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**FLORIDA LIMITED LIABILITY CO.**

**Kota QOZB, LLC**

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**ARTICLES OF ORGANIZATION  
OF  
KOTA QOZB, LLC**

The undersigned, acting as the authorized representative of the organizing member of a limited liability company under the Florida Revised Limited Liability Company Act, adopts the following Articles of Organization for such limited liability company (the "Company"):

**ARTICLE I**

**Name**

The name of the limited liability company is Kota QOZB, LLC.

**ARTICLE II**

**Principal Office and Mailing Address**

The principal office and mailing address of the Company is 100 First Avenue North #2606, St. Petersburg, FL 33701.

**ARTICLE III**

**Initial Registered Agent and Office**

The street address of the initial registered office of the Company is 1201 Hays Street, Tallahassee, FL 32301, and the name of its initial registered agent at that address is Corporation Service Company.

**ARTICLE IV**

**Management**

The Company shall be manager-managed.

**ARTICLE V**

**Purpose**

The purposes of the Company shall be to (i) acquire, finance, invest in, develop, manage and dispose of Qualified Opportunity Zone Property as a Qualified Opportunity Zone Business and (ii) make, enter into and perform any contracts and other undertakings, and to engage in any activities and transactions as may be ancillary to or necessary or advisable to carry out the foregoing purpose.

**ARTICLE VI**

**Effective Date**

The effective date of filing of these Articles of Organization shall be the date of filing.

Dated this 26<sup>th</sup> day of January, 2023.

By: 

Name: Mitchell I. Horowitz

Title: Authorized Representative

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**ACCEPTANCE BY REGISTERED AGENT**

Having been named as registered agent and to accept service of process for Kota QOZB, LLC, at the place designated as the registered office, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of the undersigned's duties, and the undersigned is familiar with and accepts the duties and obligations of the undersigned's position as registered agent.

Dated this 20 day of January, 2023.

**REGISTERED AGENT:**

**CORPORATION SERVICE COMPANY**

By: Elizabeth R. Konieczny, Asst. VP

Title: Asst. VP