



202565610341



STATE OF CALIFORNIA
Office of the Secretary of State
REGISTRATION
OUT-OF-STATE LIMITED LIABILITY COMPANY
California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

For Office Use Only

-FILED-

File No.: 202565610341

Date Filed: 1/29/2025

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Limited Liability Company Name	Bixby IF 2 REIT, LLC
Jurisdiction	DELAWARE
Authority Statement	This LLC currently has powers and privileges to conduct business in the state, foreign country or other jurisdiction entered above.
Street Address of Principal Office of LLC	1501 QUAIL STREET, SUITE 230 NEWPORT BEACH, CA 92660
Mailing Address of LLC	1501 QUAIL STREET, SUITE 230 NEWPORT BEACH, CA 92660
Street Address of California Office of LLC	1501 QUAIL STREET, SUITE 230 NEWPORT BEACH, CA 92660
Agent for Service of Process	<input checked="" type="checkbox"/> I certify the selected California Registered Corporate Agent (1505) has agreed to serve as the Agent for Service of Process for this entity. California Registered Corporate Agent (1505) C T CORPORATION SYSTEM Registered Corporate 1505 Agent
Consent to Service of Process	The Secretary of State is appointed as the agent of the foreign (out-of-state) limited liability company for service of process if the agent has resigned and has not been replaced or if the agent cannot be found or served with the exercise of reasonable diligence. Consent to service of process extends to service of process directed to the foreign (out-of-state) limited liability company's agent in this state for a search warrant issued pursuant to California Penal Code section 1524.2, or for any other validly issued and properly served search warrant, for records or documents that are in the possession of the foreign (out-of-state) limited liability company and are located inside or outside of this state. This shall apply to a foreign (out-of-state) limited liability company that is a party or a nonparty to the matter for which the search warrant is sought. For purposes of this consent "properly served" means delivered by hand, or in a manner reasonably allowing for proof of delivery if delivered by United States mail, overnight delivery service, facsimile, or any other means specified by the foreign (out-of-state) limited liability company, including email or submission via an Internet Web portal, the foreign (out-of-state) limited liability company has designated for the purpose of service of process.
Electronic Signature	<input checked="" type="checkbox"/> By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized to sign on behalf of the out-of-state LLC. Regina Schafnitz Signature 01/29/2025 Date

Delaware

The First State

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I, CHARUNI P. SANCHEZ, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "BIXBY IF 2 REIT, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-NINTH DAY OF JANUARY, A.D. 2025.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.



A handwritten signature in black ink, reading "C. P. Sanchez", is written over a horizontal line.

Charuni P. Sanchez, Secretary of State

Authentication: 202808624

Date: 01-29-25

10080356 8300

SR# 20250300284

You may verify this certificate online at corp.delaware.gov/authver.shtml

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