

ARTICLES OF ORGANIZATION
OF
LDG RIVER PARK QOZ FUND, LLC

The undersigned forms a Kentucky limited liability company pursuant to the Kentucky Limited Liability Company Act (the “Act”), KRS Chapter 275, hereby makes, acknowledges, and files the following Articles of Organization:

ARTICLE I
NAME

The name of the limited liability company is LDG River Park QOZ Fund, LLC (the “Company”).

ARTICLE II
INITIAL PRINCIPAL OFFICE

The mailing address of the initial principal office of the Company in Kentucky shall be 545 S. Third Street, Louisville, Kentucky 40202.

ARTICLE III
DURATION

The Company shall commence its existence on the date these Articles of Organization are filed with the Kentucky Secretary of State. The Company’s existence shall be perpetual, save and until its dissolution in accordance with the Act and the company’s Operating Agreement.

ARTICLE IV
POWERS

The Company shall have all the powers granted to a limited liability company under the laws of the Commonwealth of Kentucky.

ARTICLE V
REGISTERED OFFICE AND AGENT

The street address of the Company’s initial registered office in the Commonwealth of Kentucky is 828 Lane Allen Road, Suite 219, Lexington, KY 40504. The name of the initial registered agent of the company at that office is COGENCY GLOBAL INC.

**ARTICLE VI
MANAGEMENT**

The management of the Company is reserved to its Manager(s), to be exercised in accordance with the Company's Operating Agreement. The Operating Agreement may contain any provisions for the regulation and management of the affairs of the Company not inconsistent with law or these Articles of Organization.

**ARTICLE VII
STATEMENT OF LIMITED LIABILITY**

Except as otherwise provided by Kentucky law, no member, manager, agent, or employee of the Company shall be personally liable for the debts, obligations, or liabilities of the Company, whether arising in contract, tort, or otherwise, or for the acts or omissions of any other member, manager, agent, or employee of the Company.

**ARTICLE VIII
PURPOSE, RESTRICTIONS ON OPERATIONS**

The Company is being organized for purposes of (i) engaging in any lawful acts or activities for which limited liability companies may be formed under the Act; and (ii) being a "qualified opportunity fund" as defined in Section 1400Z-2(d) of the Internal Revenue Code of 1986, as amended from time to time (the "IRC"). The Company intends to satisfy the requirements of a "qualified opportunity fund" under IRC Section 1400Z-2(d) by investing in "qualified opportunity zone property" as defined in IRC Section 1400Z-2(d)(2), either by acquiring an interest in "qualified opportunity zone business property" as defined in IRC Section 1400Z-2(d)(D) or through investing in a "qualified opportunity zone business" as defined in IRC Section 1400Z-2(d)(3) by acquiring "qualified opportunity zone stock" as defined in IRC Section 1400Z-2(d)(B) or a "qualified opportunity zone partnership interest" as defined in IRC Section 1400Z-2(d)(C).

IN WITNESS WHEREOF, the undersigned organizer has made and subscribed these Articles of Organization for the foregoing uses and purposes, this 28th day of November, 2022.

FBT LLC, as organizer

A handwritten signature in blue ink, appearing to read "Jill Battcher", is written over a light gray rectangular background.

By: _____
Jill Battcher, Manager

**CONSENT TO SERVE
AS INITIAL REGISTERED AGENT FOR
LDG RIVER PARK QOZ FUND, LLC**

The undersigned hereby consents to serve as the initial registered agent for LDG River Park QOZ Fund, LLC (the "Company"), as contemplated by the Company's Articles of Organization.

Dated: November 28, 2022

INITIAL REGISTERED AGENT:

COGENCY GLOBAL INC.

By: Bibiann Concaldi
Name: Bibiann Concaldi
Title: Asst. Secy