

State of California
Secretary of State



I, DEBRA BOWEN, Secretary of State of the State of California, hereby certify:

That the attached transcript of 3 page(s) has been compared with the record on file in this office, of which it purports to be a copy, and that it is full, true and correct.



IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of

JUN 22 2007

Debra Bowen

DEBRA BOWEN
 Secretary of State

3003445

ENDORSED - FILED
in the office of the Secretary of State
of the State of California

ARTICLES OF INCORPORATION -

JUN 15 2007

OF

CONCERTO LOFTS MAINTENANCE CORPORATION

ARTICLE I

NAME

The name of this corporation shall be CONCERTO LOFTS MAINTENANCE CORPORATION (the "Association").

ARTICLE II

NONPROFIT MUTUAL BENEFIT 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.

ARTICLE III

PURPOSES OF THE ASSOCIATION

The corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act. The specific and primary purpose for which this corporation is organized and operated is to provide for the acquisition, construction, management, maintenance and care of residential association property, for the general use, benefit and welfare of the owners of residential condominium units situated within that certain real property in the City of Los Angeles, County of Los Angeles, California, encumbered or to be encumbered by that certain Declaration of Covenants, Conditions and Restrictions for Concerto Lofts Maintenance Corporation (the "Declaration"), recorded in the Official Records of Los Angeles County, California, which defines this corporation as the "Association" in Article I thereof. Notwithstanding any of the above statements of purposes and powers, the 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 the corporation.

This corporation may also exercise the powers granted to a nonprofit mutual benefit corporation as enumerated in Section 7140 of the Corporations Code. In addition, this corporation may exercise the powers granted to the Association in the Davis-Stirling Common Interest Development Act (Civil Code Section 1350, et seq.).

ARTICLE IV

PRINCIPAL OFFICE

The Association has no on-site business or corporate office. The common interest development is located at Playa Vista Drive and Bluff Creek Drive, within the zip code area 90094-0000.

ARTICLE V

MANAGING AGENT

The Association's managing agent is Shelle Xanthos, Prime Association Services, 635 Camino del los Mares, Suite 300, San Clemente, CA 92673, which managing agent is certified pursuant to Section 11502 of the Business and Professions Code.

ARTICLE VI

AGENT FOR SERVICE OF PROCESS

The name and address of the initial agent of the Association for service of process is as follows:

Judith C. Reid
3090 Pullman Street
Costa Mesa, CA 92626

ARTICLE VII

DIRECTORS

The incorporator of the Association shall have the right to appoint its initial directors who shall serve until the first annual meeting of the Members.

ARTICLE VIII

BYLAWS

The different classes of membership in the Association, if any, together with the respective voting and other rights and privileges of the classes of membership, shall be as set forth in the Bylaws. The provisions for the elections and the term of office of the Board of Directors, and for the adoption, approval, and use by this Association of membership certificates setting forth thereon the rights and privileges of said members, shall also be as set forth in the Bylaws for this Association.

ARTICLE IX

CORPORATION QUALIFICATION

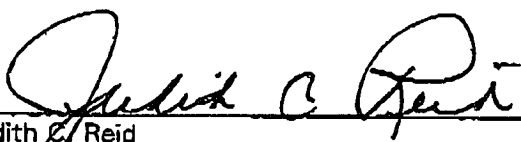
This Association is intended to qualify as a homeowners association under the applicable provisions of the Internal Revenue Code and of the Revenue and Taxation Code of California. No part of the net earnings of this organization shall inure to the benefit of any private individual, except as expressly provided in those sections with respect to the acquisition, construction, or provision for management, maintenance and care of the association property, and other than by a rebate of excess membership dues, fees, or assessments. In the event of the dissolution, liquidation, or winding-up of the Association, upon or after termination of the project, in accordance with the provisions of the Declaration, its assets remaining after payment, or provision for payment, of all debts and liabilities of the Association, and shall be divided among and distributed to the members in accordance with their respective rights therein.

ARTICLE X

AMENDMENT OF ARTICLES

Amendment of these Articles shall require the vote or written consent of (i) a majority of the Members of the Board of Directors; and (ii) a majority of the voting power of the Association; and (iii) a majority of the voting power of members of the Association other than the Declarant, as such term is defined in the Declaration; provided, however, that the percentage of voting power necessary to amend a specific clause or provision shall not be less than the percentage of affirmative votes prescribed for action to be taken under that clause. If the two-class voting structure is still in effect as provided by the Bylaws, these Articles may not be amended without the vote or written assent of a majority of each class of membership.

IN WITNESS WHEREOF, for the purpose of forming this Association, the undersigned, executed these Articles of Incorporation this 14th day of June, 2007.



Judith C. Reid

