

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

**L24000208513  
FILED 8:00 AM  
May 03, 2024  
Sec. Of State  
tscott**

**Article I**

The name of the Limited Liability Company is:

AR IMMOBILIEN, LLC

**Article II**

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

1700 66TH ST NORTH  
SUITE #402  
ST. PETERSBURG, FL. 33710

The mailing address of the Limited Liability Company is:

1700 66TH ST NORTH  
SUITE #402  
ST. PETERSBURG, FL. 33710

**Article III**

Other provisions, if any:

THE PURPOSE OF THIS LIMITED LIABILITY COMPANY IS TO ENGAGE  
IN LAWFUL ACTIVITY FOR WHICH LIMITED LIABILITY COMPANIES  
MAY BE ORGANIZED IN FLORIDA. THIS INCLUDES BUT IS NOT  
LIMITED TO THE OWNERSHIP AND RENTAL OPERATION OF PROPERTIES  
IN FLORIDA

**Article IV**

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

PETER H FLACHSMANN  
1085 EDEN ISLE DRIVE NE  
SAINT PETERSBURG, FL. 33704

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: PETER H FLACHSMANN

## **Article V**

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

Title: AMBR  
ANJA HOFMANN  
1700 66TH ST NORTH, SUITE #402  
SAINT PETERSBURG, FL. 33710 US

Title: AMBR  
RALF G HOFMANN  
1700 66TH ST NORTH, SUITE #402  
SAINT PETERSBURG, FL. 33710 US

Title: MGR  
PETER H FLACHSMANN  
1085 EDEN ISLE DRIVE NE  
SAINT PETERSBURG, FL. 33704 US

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## **Article VI**

The effective date for this Limited Liability Company shall be:

05/01/2024

Signature of member or an authorized representative

Electronic Signature: PETER H FLACHSMANN

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.