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**FLORIDA LIMITED LIABILITY CO.
WELL-DUO OPPORTUNITY ZONE VINTAGE FUND LLC**

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STATE OF FLORIDA
ARTICLES OF ORGANIZATION
OF

WELL-DUO OPPORTUNITY ZONE VINTAGE FUND I LLC
(a Florida limited liability company)

These Articles of Organization of WELL-DUO OPPORTUNITY ZONE VINTAGE FUND I LLC, a Florida limited liability company (the "Company"), dated as of September 1, 2023, are being duly executed and filed by Laura A. Hendee, 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:
WELL-DUO OPPORTUNITY ZONE VINTAGE FUND I LLC

ARTICLE II - Address: The principal address and mailing address of the Company is:
1000 Brickell Ave #300, Miami, FL 33131

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: AGI Registered Agents, Inc., a Florida corporation
Address: 1000 Brickell Ave #300, Miami, FL 33131

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/ Robert Adams
Robert Adams, President

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.

ARTICLE V - Manager: The name and address of the party authorized to manage and control the Company is:

Name: Eduardo Pelaez
Address: 2700 N Miami Ave, STE 208, Miami, FL 33127

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

/s/ Laura A. Hendee

Laura A. Hendee, Authorized Representative