



**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.: 202463707180  
Date Filed: 9/6/2024

Limited Partnership Name					
Limited Partnership Name	411 IVY ST GROUND OWNER LP				
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	1114 AVENUE OF THE AMERICAS 39TH FLOOR NEW YORK, NY 10036				
Mailing Address of LP					
Mailing Address	1114 AVENUE OF THE AMERICAS 39TH FLOOR NEW YORK, NY 10036				
Attention					
Street Address of Office in Jurisdiction of Formation of LP					
Street Address of Home Jurisdiction Office	None				
Agent for Service of Process					
California Registered Corporate Agent (1505)	CORPORATION SERVICE COMPANY WHICH WILL DO BUSINESS IN CALIFORNIA AS CSC - LAWYERS INCORPORATING SERVICE Registered Corporate 1505 Agent				
General Partners					
<table><tr><th>General Partner Name</th><th>General Partner Address</th></tr><tr><td>411 IVY GROUND OWNER GP LLC</td><td>1114 AVENUE OF THE AMERICAS 39TH FLOOR NEW YORK, NY 10036</td></tr></table>		General Partner Name	General Partner Address	411 IVY GROUND OWNER GP LLC	1114 AVENUE OF THE AMERICAS 39TH FLOOR NEW YORK, NY 10036
General Partner Name	General Partner Address				
411 IVY GROUND OWNER GP LLC	1114 AVENUE OF THE AMERICAS 39TH FLOOR NEW YORK, NY 10036				
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.					
<div><div>Austin Lee, Member, 411 IVY GROUND OWNER GP LLC</div><div>General Partner Signature</div></div> <div><div>09/06/2024</div><div>Date</div></div>					

# Delaware

The First State

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I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "411 IVY ST GROUND OWNER LP" 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 FIFTH DAY OF SEPTEMBER, A.D. 2024.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "411 IVY ST GROUND OWNER LP" WAS FORMED ON THE TWENTY-EIGHTH DAY OF AUGUST, A.D. 2024.

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



A handwritten signature in black ink, appearing to read "JB", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

4887058 8300

SR# 20243610136

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

Authentication: 204320546

Date: 09-05-24

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