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FLORIDA LIMITED LIABILITY CO.
COFE CF CHARLESTON LLC

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T.J.H.
11/14/24

**ARTICLES OF ORGANIZATION
OF
COFE CF CHARLESTON 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 CHARLESTON 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**

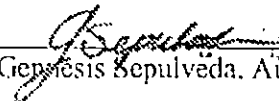
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IN WITNESS WHEREOF, the undersigned has signed these Articles of Organization this
12th day of November 2024.
relating
obligation

Date:

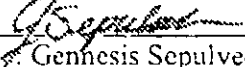

Genesis Sepulveda, Authorized Representative

REGISTERED AGENT ACCEPTANCE

The undersigned, having been named as registered agent and to accept service of process for COFE
CF CHARLESTON 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: 
Name: Genesis Sepulveda
Title: Chief Financial Officer

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