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Kim Tadlock 8004327222

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Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

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Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

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

From: Account Name : CAPITOL SERVICES, INC.
Account Number : 120160000017
Phone : (855) 498-5500
Fax Number : (800) 432-3622

2019 JAN 18 9:25

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DIVISION OF STATE
ADMINISTRATIVE SERVICES

19 JAN 18 AM 9:55

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

Email Address: _____

DEC 25 2019

A. LUNT

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

****FILE SECOND****

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

****FILE SECOND****

****FILE SECOND - FILE AFTER "REALTY ASSOCIATES FUND XII, LLC"*******

Electronic Filing Menu Corporate Filing Menu Help

****PLEASE GIVE THE ORIGINAL SUBMISSION

DATE AS THE FILE DATE 1/18/19*****

REALTY ASSOCIATES FUND XII, LLC

28 State Street, 10th Floor
Boston, Massachusetts 02109

January 17, 2019

Florida Department of State
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

Re: Consent to Use of The Realty Associates Fund XII, L.P.

To Whom It May Concern:

Please be advised that Realty Associates Fund XII, LLC, hereby consents to the use of the name The Realty Associates Fund XII, L.P.

This letter agreement shall be effective upon acceptance by The Realty Associates Fund XII, L.P., whereupon the same shall be governed in accordance with the laws of the State of Florida.

REALTY ASSOCIATES FUND XII, LLC,
a Delaware limited liability company

By: 

Name: James P. Ralsides

Title: Sr. Vice President

CONSENTED TO BY:

THE REALTY ASSOCIATES FUND XII, L.P.,
a Delaware limited partnership

By: Realty Associates Fund XII, LLC,
its general partner

By: 

Name: James P. Ralsides

Title: Sr. Vice President

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

1. THE REALTY ASSOCIATES FUND XII, 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 LLLP.

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 3. 3/1/18
State or Country of Formation Date of Formation

4. Federal Employer Identification Number: 82-5146118

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 Schwan

Signature of Registered Agent

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: Realty Associates Fund XII, LLC Name of General Partner: _____

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

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

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

Street Address: _____ Street Address: _____

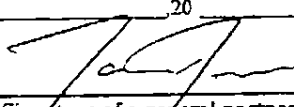
Mailing Address: _____ Mailing Address: _____

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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.817.155, 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

Page 2 of 2

19 JAN 18 AM 9:55
DEPT. OF STATE
TALLAHASSEE, FLORIDA

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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, 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 TWENTY-SECOND DAY OF JANUARY, A.D. 2019.

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

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



6777839 8300

SR# 20190424984

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

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 in a small font.

Authentication: 202123740

Date: 01-22-19

H19000022072 3



January 22, 2019

FLORIDA DEPARTMENT OF STATE
Division of Corporations

CAPITOL SERVICES, INC.

SUBJECT: THE REALTY ASSOCIATES FUND XII, L.P.
REF: W19000006996

****PLEASE GIVE THE ORIGINAL SUBMISSION
DATE AS THE FILE DATE 1/18/19*****

Please accept our apology for failing to mention this in our previous letter.

A certificate of existence or a certificate of good standing, dated no more than 90 days prior to the delivery of the application to the Department of State, duly authenticated by the secretary of state or other official having custody of the records in the jurisdiction under the laws of which it is incorporated/organized, must be submitted to this office. A translation of the certificate under oath of the translator must be attached to a certificate which is in a language other than the English language. A photocopy of this certificate is not acceptable.

The certificate attached to the L.P. was for the Foreign LLC.,

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6939.

Agnes Lunt
Regulatory Specialist III

FAX Aud. #: H19000022072
Letter Number: 019A00001560

2019 JAN 26 AM 9:26



January 22, 2019

FLORIDA DEPARTMENT OF STATE
Division of Corporations

CAPITOL SERVICES, INC.

SUBJECT: THE REALTY ASSOCIATES FUND XII, L.P.
REF: W19000006994

****PLEASE GIVE THE ORIGINAL SUBMISSION
DATE AS THE FILE DATE 1/18/19*****

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The name designated in your document is unavailable because it is the same as or not distinguishable from an existing entity. If the principals are the same in both entities, please send a letter or affidavit advising us of this association, along with your articles so that we may complete the filing process.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6939.

Agnes Lunt
Regulatory Specialist III

FAX Aud. #: H19000022072
Letter Number: 419A00001559

2019 JAN 24 AM 9:26