



202565604500



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

For Office Use Only

-FILED-

File No.: 202565604500

Date Filed: 1/31/2025

B3408-7054 01/31/2025 12:30 PM Received by California Secretary of State

Limited Partnership Name	
Limited Partnership Name Bixby Industrial Fund 2, L.P.	
Jurisdiction	
Limited Partnership is Formed in DELAWARE	
Authority Statement	
This Limited Partnership currently has powers and privileges to conduct business in the state, foreign country or other jurisdiction entered above.	
Street Address of Principal Office of LP	
Principal Address 1501 QUAIL STREET, SUITE 230 NEWPORT BEACH, CA 92660	
Mailing Address of LP	
Mailing Address 1501 QUAIL STREET, SUITE 230 NEWPORT BEACH, CA 92660	
Attention	
Street Address of Office in Jurisdiction of Formation of LP	
Street Address of Home Jurisdiction Office 1501 QUAIL STREET, SUITE 230 NEWPORT BEACH, CA 92660	
Agent for Service of Process	
California Registered Corporate Agent (1505) C T CORPORATION SYSTEM Registered Corporate 1505 Agent	
General Partners	
General Partner Name	General Partner Address
Hathaway IF 1 Member, LLC	1501 QUAIL STREET, SUITE 230 NEWPORT BEACH, CA 92660
Electronic Signature	
<input checked="" type="checkbox"/> I declare that I am the person who signed this instrument, which is my act and deed. I further declare the information is true and correct, and I am authorized to sign.	
Regina Schafnitz, Manager of Hathaway IF 1 Member, LLC, its General Partner	01/31/2025
General Partner Signature	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 INDUSTRIAL FUND 2, L.P." 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 THIRTIETH 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", written over a horizontal line.

Charuni P. Sanchez, Secretary of State

Authentication: 202819998

Date: 01-30-25

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SR# 20250320829

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