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From:

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FLORIDA LIMITED LIABILITY CO.  
COFE CHARLESTON INVESTORS LLC

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**ARTICLES OF ORGANIZATION  
OF  
COFE CHARLESTON INVESTORS LLC**

"Manag  
Section"

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 CHARLESTON INVESTORS LLC**

**ARTICLE II – ADDRESS**

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

"Manag  
Section"  
n. to

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

NAME

**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**

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IN WITNESS WHEREOF, the undersigned has signed these Articles of Organization this  
12<sup>th</sup> day of November 2024.  
of all Statutes  
accepts  
Statutes

Date:

Genesis Sepulveda  
Genesis Sepulveda, Authorized Representative

### REGISTERED AGENT ACCEPTANCE

The undersigned, having been named as registered agent and to accept service of process for COFE CHARLESTON INVESTORS 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: 11/12/2024

COFE PROPERTIES, LLC  
a Florida limited liability company

By: Genesis Sepulveda  
Name: Genesis Sepulveda  
Title: Chief Financial Officer

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