

**L240002179613**

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.

((H24000217961 3)))



H240002179613ABC%

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) 358-9166  
Fax Number : (305) 347-7748

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

Email Address: LDearmas@shutts.com

**FLORIDA LIMITED LIABILITY CO.  
COFE CF LONG POINT LLC**

Certificate of Status	0
Certified Copy	1
Page Count	03
Estimated Charge	\$155.00

[Electronic Filing  
Menu](#)

[Corporate Filing Menu](#)

CHATHAM  
JUN 24 2024

RECEIVED  
2024 JUN 24 PM 4:57

FLORIDA  
DIVISION OF  
CORPORATIONS  
SPECIAL  
SERVICES

FILED  
2024 JUN 24 PM 5:51  
DIVISION OF  
CORPORATIONS  
FLORIDA

((H24000217961 3)))

**ARTICLES OF ORGANIZATION  
OF  
COFE CF LONG POINT 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 LONG POINT 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**

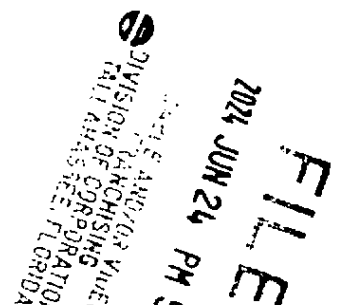
The name and Florida street address of the initial registered agent of the Limited Liability Company are:

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**

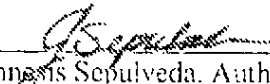


6/24/2024 4:50 PM FROM: 3053819982

TO: +18506176381 P. 3

((H24000217961 3)))

IN WITNESS WHEREOF, the undersigned has signed these Articles of Organization this  
24th day of June 2024.

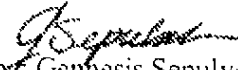
  
Genesis Sepulveda, Authorized Representative

### REGISTERED AGENT ACCEPTANCE

The undersigned, having been named as registered agent and to accept service of process for **COFE CF LONG POINT LLC** at the address designated in these articles of organization pursuant to the provisions of Section 605.0113, Florida Statutes, hereby accepts the appointment 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: June 24, 2024

COFE PROPERTIES, LLC  
a Florida limited liability company

By:   
Name: Genesis Sepulveda  
Title: Chief Financial Officer

**FILED**  
2024 JUN 24 PM 5:30  
FILE AND/OR VIDEO  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA