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DB QOZB, LLC**

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STATE OF FLORIDA
ARTICLES OF ORGANIZATION OF
DB QOZB, LLC

(a Florida limited liability company)

These Articles of Organization of **DB QOZB, 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 QOZB, 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 directly and indirectly own and operate one or more "Qualified Opportunity Zone Business" (within the meaning given that term by Section 14007-2(d)(3) of the Internal Revenue Code of 1986, as amended, to satisfy the "Qualified Opportunity Zone Business" requirements set forth therein, and to engage in any other lawful act or activity for which a limited liability company may be formed under the Act.

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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