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Division of Corporations

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To:

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Fax Number : (850)617-6381

From:

Account Name : GREENBERG TRAUIG (ORLANDO)  
Account Number : 103731001374  
Phone : (407)418-2435  
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Email Address: david@vantagecap.co>

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FLORIDA LIMITED LIABILITY CO.  
DB QOF, LLC

Certificate of Status	1
Certified Copy	0
Page Count	02
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**STATE OF FLORIDA**  
**ARTICLES OF ORGANIZATION**  
**OF**  
**DB QOF, LLC**  
**(a Florida limited liability company)**

These Articles of Organization of **DB QOF, LLC**, a Florida limited liability company (the "Company"), dated as of May 11, 2022, are being duly executed and filed by David Gorson, who is authorized to form a limited liability company under the Florida Revised Limited Liability Company Act (Chapter 605 of Florida Statutes) (the "Act").

**ARTICLE I - Name:** The name of the limited liability company is:  
**DB QOF, LLC**

**ARTICLE II - Address:** The principal address and mailing address of the Company is:  
 1385 N.E. Miami Gardens Drive #177  
 North Miami Beach, FL 33179

**ARTICLE III - Registered Agent, Registered Office and Registered Agent's Signature:**

The Registered Agent and Registered Office for service of process is as follows:

**Name:** David Gorson  
**Address:** 1385 N.E. Miami Gardens Drive #177  
 North Miami Beach, FL 33179

*Having been named to accept service of process for the Company named above, at the place designated in this certificate, I agree to act in that capacity and to comply with the provisions of the Florida Limited Liability Company Act and all other applicable laws, relative to the proper and complete performance of my duties as registered agent.*

/s/ David Gorson

**ARTICLE IV – Purpose:** The purpose of the Company is to be a vehicle for investing in "Qualified Opportunity Zone Property" (within the meaning given that term by Section 1400Z-2(d)(2) of the Internal Revenue Code of 1986, as amended (the "Code")) in connection with the development and operation of one or more trades or businesses that satisfy the requirements of a "Qualified Opportunity Zone Business" (within the meaning given that term by Section 1400Z-2(d)(3) of the Code), to satisfy the "Qualified Opportunity Fund" requirements set forth in Section 1400Z-2(d)(1) of the Code, and to engage in any other lawful act or activity for which a limited liability company may be formed under the Act.

(Signature on following page)

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**IN WITNESS WHEREOF**, the undersigned has executed these Articles of Organization as of the date first above written.

/s/ David Gorson

David Gorson, Authorized Representative

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CLERK OF DISTRICT COURT  
TALLAHASSEE, FLORIDA

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