

ARTICLES OF INCORPORATION  
OF  
THE STRATFORD OF SAN MATEO HOMEOWNERS' ASSOCIATION

I.

The name of this corporation is The Stratford of San Mateo Homeowners' Association.

II.

A. 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 for which a corporation may be organized under such law.

B. The specific and primary purposes of this corporation are (i) to provide an owners' association for the maintenance and preservation of the real and personal property owned by this corporation, or commonly held by members of this corporation (together the "Association Property"), located on the real property in the City of San Mateo, County of San Mateo, State of California, commonly known as "The Stratford, a Condominium Project;" (ii) to exercise all the powers and privileges and perform all the duties and obligations of a "homeowners' association," as defined in Section 528 of the Internal Revenue Code and Section 23701t of the California Revenue and Taxation Code, subject to all restrictions contained

the "Declaration of Covenants, Conditions and Restrictions establishing a Plan of Condominium Ownership for "The Stratford," to be recorded in the office of the County Recorder of San Mateo County (as amended from time to time); and (iii) to operate in accordance with all applicable laws and regulations affecting licensed continuing care retirement communities.

c. No part of the net earnings of this corporation shall inure to the benefit of any private member or individual except (i) by rendering services in connection with the Association Property; (ii) by a rebate of excess membership dues, fees or assessments; or (iii) upon complete or partial liquidation of the corporation.

### III.

The name and address of this corporation's initial agent for service of process are John A. Raiser, 800 South Claremont Street, San Mateo, California 94402.

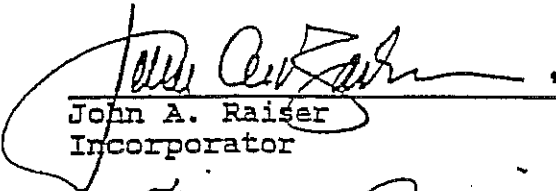
### IV.

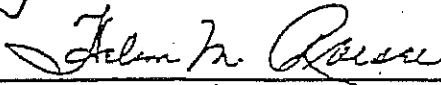
Notwithstanding any of the above statements of purposes and powers, this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the specific purposes of this corporation.

V.

These articles may be amended as provided in the bylaws  
of this corporation.

Dated: 8.30., 1992

  
John A. Raiser  
Incorporator

  
Helen M. Raiser  
Incorporator