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**FLORIDA LIMITED LIABILITY CO.
FLORIDA AVENUE QOF, LLC**

Certificate of Status	0
Certified Copy	1
Page Count	02
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ARTICLES OF ORGANIZATION
OF
FLORIDA AVENUE QOF, LLC

The undersigned executes these Articles of Organization of Florida Avenue 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 Florida Avenue QOF, LLC.

ARTICLE II. ADDRESS

The mailing and street address of the principal office of the limited liability company is 1991 – 1993 Industrial Drive, DeLand, Florida 32724.

ARTICLE III. REGISTERED AGENT AND OFFICE

The street address of the initial registered office of the limited liability company is Patricia Fitzgerald, and the name of the limited liability company's initial registered agent at that address is 1991 – 1993 Industrial Drive, DeLand, Florida 32724.

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.

Patricia Fitzgerald

Patricia Fitzgerald

ARTICLE IV. MANAGEMENT OF COMPANY

The limited liability company is a manager-managed limited liability company. The initial manager of the limited liability company is Prospect Real Estate Group II, LLC, 1991 – 1993 Industrial Drive, DeLand, Florida 32724.

ARTICLE V. PURPOSE

The purpose of the limited liability company is to invest as a member in Florida Ave Holdings, 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 Florida Ave Holdings, LLC to meet the requirements for a "qualified opportunity zone

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business” (each as defined in Section 1400Z-2 of the Internal Revenue Code of 1986, as 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: November 14, 2022

Patricia Fitzgerald

Patricia Fitzgerald, Authorized Representative

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