

L21000497930

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.**

((H21000428687 3)))



H210004286873ABC5

**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)617-6381

From:  
Account Name : CORPORATE CREATIONS INTERNATIONAL INC.  
Account Number : 110432003053  
Phone : (561)694-8107  
Fax Number : (561)214-8442

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

**Email Address:** \_\_\_\_\_

**FLORIDA LIMITED LIABILITY CO.**

**Best Coffee 10 LLC**

Certificate of Status	1
Certified Copy	0
Page Count	04
Estimated Charge	\$130.00

Electronic Filing Menu

Corporate Filing Menu

Help

LENNIS  
NOV 23 2021

H21000428687

## ARTICLES OF ORGANIZATION

### Article I. Name

The name of this Florida limited liability company is:  
Best Coffee 10 LLC

### Article II. Address

The street address of the Company's initial principal office is:  
Best Coffee 10 LLC  
1200 Brickell Ave Ste 1950  
Miami FL 33131

The mailing address of the Company's initial principal office is:  
Best Coffee 10 LLC  
1200 Brickell Ave Ste 1950  
Miami FL 33131

### Article III. Registered Agent

The name and street address of the Company's registered agent is:  
SmartSpace  
1200 Brickell Ave Ste 1950  
Miami FL 33131

### Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assignor was entitled, to the extent assigned.

Corporate Creations International  
801 US Highway 1  
North Palm Beach FL 33408  
(561) 694-8107

H21000428687

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
21 NOV 22 AM 9:25

H21000428687

Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

This will be a manager-managed company. The name and address of each manager is:

Patagonia Capital Investments LLC  
1200 Brickell Ave Ste 1950  
Miami FL 33131

Article VII. Company Existence

The Company's existence shall begin effective as of November 19, 2021.

The undersigned authorized representative of a member executed these Articles of Organization on 11/19/2021.



---

CORPORATE CREATIONS INTERNATIONAL  
Michael Reinhold Vice President  
Joseph Panholzer, Attorney-in-Fact

Corporate Creations International  
801 US Highway 1  
North Palm Beach FL 33408  
(561) 694-8107

H21000428687

H21000428687

## STATEMENT OF REGISTERED AGENT

### LIMITED LIABILITY COMPANY:

Best Coffee 10 LLC

### REGISTERED AGENT/OFFICE:

SmartSpace

1200 Brickell Ave Ste 1950

Miami FL 33131

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.



---

SMARTSPACE

Joseph Panholzer, Attorney-in-Fact

Date: November 19, 2021.

Corporate Creations International  
801 US Highway 1  
North Palm Beach FL 33408  
(561) 694-8107

H21000428687