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FLORIDA LIMITED LIABILITY CO.
WEBSTER PARK HOLDINGS, LLC

Certificate of Status	1
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**ARTICLES OF ORGANIZATION OF
WEBSTER PARK HOLDINGS, LLC**

The undersigned, for the purpose of forming a limited liability company under the Florida Revised Limited Liability Company Act, Florida Statutes Chapter 605, as amended, hereby makes, acknowledges and files the following Articles of Organization.

ARTICLE I

Name

The name of the Limited Liability Company (the "Company") is:

WEBSTER PARK HOLDINGS, LLC

ARTICLE II

Address

The mailing address and street address of the principal office of the Company is:

7700 N. Kendall Drive
Suite 705
Miami, FL 33156

ARTICLE III

Registered Office and Agent and Address

The name and the street address of the registered agent of the Company in the State of Florida are:

Mike Verdeja
7700 N. Kendall Drive
Suite 705
Miami, FL 33156

ARTICLE IV

Management

The Company shall be managed by one or more managers (who shall be designated "Manager(s)") and is, therefore, a manager-managed company within the meaning of Section 605.0407, Florida Statutes. The rights, duties and obligations of the Manager(s) and the member(s) of the Company shall be as set forth in the operating agreement of the Company.

The name of the initial manager is **Cofe Properties, LLC**.


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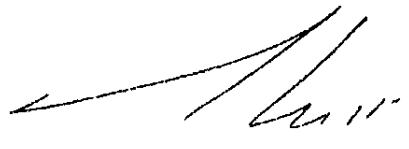
IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 17th day of March, 2016.

By: 
Mike Verdeja, Authorized Representative

REGISTERED AGENT'S ACCEPTANCE

The undersigned, having been named as registered agent and to accept service of process for **WEBSTER PARK HOLDINGS, LLC**, a limited liability company, at the place designated in these Articles, hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and is familiar with and accepts the obligations of the position as registered agent as provided for in Chapter 605, F.S.

Dated: March 17, 2016.


Mike Verdeja