

L22000147673

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

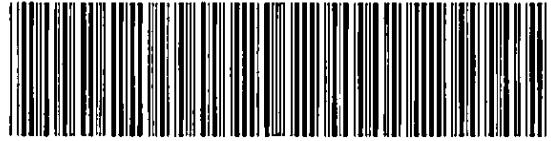
(Business Entity Name)

(Document Number)

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2022 APR -7 PM 2:57

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

2022 APR -7 PM 4:45

SECRETARY OF STATE
TALLAHASSEE, FL

Incorporating Services, Ltd.

1540 Glenway Drive
Tallahassee, FL 32301
850.656.7956
Fax: 850.656.7953
www.incserv.com
e-mail: accounting@incserv.com



ORDER FORM

TO Florida Department of State
The Centre of Tallahassee
2415 North Monroe Street, Suite 810
Tallahassee, FL 32303
corpHELP@dos.myflorida.com
850-245-6051

FROM Melissa Moreau
mmoreau@incserv.com
850.656.7953

REQUEST DATE 4/7/2022

PRIORITY Regular Approval

OUR REF.# (Order ID#) 1024450

ORDER ENTITY
COFE CF PIONEER LLC

PLEASE PERFORM THE FOLLOWING SERVICES:

COFE CF PIONEER LLC (FL)

Please file the attached articles and provide a certified copy.

NOTES:

\$155.00 Authorized
Email address for annual report reminders: MKennedy@shutts.com

RETURN/FORWARDING INSTRUCTIONS:

ACCOUNT NUMBER: I20050000052

Please bill the above referenced account for this order.

If you have any questions please contact me at 656-7956,

Sincerely,

Please bill us for your services and be sure to include our reference number on the invoice and courier package if applicable. For UCC orders, please include the thru date on the results.

FILED

**ARTICLES OF ORGANIZATION
OF
COFE CF PIONEER LLC**

2022 APR -7 PM 4: 45

SECRETARY OF STATE
TALLAHASSEE, FL

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:

COFE CF PIONEER LLC

**ARTICLE II
Address**

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

7700 Kendall Drive, Suite 705
Miami, FL 33156

**ARTICLE III
Duration**

The period of duration of the Company shall be perpetual.

**ARTICLE IV
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:

Cofe Properties, LLC
7700 Kendall Drive, Suite 705
Miami, FL 33156

ARTICLE V
Management

The Company shall be managed by one or more managers and is, therefore, a manager-managed company within the meaning of Section 605.0407, Florida Statutes. The initial manager of the Company is COFE PROPERTIES, L.L.C, having an address of 7700 Kendall Drive, Suite 705, Miami, FL 33156. 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.

IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization for the foregoing uses and purposes this 7 day of April, 2022.

By 
Genesis Sepulveda,
Authorized Representative

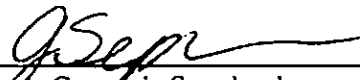
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2022 APR - 7 PM 4:45
SECRETARY OF STATE
TALLAHASSEE, FL

REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for COFE CF PIONEER LLC, a limited liability company, at the place designated in these Articles, the undersigned 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 its duties, and is familiar with and accepts the obligations of the position as registered agent as provided for in Chapter 605.0213, F.S.

Dated: April 7, 2022.

COFE PROPERTIES, LLC, a Florida
Limited liability company

By: 
Print Name: Genesis Sepulveda
Title: CFO