

ARTICLES OF INCORPORATION
OF
LANDANA VILLAGE ASSOCIATION

ENDORSED
FILED
In the office of the Secretary of State
of the State of California
NOV 30 1978
MARSH L. L. FU, Secretary of State
Kathleen P. Gutierrez
Deputy

I

NAME

The name of the corporation is LANDANA
VILLAGE ASSOCIATION (hereinafter called "Associa-
tion").

II

OFFICE

The principal office for the transaction
of the business of the Association is located in
the County of Contra Costa, State of California.

III

PURPOSES

The purposes for which the Association
is formed are:

(a) Specifically and primarily to provide for
the maintenance, preservation and architectural
control of the condominium project of the following
described real property located in the County of
Contra Costa, State of California, and all structures
and improvements thereon said property described as
follows:

All that certain real property in the
City of Concord, County of Contra Costa,
State of California, described as
follows:

Subdivision 5212 as shown on the map filed March 9, 1978, in map book 209 page 5 Official Records, Contra Costa County.

(b) Generally

(1) To promote the health, safety and welfare of the residents of the above-described condominium project;

(2) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association arising from any covenants, conditions and restrictions applicable to the above-named property;

(3) To fix, levy, collect and enforce payment by any lawful means all charges or assessments pursuant to the terms of the Declaration; to pay all expenses incidental to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(4) To acquire by gift, purchase or otherwise own; hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use, or otherwise dispose of real or personal property in connection with the affairs of the Association;

(5) To borrow money, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(6) To have and to exercise any and all powers, rights, and privileges which a corporation organized under the General Nonprofit Corporation Law of the State of California by law may now or hererafter have or exercise; and

(7) To act in the capacity or principal, agent, joint venturer, partner or otherwise.

(c) Notwithstanding any of the above statements of purposes and powers, the Association shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary powers of the Association.

IV

LEGAL STATUS

This Association is organized pursuant to the General Nonprofit Corporation Law of the State of California.

V

BYLAWS

The authorized number and qualifications of members of the Association, the different classes of membership, if any, the property, voting and other rights and privileges of the members and their liability for dues and assessments and the method of collection thereof, shall be set forth in the Bylaws.

VI

INITIAL DIRECTORS

The names and addresses of the persons who are to act in the capacity of director until the selection of their successors are:

Ariel Basse	235 Montgomery Street, Suite 801 San Francisco, CA 94104
Grant Kolling	235 Montgomery Street, Suite 801 San Francisco, CA 94104
Julia Blair	235 Montgomery Street, Suite 800 San Francisco, CA 94104

VII

LIMITATION ON CORPORATE ACTIVITIES

None of the activities of the Association shall consist of the carrying on of propaganda, or otherwise attempting to influence legislation, nor shall the Association participate in, or intervene in, including the publishing or distribution of statements, any political campaign on behalf of any candidate for public office.

VIII

DISTRIBUTION OF INCOME AND

PROHIBITED ACTIVITIES

Notwithstanding any other provisions in these Articles of Incorporation, the Association shall be subject to the following limitations and restrictions:

(a) The Association shall distribute its income for each taxable year at such time and in such manner as not to become subject to the tax on undistributed income imposed by Section 4942 of the Internal Revenue Code of 1954.

(b) The Association shall not engage in any act of self-dealing as defined in Section 4941(d) of the Internal Revenue Code of 1954.

(c) The Association shall retain any excess business holdings as defined in Section 4943(c) of the Internal Revenue Code of 1954.

(d) The Association shall not make any invest-

ments in such manner as to subject it to tax under Section 4944 of the Internal Revenue Code of 1954.

(e) The Association shall not make any taxable expenditures as defined in Section 4945(d) of the Internal Revenue Code of 1954.

IX

AMENDMENTS

Amendments of the Articles may be enacted by requiring the vote or written assent of:

(1) a bare majority of the voting power of the Association; and

(2) a bare majority of the votes of members other than the subdivider.

X

GAINS, PROFITS AND DISTRIBUTIONS

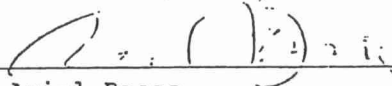
The property of this corporation is irrevocably dedicated to charitable purposes and no part of the net income or assets of this organization shall ever inure to the benefit of any director, officer, or member thereof or to the benefit of any private person. Upon the dissolution or winding up of the corporation, its assets remaining after payment or provision for payment of all its debts and liabilities, shall be distributed to a nonprofit fund, foundation, or corporation which is organized and operated exclusively for charitable purposes and which has established its tax exempt status under Section 501(c)(3) of the Internal Revenue Code of 1954.

If this corporation holds any assets in trust, or the corporation is formed for charitable purposes, such assets shall be disposed of in such manner as may be directed by decree of the superior court of the county in which the corporation has

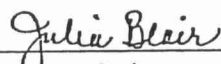
its principal place of office, upon petition therefore by the Attorney General or by any person concerned in the liquidation, in a proceeding to which the Attorney General is a party.

The corporation has issued no shares.

Each of the undersigned declares under penalty of perjury that the matters set forth in the foregoing certificate are true and correct of their own knowledge and that this declaration was executed on November 13, 1978 at San Francisco, California.


Ariel Basse


Grant Kolling


Julia Blair

JAN 22 1979

500s 9104 PAGE 612

Landana Associates, a Limited Partnership, as Trustor,
executed a certain Deed of Trust to California Reconveyance
Company, as Trustee, in favor of Great Western Savings and Loan
Association, as Beneficiary, to secure an indebtedness in the amount
of \$480,000.00 and other sums as permitted under the terms thereof.
Said Deed of Trust was recorded on April 3, 1978, in Book 8774 at
Page 770 of the Official Records of the Recorder of Contra Costa
County.

The undersigned Trustee of said Deed of Trust has been
requested and authorized by the Trustor (or his successors in
interest) and the Beneficiary to subordinate the lien of said Deed
of Trust to the terms and provisions of that certain Declaration of
Restrictions recorded 1-22-79, in Book 11 at
Page 11 of the Official Records of the Recorder of Contra Costa
County, Recorder's Series No. 9808.

NOW THEREFORE, the undersigned Beneficiary and Trustee do
hereby subordinate the lien of said Deed of Trust to the above
described Declaration of Restrictions.

Dated: January 3, 1979

BENEFICIARY

Great Western Savings and Loan
Association

RECORDED AT REQUEST OF

JAN 22 1979
AT 8 O'CLOCK A.M.
CONTRA COSTA COUNTY RECORDS
J. R. OLSSON
COUNTY RECORDER
FEE: 4.00

By: E. S. Lyons
E. S. Lyons
Regional Vice President

By: Winifred A. Barraza
Winifred A. Barraza
Assistant Secretary

SEAL AFFIXED

Dated: January 5, 1979

TRUSTEE

California Reconveyance Company

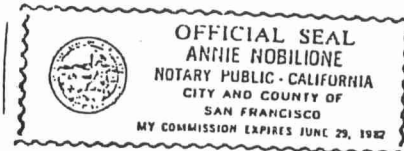
By: Suzanne Forehand By: Enid Dodoough
SUZANNE FOREHAND, Executive Vice President ENID DODOUGH, Assistant Secretary

CONSENTED TO: Landana Associates, a Limited Partnership

State of California)
) ss
County of San Francisco)

On November 14th 1978 before me, the undersigned, a Notary Public in and for said County and State, personally appeared JULIA BLAIR known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

WITNESS my hand and official seal.

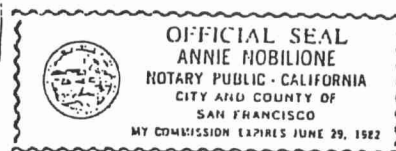


Julia Blair
Notary Public

State of California)
) ss
County of San Francisco)

On November 14th 1978 before me, the undersigned, a Notary Public in and for said County and State, personally appeared ARIEL BASSE known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

WITNESS my hand and official seal.



Ariel Basse
Notary Public

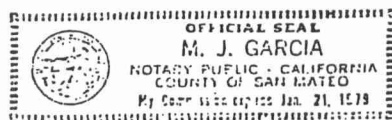
STATE OF CALIFORNIA,)
COUNTY OF San Francisco) ss.

ON November 13, 1978, before me, the undersigned, a Notary Public in and for said State, personally appeared

Grant M. Kolling

known to me, to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

WITNESS my hand and official seal.



M. J. Garcia
Notary Public in and for said State.

STATE OF CALIFORNIA
COUNTY OF Alameda

} ss.

(CORPORATION)

On this 3rd day of January, 1978, before me, the undersigned, a Notary Public in and for said County, personally appeared E. S. Lyons, known to me to be the Reg. Vice President, and Winifred A. Barraza, known to me to be the Assistant Secretary of the Corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said Corporation, and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Witness my hand and official seal.

Terry R. Scarlett

Notary Public in and for said County and State



STATE OF CALIFORNIA
COUNTY OF

} ss.

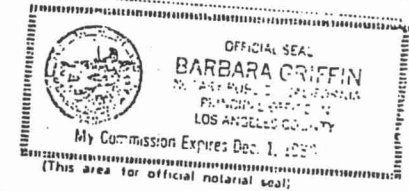
(CORPORATION)

On this 5th day of January, 1979, before me, the undersigned, a Notary Public in and for said County, personally appeared SUZANNE FOREHAND, known to me to be the Executive Vice President, and ENID DODDOUGH, known to me to be the Assistant Secretary of the Corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said Corporation, and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Witness my hand and official seal.

Barbara Griffin

Notary Public in and for said County and State



STATE OF CALIFORNIA,

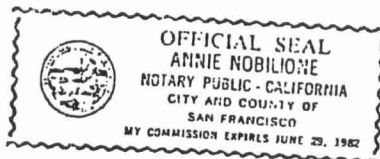
COUNTY OF SAN FRANCISCO

} ss.

ON JANUARY 17, 1977, before me, the undersigned, a Notary Public in and for said State personally appeared ARIEL BASSE,

known to me, to be one of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.



Annie Nobilione

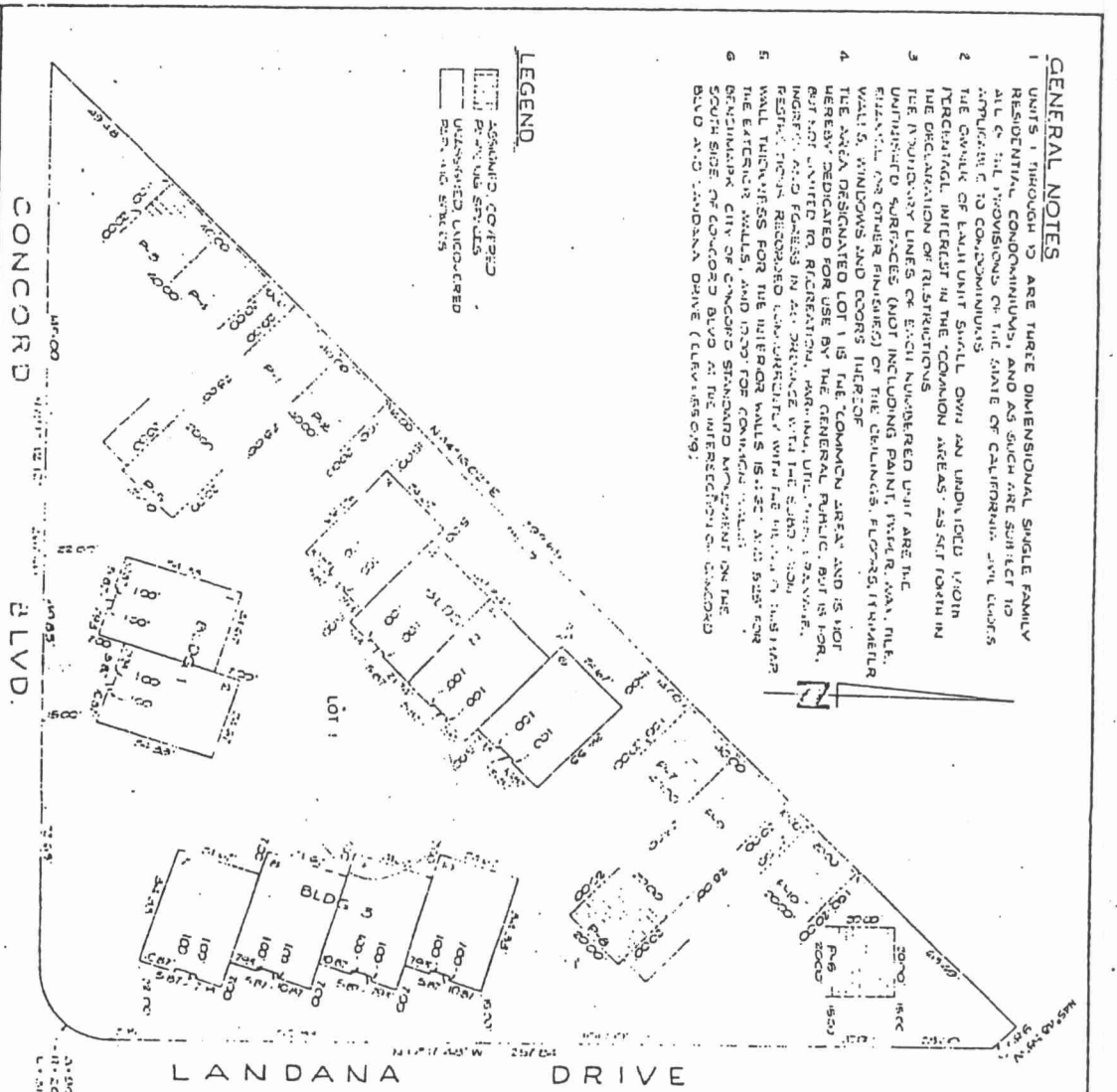
Notary Public in and for said State.

GENERAL NOTES

1. UNITS 1 THROUGH 10 ARE THREE DIMENSIONAL SINGLE FAMILY RESIDENTIAL CONDOMINIUMS, AND AS SUCH ARE SUBJECT TO ALL OF THE PROVISIONS OF THE STATE OF CALIFORNIA, CIVIL CODES APPLICABLE TO CONDOMINIUMS.
2. THE CORNER OF EACH UNIT SHALL OWN AN UNDIVIDED 1/10TH INTEREST IN THE COMMON AREAS AS SET FORTH IN THE DECLARATION OF RESTRICTIONS.
3. THE BOUNDARY LINES OF EACH INDIVIDUAL UNIT ARE THE UNFINISHED SURFACES (NOT INCLUDING PAINT, TILES, WALL, TILE, FINISHES OR OTHER FINISHES) OF THE CEILINGS, FLOORS, PERIMETER WALLS, WINDOWS AND DOORS HEREOF.
4. THE AREA DESIGNATED LOT 1 IS THE COMMON AREA AND IS NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT IS NOT HEREBY LIMITED TO RECREATION, AMUSEMENT, UTILITIES, STORAGE, RESTROOMS, AND FENCES IN ADJACENCE WITH THE LAND 100' WIDE WALL THICKNESS FOR THE INTERIOR WALLS IS 12" AND 8" FOR THE EXTERIOR WALLS, AND 100' FOR CONCORD STANDARD LOT 100' DENIMARK CITY OF CONCORD STANDARD LOT 100' ON THE SOUTH SIDE OF CONCORD BLVD AT THE INTERSECTION OF CONCORD BLVD AND LANDANA DRIVE (ELEVATION 150.00').

LEGEND

- 1. UNFINISHED COVERED
- 2. FINISHED UNCOVERED
- 3. UNFINISHED UNCOVERED
- 4. FINISHED UNCOVERED



SUBDIVISION 5210
CONDOMINIUM PLAN

GLBERT A. FILLI
CONCORD
NOVEMBER, 1977
CIVIL ENGINEER
CALIFORNIA
SCALE 1" = 20'

UNIT	NO.	AREA	FINISHES	UNIT	NO.	AREA	FINISHES
1	100	100	100	6	100	100	100
2	100	100	100	7	100	100	100
3	100	100	100	8	100	100	100
4	100	100	100	9	100	100	100
5	100	100	100	10	100	100	100

NOTES:
1. UNITS 1 THROUGH 10 ARE THREE DIMENSIONAL SINGLE FAMILY RESIDENTIAL CONDOMINIUMS, AND AS SUCH ARE SUBJECT TO ALL OF THE PROVISIONS OF THE STATE OF CALIFORNIA, CIVIL CODES APPLICABLE TO CONDOMINIUMS.