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-FILED-

File No.: 6459901

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**ARTICLES OF INCORPORATION
OF
31 CENTER STREET OWNERS' ASSOCIATION**

**ARTICLE I
NAME**

The name of the corporation is 31 CENTER STREET OWNERS' ASSOCIATION.

**ARTICLE II
PURPOSES OF THE 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 Davis-Stirling Common Interest Development Act. The common interest development is located at Center Street and Linden Street, Redwood City, California 94061-0000. The corporation has no managing agent.

This corporation does not contemplate pecuniary gain or profit to its Members. The specific and primary purposes for which the corporation is formed are to provide for management, administration, maintenance, preservation and architectural control of the Units and Common Area within the real property ("**Project**") situated in the City of Redwood City, County of San Mateo, State of California, commonly known as 31 Center Street, a common interest development of the type commonly referred to as a condominium project and to promote the health, safety and welfare of all residents within the Project and such additions as may hereafter be brought within the jurisdiction of the corporation for those purposes, all according to that certain Declaration of Covenants, Conditions, and Restrictions of 31 Center Street ("**Declaration**"), recorded or to be recorded with respect to the Project in the Official Records of the County of San Mateo, State of California.

ARTICLE III
ADDRESS

The corporation's initial street and mailing address is 50 California Street, Suite 1500, San Francisco, CA, 94111.

ARTICLE IV
LIMIT ON POWERS

Notwithstanding any statement herein to the contrary, the corporation shall not engage, except to an insubstantial degree, in any activity or exercise any power that is not in furtherance of its specific and primary purposes. This corporation is intended to qualify as a homeowners association under the applicable provisions of Section 528 of the United States Internal Revenue Code ("IRC") and of Section 23701t of the Revenue and Taxation Code of the State of California ("R&TC"), as each may be amended from time to time. No part of the net earnings of this corporation shall inure to the benefit of any private individual except as expressly provided in IRC Section 528 and R&TC Section 23701t with respect to the acquisition, construction or provision for management, maintenance and care of the Project, other than by a rebate of excess assessments.

ARTICLE V
GOVERNANCE

The rights of Members, number of Members, manner of election of the Directors and all other matters concerning the operation and governance of the corporation shall be as set forth in the Bylaws.

ARTICLE VI
AGENT FOR SERVICE OF PROCESS

The name and address of the corporation's initial agent for service of process is:

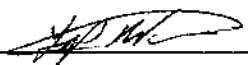
Ivy Cheuk
50 California Street, Suite 1500
San Francisco, CA, 94111

ARTICLE VII
AMENDMENTS


Amendments to these Articles of Incorporation shall require the affirmative vote or written assent of the Members as follows, unless a higher percentage is required by law:

- A. Fifty-one percent (51%) of all Directors; and
- B. 1. When a one class voting structure is in effect:
 - (i) Fifty-one percent (51%) of the total voting power of all Members; and
 - (ii) Fifty-one percent (51%) of the total voting power of all Members other than 31 Center Street LLC, a California limited liability company ("Declarant"); or
- 2. When a two class voting structure is in effect, fifty-one percent (51%) of the total voting power of each class of Members.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of California, the undersigned has executed these Articles of Incorporation this 7th day of October 2024


 Name: Lop Brandon Duk Wang

I hereby declare that I am the person who executed the above Articles of Incorporation and that such instrument is my act and deed.


 Name: Lop Brandon Duk Wang

**SEE ATTACHED
 NOTARIAL CERTIFICATE**

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California
County of ALAMEDA)

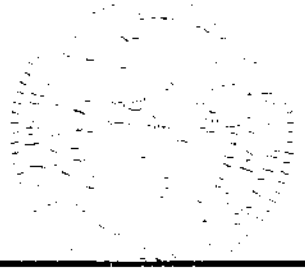
On OCTOBER 7, 2024 before me, IVANA NICKAWDE, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared LOP BRANDON DUK WONG -----
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

 IVANA NICKAWDE
COMM. #234340
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Exp. Jan. 26, 2025



Signature Ivana N. (Seal)