

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L25000199029  
FILED 8:00 AM  
April 28, 2025  
Sec. Of State  
kcostello

**Article I**

The name of the Limited Liability Company is:

AR12 PROPERTIES LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

118 TALAVERA PLACE  
PALM BEACH GARDENS, FL. US 33418

The mailing address of the Limited Liability Company is:

118 TALAVERA PLACE  
PALM BEACH GARDENS, FL. US 33418

**Article III**

Other provisions, if any:

OWNING AND LEASING COMMERCIAL REAL ESTATE AND ALL OTHER  
PERMITTED ACTIVITIES UNDER APPLICABLE LAW.

**Article IV**

The name and Florida street address of the registered agent is:

NEWTON'S LAW PA  
631 LUCERNE AVE.  
STE. 22  
LAKE WORTH BEACH, FL. 33460

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 certificate, 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 relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: ERIK S NEWTON

## **Article V**

The name and address of person(s) authorized to manage LLC:

Title: MGR  
AKHIL RAMANI  
118 TALAVERA PLACE  
PALM BEACH GARDENS, FL. 33418 US

**L25000199029**  
**FILED 8:00 AM**  
**April 28, 2025**  
**Sec. Of State**  
kcostello

Signature of member or an authorized representative

Electronic Signature: AKHIL RAMANI

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that 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. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.