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**FLORIDA LIMITED LIABILITY CO.
QM RIVERVIEW, LLC**

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**ARTICLES OF ORGANIZATION
OF
QM RIVERVIEW, LLC**

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The undersigned person under the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, adopts the following Articles of Organization:

ARTICLE I - NAME

The name of this limited liability company is:

QM RIVERVIEW, LLC

ARTICLE II - COMMENCEMENT AND DURATION OF EXISTENCE

The existence of the company will commence on the date these Articles of Organization are filed with the Florida Department of State, and the existence of the company shall be perpetual.

ARTICLE III - PURPOSE

The purposes of organization is any lawful purpose and as limited in the operating agreement of the Company to the ownership, financing, operation and disposition of a single real estate asset as described in the operating agreement of the Company.

ARTICLE IV - INITIAL REGISTERED AGENT AND OFFICE

The street address of the initial registered office of the company is 1819 Main Street, Suite 610, Sarasota, Florida 34236, and the name of the company's initial registered agent at that address is JOHN M. COMPTON.

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ARTICLE V - PLACE OF BUSINESS

The street and mailing addresses of the principal office of the company are 4400 River Garden Trail, Austin, TX 78746.

ARTICLE VI - ADMISSION OF ADDITIONAL MEMBERS

The right of the members to admit additional members and the terms and conditions of the admissions shall be restricted solely to those members approved as set forth in the Company's Operating Agreement.

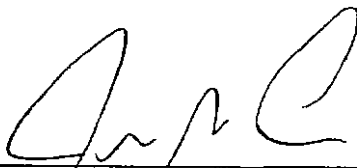
ARTICLE VII - MANAGEMENT BY MANAGER

The company will be manager-managed. The initial manager of the Company shall be QUINTUM MANAGEMENT, LLC located at 4400 River Garden Trail, Austin, TX 78746.

ARTICLE VIII - AMENDMENT OF ARTICLES OF ORGANIZATION

Any amendment to the Articles of Organization shall be approved by all of the members and shall be as prescribed by the Florida Secretary of State.

DATED: October 26, 2020.



JOHN M. COMPTON, authorized
representative

#20000 3721873


ACCEPTANCE OF REGISTERED AGENT

Pursuant to Section 605.0113, Florida Statutes, the following is submitted:

That QM RIVERVIEW, LLC, desiring to organize as a limited liability company under the laws of the State of Florida with its initial registered office, as indicated in its Articles of Organization, at 1819 Main Street, Suite 610, Sarasota, Florida 34236, has named JOHN M. COMPTON as its agent to accept service of process within the State of Florida.

Having been named to accept service of process for QM RIVERVIEW, LLC, at the place designated in this document, the undersigned agrees to act in that capacity and to comply with the provisions of the Florida Revised Limited Liability Company Act, as amended, relative to keeping open the registered office. The undersigned is familiar with, and accepts the obligations of, Section 605.0113, Florida Statutes.

DATE: October 26, 2020.



JOHN M. COMPTON