

M24000015859

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

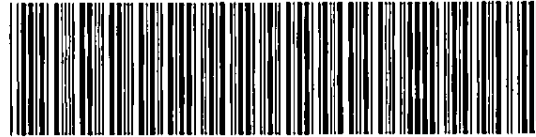
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



500441214865

APPROVED  
AND  
FILED  
2024 DEC 18 PM 3:49  
SOUTHERN DISTRICT  
COURT OF VIRGINIA  
FALLS CHURCH, VIRGINIA

FILED  
2024 DEC 18 AM 11:10  
SOUTHERN DISTRICT  
COURT OF VIRGINIA  
FALLS CHURCH, VIRGINIA

DEC 18 2024

K. Brumbley



CSC - Tallahassee  
1201 Hays Street  
Tallahassee, FL 32301-2607  
850-558-1500, Ext:

To: Department Of State, Division Of Corporations  
From: Ben Bolen  
Ext:  
Date: 12/18/24  
Order #: 1728863-1  
Re: REALTY INCOME U.S. CORE PLUS GENERAL PARTNER, LLC  
Processing Method: Routine

TO WHOM IT MAY CONCERN:

Enclosed please find:

Application for Certificate of Authority

Amount to be deducted from our State Account: \$125 - FL State Account Number:  
I20000000195

Certificate of Good Standing from State of Incorporation

A handwritten signature in black ink, appearing to read "Ben Bolen", is written over the text of the enclosed items.

Please take the following action:

File in your office on basis

Issue Proof of Filing

Special Instructions:

Thank you for your assistance in this matter. If there are any problems or questions with this filing, please call our office.

**COVER LETTER**

**TO:** Registration Section  
Division of Corporations

**SUBJECT:** Realty Income U.S. Core Plus General Partner, LLC  
\_\_\_\_\_  
Name of Limited Liability Company

The enclosed "Application by Foreign Limited Liability Company for Authorization to Transact Business in Florida," Certificate of Existence, and check are submitted to register the above referenced foreign limited liability company to transact business in Florida.

Please return all correspondence concerning this matter to the following:

\_\_\_\_\_  
Name of Person

\_\_\_\_\_  
Firm/Company

\_\_\_\_\_  
Address

\_\_\_\_\_  
City/State and Zip Code

\_\_\_\_\_  
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

\_\_\_\_\_, at (\_\_\_\_\_) \_\_\_\_\_  
Name of Contact Person Area Code Daytime Telephone Number

**Mailing Address:**

Registration Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address:**

Registration Section  
Division of Corporations  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

Enclosed is a check for the following amount:

Please make check payable to: **FLORIDA DEPARTMENT OF STATE**

☒ \$125.00 Filing Fee    ☐ \$130.00 Filing Fee & Certificate of Status    ☐ \$155.00 Filing Fee & Certified Copy    ☐ \$160.00 Filing Fee, Certificate of Status & Certified Copy

APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO TRANSACT BUSINESS  
IN FLORIDA

IN COMPLIANCE WITH SECTION 605.0902, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LIABILITY  
COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA:

1. Realty Income U.S. Core Plus General Partner, LLC

(Name of Foreign Limited Liability Company; must include "Limited Liability Company," "L.L.C.," or "LLC.")

(If name unavailable, enter alternate name adopted for the purpose of transacting business in Florida. The alternate name must include "Limited Liability Company," "L.L.C.," or "LLC.")

2. Delaware

(Jurisdiction under the law of which foreign limited liability company is organized)

3.

(FEI number, if applicable)

4. upon filing.

(Date first transacted business in Florida, if prior to registration.)  
(See sections 605.0904 & 605.0905, F.S. to determine penalty liability)

5. 11995 El Camino Real

(Street Address of Principal Office)

6. 11995 El Camino Real

(Mailing Address)

San Diego, CA 92130

San Diego, CA 92130

7. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

Name: Corporation Service Company

Office Address: 1201 Hays Street

Tallahassee

(City)

, Florida

32301

(Zip code)

APPROVED  
AND  
FILED  
2024 DEC 18 PM 3:49  
CLERK OF DISTRICT COURT  
JUDICIAL CIRCUIT IN AND FOR  
THE NINTH JUDICIAL CIRCUIT  
TALLAHASSEE, FLORIDA

Registered agent's acceptance:

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place  
designated in this application, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree  
to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with  
and accept the obligations of my position as registered agent.

Corporation Service Company

By:

(Registered agent's signature)

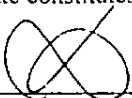
8. For initial indexing purposes, list names, title or capacity and addresses of the primary members/managers or persons authorized to manage [up to six (6) total]:

<u>Title or Capacity:</u>	<u>Name and Address:</u>	<u>Title or Capacity:</u>	<u>Name and Address:</u>
<input type="checkbox"/> Manager	Name: <u>See Attached List</u>	<input type="checkbox"/> Manager	Name: _____
<input type="checkbox"/> Member	Address: <u>11995 El Camino Real</u>	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized	<u>San Diego, CA 92130</u>	<input type="checkbox"/> Authorized	_____
Person	_____	Person	_____
<input checked="" type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
 <input type="checkbox"/> Manager	 Name: _____	 <input type="checkbox"/> Manager	 Name: _____
<input type="checkbox"/> Member	Address: _____	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized	_____	<input type="checkbox"/> Authorized	_____
Person	_____	Person	_____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
 <input type="checkbox"/> Manager	 Name: _____	 <input type="checkbox"/> Manager	 Name: _____
<input type="checkbox"/> Member	Address: _____	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized	_____	<input type="checkbox"/> Authorized	_____
Person	_____	Person	_____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Important Notice: Use an attachment to report more than six (6). The attachment will be imaged for reporting purposes only. Non-indexed individuals may be added to the index when filing your Florida Department of State Annual Report form.

9. Attached is a certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. (If the certificate is in a foreign language, a translation of the certificate under oath of the translator must be submitted)

10. This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

  
\_\_\_\_\_  
Signature of an authorized person

Bianca Martinez, SVP, Associate General Counsel and Asst. Sec.

**REALTY INCOME U.S. CORE PLUS GENERAL PARTNER, LLC**  
A DELAWARE LIMITED LIABILITY COMPANY

11995 EL CAMINO REAL  
SAN DIEGO, CA 92130  
(858) 284-5000

UPDATED 12/17/2024

Address of Officers: 11995 El Camino Real, San Diego, CA 92130

**CORPORATE OFFICERS**

<b>Name</b>	<b>Office</b>
Sumit Roy	President and Chief Executive Officer
Neil M. Abraham	Executive Vice President, Chief Strategy Officer and President, Realty Income
Michelle Bushore	Executive Vice President, Chief Legal Officer, General Counsel and Secretary
Mark E. Hagan	Executive Vice President, Chief Investment Officer
Shannon Kehle	Executive Vice President, Chief People Officer
Jonathan Pong	Executive Vice President, Chief Financial Officer, and Treasurer
Gregory J. Whyte	Executive Vice President, Chief Operating Officer
Gregory Azar, Jr.	Senior Vice President, Head of Property Management
Stephen Bakke	Senior Vice President, Corporate Finance
Goran Bistic	Senior Vice President, Head of Real Estate Research
Brian Creegan	Senior Vice President, Head of Finance and Accounting, Europe
Janeen S. Drakulich	Senior Vice President, Head of Asset Management
James Duck	Senior Vice President, Head of Asset Management & Value-Add Investments, UK
Ross Edwards	Senior Vice President, Asset Management
Karolina Ericsson	Senior Vice President, Associate General Counsel and Assistant Secretary
Daniel Haug	Senior Vice President, Associate General Counsel
Jeffrey Koerperick	Senior Vice President, Asset Management
Scott Kohnen	Senior Vice President, Head of Credit
Jonathan M. Kresser	Senior Vice President, Finance Operations
April R. Little	Senior Vice President, Acquisitions
Daniel Lovitz	Senior Vice President, Acquisitions
Bianca Martinez	Senior Vice President, Associate General Counsel and Assistant Secretary
Eduardo Noguera	Managing Director, Head of Europe
Sean P. Nugent	Senior Vice President, Controller
Garret C. Pavelko	Senior Vice President, Asset Management, Head of Industrial
Neale W. Redington	Senior Vice President, Chief Accounting Officer
Joseph E. Stewart	Senior Vice President, Information Technology
Ninad Tambe	Senior Vice President, Data Architecture
Nicolas Taylor	Head of Legal, Europe
Cary J. Wenthur	Senior Vice President, Managing Director - Acquisitions
Wen (Ann) Zhang	Senior Vice President, Head of Accounting

# REALTY INCOME U.S. CORE PLUS GENERAL PARTNER, LLC

A DELAWARE LIMITED LIABILITY COMPANY

11995 EL CAMINO REAL  
SAN DIEGO, CA 92130  
(858) 284-5000

UPDATED 12/17/2024

Melissa A. Breeden	Vice President, Senior Legal Counsel
Stephen D. Burchett	Vice President, Senior Managing Counsel, Acquisitions
Kyle B. Campbell	Vice President, Assistant General Counsel, Litigation, Risk and Commercial
Suhail Chandy	Vice President, Head of European Investment Strategy
Jill Cossaboom	Vice President, Finance Transformation & Strategic Initiatives
John R. Couvillion	Vice President, Development
Lauren T. Doyle	Vice President, Asset Management
Cosmos E. Eubany	Vice President, Senior Legal Counsel
Kristin K. Ferrell	Vice President, Portfolio Data Operations
David Fredriks	Vice President, Head of Financial Reporting
Jennifer E. Hall	Vice President, Acquisitions
Jennifer Kang	Vice President, Senior Tax Director
Jin Kim	Vice President, Head of Tax
Matthew Landau	Vice President, Head of Portfolio Analytics & Enterprise BI
Christopher Laz	Vice President, Sustainability
Frank Lee	Vice President, Strategy & Insights
William H. Lycette III	Vice President, Financial Planning & Analysis
Kelsey Mueller	Vice President, Investor Relations
Motunrola Odelowo	Vice President, Senior Legal Counsel
Luis Oliveira	Vice President, Head of Internal Audit
Todd Pfremmer	Vice President, Head of Finance Transformation & Strategic Initiatives
Yaara E. Siler	Vice President, Senior Legal Counsel
Robert M. Sutton	Vice President, Acquisitions
Andrew A. Thompson	Vice President, Head of Real Estate Valuation
Anthony J. Wright	Vice President, Senior Legal Counsel

# Delaware

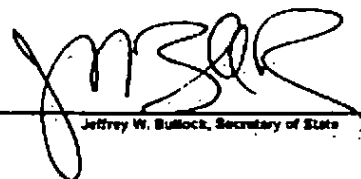
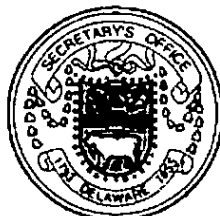
The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "REALTY INCOME U.S. CORE PLUS GENERAL PARTNER, 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 SEVENTEENTH DAY OF DECEMBER, A.D. 2024.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "REALTY INCOME U.S. CORE PLUS GENERAL PARTNER, LLC" WAS FORMED ON THE EIGHTEENTH DAY OF OCTOBER, A.D. 2024.

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

  
Jeffrey W. Bullock, Secretary of State

5613398 8300

SR# 20244527129

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

Authentication: 205165310

Date: 12-17-24