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**FLORIDA LIMITED LIABILITY CO.
400 BEACH QOF, LLC**

Certificate of Status	0
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T. SCOTT

MAR 23 2022

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ARTICLES OF ORGANIZATION

OF

400 BEACH QOF, LLC

The undersigned executes these Articles of Organization of 400 Beach QOF, LLC to form a limited liability company pursuant to the Florida Revised Limited Liability Company Act:

ARTICLE I. NAME

The name of the limited liability company is 400 Beach QOF, LLC.

ARTICLE II. ADDRESS

The mailing and street address of the principal office of the limited liability company is 2300 Curlew Road, Suite 100, Palm Harbor, Florida 34683.

ARTICLE III. REGISTERED AGENT AND OFFICE

The street address of the initial registered office of the limited liability company is 101 East Kennedy Blvd., Suite 3700, Tampa, Florida 33602, and the name of the limited liability company's initial registered agent at that address is Jerilyn H. Reed.

Having been named 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.

Jerilyn Reed

Jerilyn H. Reed

ARTICLE IV. MANAGEMENT OF COMPANY

The limited liability company is a manager-managed limited liability company.

ARTICLE V. PURPOSE

The purpose of the limited liability company is to invest as a member in 400 Beach QOZB, LLC and to engage in other activities incidental or related thereto. The members of the limited liability company intend to cause it to qualify as a "qualified opportunity fund" and to cause 400 Beach QOZB, LLC to meet the requirements for a "qualified opportunity zone business" (each as defined in Section 1400Z-2 of the Internal Revenue Code of 1986, as

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amended). In addition to the foregoing, the limited liability company may engage in any other business permitted under applicable law so long as such activities continue to permit the limited liability company to qualify as a "qualified opportunity fund."

EXECUTED: March 22, 2022

Jerilyn Reed
Jerilyn H. Reed, Authorized Representative

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