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Florida Department of State
Division of Corporations
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FLORIDA
DIVISION OF
CORPORATIONS

**FLORIDA LIMITED LIABILITY CO.
CAPE CO ONE DEV PARTNERS LLC**

Certificate of Status	1
Certified Copy	0
Page Count	03
Estimated Charge	\$130.00

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

AM 9:10

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ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

CAPE CO ONE DEV PARTNERS LLC

(Must end with the words "Limited Liability Company," "L.L.C.," or "LLC.")

ARTICLE II - Address:

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

Principal Office Address:201 GALEN DR
KEY BISCAYNE FL 33149Mailing Address:201 GALEN DR
KEY BISCAYNE FL 33149

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

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

SERGIO A FLEITES CPA

Name

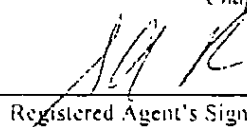
1575 SW 87TH AVEFlorida street address (P.O. Box NOT acceptable)MIAMI

City

FL 33174

Zip

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 as provided for in Chapter 605, F.S.



Registered Agent's Signature (REQUIRED)

(CONTINUED)

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LAH/SECRET, FLORIDA

ARTICLE IV-

The name and address of each person authorized to manage and control the Limited Liability Company:

Title:

"AMBR" = Authorized Member

"MGR" = Manager

MGR

Name and Address:

CHC Development Partners LLC

201 Galen Dr Apt 316 W

Key Biscayne, FL 33149

MGR

JRF Developments LLC

201 Galen Dr

KEY BISCAYNE, FL 33149

(Use attachment if necessary)

ARTICLE V: Effective date, if other than the date of filing: 06/01/2023. (OPTIONAL)
(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)

ARTICLE VI: Other provisions, if any.

REQUIRED SIGNATURE:

Signature of a member or an authorized representative of a member.
(In accordance with section 605.0203 (1) (b), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any 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.)

SERGIO A FLEITES CPA - REGISTERED AGENT

Typed or printed name of signee

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON
WHOM PROCESS MAY BE SERVED

In pursuance of Chapter 607.34 Florida Statutes, the following is
submitted, in compliance with said Act:

First: That. CAPE CO ONE DEV PARTNERS LLC

desiring to organize under the laws of the State of Florida with its principal office
as indicated in the articles of incorporation at the City of Miami, County of Miami-
Dade, State of Florida has named Sergio A. Fleites, C.P.A., located at 1575 SW
87 AVE, Miami, FL 33174, City of Miami, County of Miami-Dade, State of Florida,
as its agent to accept service of process within this state.

ACKNOWLEDGEMENT:

Having been named to accept service of process for the above stated
corporation, at place designated in this certificate, I hereby accept to act in this
capacity, and agree to comply with the provision of said Act relative to keeping
open said office.



Sergio A. Fleites, C.P.A.
(Registered Agent)