

# L23000250993

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.

(((H23000188169 3)))



H230001881693ABC5

**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 : SHUTTS & BOWEN, LLP  
Account Number : 076447000313  
Phone : (305) 359-9166  
Fax Number : (305) 347-7748

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

**Email Address:** [FBolanos@shutts.com](mailto:FBolanos@shutts.com)

**FLORIDA LIMITED LIABILITY CO.  
COFE CF FONDREN LLC**

Certificate of Status	0
Certified Copy	1
Page Count	04
Estimated Charge	\$155.00

[Electronic Filing Menu](#)

[Corporate Filing Menu](#)

[Help](#)

RECEIVED

2023 MAY 22 PM 1:52

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
ELECTRONIC FILING

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

MAY 22 AM 8:07

FILED

(((H23000188169 3)))

**ARTICLES OF ORGANIZATION  
OF  
COFE CF FONDREN, 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:

**COFE CF FONDREN, LLC**

**ARTICLE II - ADDRESS**

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

2950 SW 27TH AVENUE  
SUITE 100  
MIAMI, FL 33133

**ARTICLE III - REGISTERED AGENT AND OFFICE**

The name and Florida street address of the initial registered agent of the Limited Liability Company are:

COFE PROPERTIES, LLC  
2950 SW 27TH AVENUE  
SUITE 100  
MIAMI, FL 33133

**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.

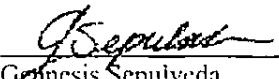
The name of the initial manager is **COFE PROPERTIES, LLC**

FILED  
22 AM 8:07  
CLERK OF STATE  
TALLAHASSEE, FLORIDA

(((H23000188169 3)))

((H23000188169 3)))

IN WITNESS WHEREOF, the undersigned has signed these Articles of Organization this  
22 day of May, 2023.

  
\_\_\_\_\_  
Genesis Sepulveda  
Authorized Representative

((H23000188169 3)))


(((H23000188169 3)))

**REGISTERED AGENT ACCEPTANCE**

The undersigned, having been named as registered agent and to accept service of process for **COFE CF FONDREN, LLC** at the address designated in these articles of organization pursuant to the provisions of Section 605.0113, Florida Statutes, hereby accepts the appointments as registered agent and agrees to act in this capacity, and 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 its position as registered agent as provided for in Chapter 605, Florida Statutes.

Date: May 22, 2023

COFE PROPERTIES, LLC

By:   
Genesis Sepulveda, CFO

(((H23000188169 3)))