the corporation's assets remaining after payment, or provision for payment, of all known debts and liabilities of the corporation shall be divided among and be distributed to the members thereof in accordance with their respective rights therein.

## VI

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.

## VII

The authorized number, and qualifications for membership in this corporation, the different classes of membership, the property, voting and other rights and privileges of members and their liability for dues and assessments and the methods of collection thereof, shall be as provided for in the Bylaws of this corporation and the Declaration.

## VIII

Any amendment of these Articles shall require the vote or consent by written ballot of (i) at least a bare majority of the Board of Directors; and (ii) at least a bare majority of the voting power of each class of members.

Date: December 26, 2024



Bruce R. Inman, Incorporator