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Form Tachlock 104323622 (03) 02/2003

Florida Department of State
Division of Corporations
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To: Division of Corporations
Fax Number : (850) 617-6383

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Account Number : 120160000017
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T. CLINE

**Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

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EXAMINER

2019 JAN 23 PM 11:53

FLORIDA/FOREIGN LP/LLP
THE REALTY ASSOCIATES FUND XII PORTFOLIO, L.P.

FILE THIRD

Certificate of Status	1
Certified Copy	0
Page Count	04
Estimated Charge	\$1,008.75

FILE THIRD

FILE THIRD - FILE AFTER "THE REALTY ASSOCIATES FUND XII, L.P."**

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*****THIS WAS ORIGINALLY SUBMITTED ON 1/18/19, BUT WAS NEVER RECEIVED BY YOUR OFFICE. PLEASE FILE RIGHT AWAY AND GIVE THE ORIGINAL SUBMISSION DATE AS THE FILE DATE - 1/18/19*****

APPLICATION BY FOREIGN LIMITED PARTNERSHIP OR LIMITED LIABILITY LIMITED PARTNERSHIP TO TRANSACT BUSINESS IN FLORIDA

1. THE REALTY ASSOCIATES FUND XII PORTFOLIO, L.P.

(Name of Limited Partnership or Limited Liability Limited Partnership, which must include suffix) Acceptable Limited Partnership suffixes: Limited Partnership, Limited, L.P., LP, or Ltd. Acceptable Limited Liability Limited Partnership suffixes: Limited Liability Limited Partnership, L.L.L.P. or L.L.L.P.

If name unavailable, name under which the limited partnership or limited liability limited partnership proposes to register to transact business in Florida; must contain acceptable suffix.

2. Delaware State or Country of Formation 3. May 30, 2018 Date of Formation

4. Federal Employer Identification Number: 83-0855537

5. Name of Registered Agent for Service of Process and Florida Street Address:

Corporation Service Company 1201 Hay Street Tallahassee, FL 32301

6. 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.

Amy Schwalb Signature of Registered Agent

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7. Principal Office: c/o TA Realty LLC, 28 State Street, 10th FL Boston, MA 02109

8. Mailing Address: c/o TA Realty LLC, 28 State Street, 10th FL Boston, MA 02109

9. If limited partnership is a limited liability limited partnership, check box. []

10. Name, principal office address, and mailing address of each general partner:

Name of General Partner: The Realty Associates Fund XII, L.P. Name of General Partner: 1519-19 Street Address: c/o TA Realty LLC, 28 State Street, 10th FL Boston, MA 02109 Mailing Address: c/o TA Realty LLC, 28 State Street, 10th FL Boston, MA 02109

Name of General Partner: Street Address: Mailing Address:

Name of General Partner: _____ Name of General Partner: _____

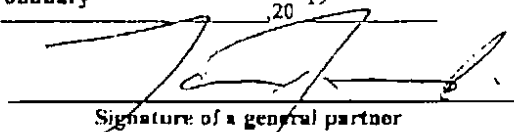
Street Address: _____ Street Address: _____

Mailing Address: _____ Mailing Address: _____

11. Effective date, if other than the date of filing: _____
(Effective date cannot be prior to nor more than 90 days after the date this document is filed by the Florida Department of State.)
Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

12. Attached is a certificate of existence duly authenticated, not more than 90 days prior to the delivery of this application to the Florida Department of State, by the Secretary of State or other official having custody of the entity's records in the jurisdiction under the law of which it is organized.

Signed this 17th day of January, 2019


Signature of a general partner

The individual signing this document affirms that the facts stated herein are true and the individual is aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.135, F.S.

Filing Fees:	\$1,000.00 (\$965 Filing Fee and \$35 Registered Agent Fee)
Certified Copy (optional):	\$52.50
Certificate of Status (optional):	\$8.75

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STATE OF FLORIDA
SECRETARY OF STATE

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "THE REALTY ASSOCIATES FUND XII PORTFOLIO, 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 EIGHTEENTH DAY OF JANUARY, A.D. 2019.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "THE REALTY ASSOCIATES FUND XII PORTFOLIO, L.P." WAS FORMED ON THE THIRTIETH DAY OF MAY, A.D. 2018.

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



Authentication: 202109342

Date: 01-18-19

6761086 8300

SR# 20190378278

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