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File No.: 6561972

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**ARTICLES OF INCORPORATION
OF
WESTBOURNE 8 LOFTS ASSOCIATION**

NAME OF ASSOCIATION.

The name of this corporation is Westbourne 8 Lofts Association (hereinafter referred to as the "Association").

NONPROFIT MUTUAL BENEFIT CORPORATION.

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.

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

SPECIFIC PURPOSE OF THE CORPORATION.

This corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act (California Civil Code §§ 4000 et seq.). The specific and primary purposes for which the Association is formed is to provide for the acquisition, construction, management, maintenance, and care of real and personal property held by the Association or commonly held by the members of the Association or located in the development managed by the Association and owned by members of the Association.

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.

AGENT FOR SERVICE OF PROCESS.

The name and address in the State of California of the Association's initial agent for service of process is:

Mike Sabbaghian
20 Canyonwood
Irvine, CA 92620

ADDRESSES.

The initial street address of the corporation is: 20 Canyonwood, Irvine, CA 92620.

The initial mailing address of the corporation is: 20 Canyonwood, Irvine, CA 92620.

The front street and nearest cross street for the physical location of the common interest development are: Westbourne Drive and Santa Monica Blvd. in West Hollywood, California.

MANAGING AGENT.

The Association has not appointed a managing agent (as defined in California Civil Code § 4158).

LIABILITY.

The personal liability of the directors of the Association for debts, liabilities or obligations relating to the Association shall be eliminated to the fullest extent permissible under California law.

IN WITNESS WHEREOF, for the purposes of forming this Association under the laws of the State of California, the undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation.

Date: 1/15/2025

M. Sabbagman
Maham Sabbagman, incorporator