

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

L25000280774
FILED 8:00 AM
June 16, 2025
Sec. Of State
aholloway

Article I

The name of the Limited Liability Company is:

T12 LLC

Article II

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

20594 NW 13 AVENUE
MIAMI, FL. US 33169

The mailing address of the Limited Liability Company is:

20594 NW 13 AVENUE
MIAMI, FL. US 33169

Article III

Other provisions, if any:

REAL ESTATE INVESTMENT

Article IV

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

SETH BORTUNK
20594 NW 13 AVENUE
MIAMI, FL. 33169

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: SETH BORTUNK

Article V

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

Title: MGR
SETH BORTUNK
20594 NW 13 AVE
MIAMI, FL. 33169 US

Title: MGR
DIANA DUQUE
20594 NW 13 AVE
MIAMI, FL. 33169 US

Article VI

The effective date for this Limited Liability Company shall be:

06/16/2025

Signature of member or an authorized representative

Electronic Signature: SETH BORTUNK

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.