

Division of Corporations

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FLORIDA LIMITED LIABILITY CO.
Viera Landings, LLC

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**ARTICLES OF ORGANIZATION
OF
VIERA LANDINGS, LLC**

The undersigned authorized representative hereby executes these Articles of Organization ("Articles") for the purpose of forming a limited liability company in accordance with the laws of the State of Florida.

ARTICLE I

Name

The name of this limited liability company (the "Company") shall be:

Viera Landings, LLC

ARTICLE II

Principal Office and Mailing Address

The address of the principal office of the Company shall be:

33 SE Fourth St., Suite 102
Boca Raton, FL 33432

The mailing address of the Company shall be:

P.O. Box 1508
Boca Raton, FL 33429

ARTICLE III

Registered Office and Registered Agent

The initial registered office of the Company shall be located at Lightsey & Associates, P.A., 2105 Park Avenue North, Winter Park, FL 32789, and the initial registered agent of the Company at such office shall be Matthew S. Smith. The Company shall have the right to change such registered office and such registered agent from time to time, as provided by law.

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ARTICLE IV**Operating Agreement**

The power to adopt the Operating Agreement of the Company, to alter, amend or repeal the Operating Agreement of the Company, or to adopt a new Operating Agreement, shall be vested in the members of the Company. The Operating Agreement of the Company shall be for the government of the Company and may contain any provisions or requirements for the management or conduct of the affairs and business of the Company, provided the same are not inconsistent with the provisions of these Articles or contrary to the laws of the State of Florida or of the United States.

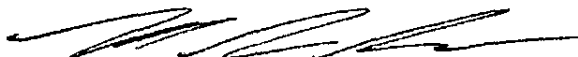
ARTICLE V**Management of Business**

The business of the Company shall be managed by Managers elected by the Members holding a majority of the Membership Interests in the Company. The Managers may be, but are not required to be, Members of the Company. The Managers shall have the power and authority to act on behalf of the Company as provided in Chapter 608, Fla. Stat., as the same may be amended from time to time, and as further provided in the Operating Agreement of the Company. The initial Manager of the Company shall be Charter School Properties, Inc.

ARTICLE VI**Amendment of Articles of Organization**

The Company reserves the right to amend any provision of these Articles of Organization, which amendment shall only be effectuated by the unanimous written approval of all of the Members.

IN WITNESS WHEREOF, the undersigned, pursuant to Section 608.407, Florida Statutes, has executed these Articles for the uses and purposes therein stated.



Matthew S. Smith, Authorized Representative

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VIERA LANDINGS, LLC**ACCEPTANCE OF SERVICE AS REGISTERED AGENT**

The undersigned, having been named as registered agent to accept service of process for the above-named limited liability company, at the registered office designated in the Articles of Organization, hereby agrees and consents to act in that capacity. The undersigned is familiar with and accepts the duties and obligations of the position of registered agent under the laws of the State of Florida.

DATED this 12 day of December, 2012.

Lightsey & Associates, P.A.

By: 

Matthew S. Smith

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