



ARTICLES OF INCORPORATION

OF

LAS MONTANAS WINTON PLAZA, INC.

I

The name of the corporation is Las Montanas Winton Plaza, Inc.

II

The initial street address of the corporation is 24011 Hesperian Blvd., Hayward, CA 94545. The initial mailing address of the Corporation is 13901 San Pablo Ave., San Pablo, CA 94806.

III

The purpose of the corporation is to engage in any lawful act or activity for which a corporation may be organized under the General Corporation Law of California other than the banking business, the trust company business, or the practice of a profession permitted to be incorporated by the California Corporations Code.

IV

The name and address of the corporation's initial agent for service of process in the State of California is Elba Edith Najib, 24011 Hesperian Blvd., Hayward, CA 94545.

V

The corporation is authorized to issue only one class of shares, which shall be designated as "common" shares, and the total number of shares that the corporation is authorized to issue is One Hundred and Fifty Thousand (150,000).

VI

Section 1. The liability of the directors of the corporation for monetary damages shall be eliminated to the fullest extent permissible under California law.

Section 2. The corporation is authorized to provide indemnification of agents (as defined in Section 317 of the California Corporations Code) through bylaw provisions, agreements with the agents, vote of shareholders or disinterested directors, or otherwise, in excess of the indemnification otherwise permitted by Section 317 of the California Corporations Code, subject only to the limits set forth in Section 204 of the California Corporations Code with respect to actions for breach of duty to the corporation or its shareholders. The corporation is further authorized to provide insurance for agents as set forth in Section 317 of the California Corporations Code.

Section 3. Any repeal or modification of the foregoing provisions of this Article VI by the shareholders of this corporation shall not adversely affect any right or protection of an agent of this corporation existing at the time of such repeal or modification.

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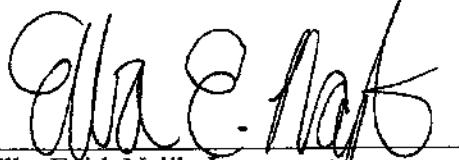
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IN WITNESS WHEREOF, the undersigned incorporator has executed the foregoing Articles of Incorporation as of December 16th, 2024.



Elba Edith Najib, Incorporator

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