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Florida Department of State

Division of Corporations

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Division of Corporations

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FLORIDA LIMITED LIABILITY CO.

CDR QOZB, LLC

Certificate of Status	1
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ARTICLES OF ORGANIZATION
OF
CDR QOZB, LLC

The undersigned hereby organizes a limited liability company under the provisions of the Florida Revised Limited Liability Company Act (the "Act"), and pursuant to the following Articles of Organization:

ARTICLE 1

Name

The name of this limited liability company is CDR QOZB, LLC (hereafter, the "Company").

ARTICLE 2

Effective Date

The Company shall have perpetual existence, commencing on the date that these Articles of Organization are filed with the Florida Department of State.

ARTICLE 3

Purpose

The purpose of the Company shall be to qualify as a "qualified opportunity zone business" under Section 1400Z-2 of the Internal Revenue Code of 1986, as amended (the "Code") and to, directly or indirectly, through the Company and one or more subsidiaries, identify, source, acquire, originate, maintain, own, manage, finance, refinance, sell, hold, reposition, pledge, hypothecate, hedge, exchange, and otherwise deal with or use assets in order to conduct business as a "qualified opportunity zone business" as defined by Section 1400Z-2 of the Code. The "qualified opportunity zone business" is expected to involve the use of real estate, in such a way that the Company qualifies as a "qualified opportunity zone business" under Section 1400Z-2(d) of the Code. The

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Company shall have the power and authority to conduct any and all activities related or incidental to the purpose of qualifying as a "qualified opportunity zone business" under Section 1400Z-2 of the Code.

ARTICLE 4

Mailing Address and Principal Office

The mailing address and the street address of the principal office of the Company are 401 E. Jackson Street, Suite 1500, Tampa, Florida 33602.

ARTICLE 5

Initial Registered Office and Agent

The street address of the initial registered office of the Company is 401 E. Jackson Street, Suite 1500, Tampa, Florida 33602, and the name of the initial registered agent of the Company at that address is David L. Koche.

ARTICLE 6

Management of the Company

The Company is to be managed by one or more managers and is, therefore, a manager-managed limited liability company.

ARTICLE 7

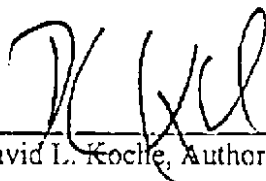
Indemnification

The Company shall indemnify its managers and members to the fullest extent authorized by law.

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IN WITNESS WHEREOF, the undersigned authorized representative of the member has
executed these Articles of Organization on the 26th day of September, 2024.



David L. Koche, Authorized Representative

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**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE OF
CDR QOZB, LLC**

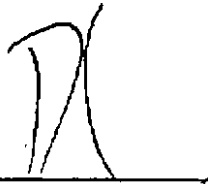
Pursuant to the provisions of Section 605.0113 of the Florida Statutes, the undersigned limited liability company submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the limited liability company is: CDR QOZB, LLC.
2. The name and address of the registered agent and office are:

David L. Koche
401 E. Jackson Street, Suite 1500
Tampa, FL 33602

Having been named as registered agent and 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 as provided for in Chapter 605, Florida Statutes.

Dated: September 26, 2024.



David L. Koche

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