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Florida Department of State

Division of Corporations

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FLORIDA LIMITED LIABILITY CO.

Erudite Properties LLC

Certificate of Status	0
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Page Count	03
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OCT 14 2019

ARTICLES OF ORGANIZATION
FOR
ERUDITE PROPERTIES LLC,
A FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I-NAME:

The name of the Limited Liability Company is:

ERUDITE PROPERTIES LLC, a Florida limited liability company

ARTICLE II-ADDRESS:

The Mailing Address of the principal office of the Limited Liability Company is:

Address: 1225 SE 2nd Avenue, Fort Lauderdale, Florida 33316

ARTICLE III-TERM:

These Articles of Organization shall have an effective date of October 11, 2019, on which date the Limited Liability Company formed hereby shall be in existence, and the period of duration of the Limited Liability Company is perpetual.

ARTICLE IV-MANAGEMENT:

Until further notice, the Limited Liability Company is to be managed by one or more managers and the initial managers are as follows:

Dr. David Thomas	Scott Sznitken	Deborah Hanley
1225 SE 2nd Avenue	1225 SE 2nd Avenue	1225 SE 2nd Avenue
Fort Lauderdale,	Fort Lauderdale,	Fort Lauderdale,
Florida 33316	Florida 33316	Florida 33316

ARTICLE V-ADMISSION OF ADDITIONAL MEMBERS:

The entire membership of the Limited Liability Company shall be composed of Members. The initial and sole member of the Company is Franklin Academy Foundation, Inc., a Florida not-for-profit corporation (the "Initial Member"). The right, if given, of the members to admit additional members and the terms and conditions of the admissions shall be:

New members may be admitted upon the approval by all of the then existing members of the Limited Liability Company.

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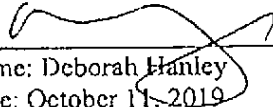
ARTICLE VI-MEMBERS RIGHTS TO CONTINUE BUSINESS:

The right, if given, of the remaining members of the Limited Liability Company to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Limited Liability Company shall be:

The remaining members may continue operating the business provided that the occurrence of any of the foregoing event shall not result in the admission of a replacement member (such as in the event of judicial or administrative proceeding) that is not acceptable to the remaining members.

ARTICLE VII-LIMITED EDUCATIONAL AND CHARITABLE PURPOSES OF THE COMPANY:

The sole purposes of the Company are the support of charter public schools operated or to be operated by Franklin Academy Foundation, Inc., including by the provision of high-quality, low-cost public charter school facilities, the making of grants (recoverable or non-recoverable), the making of loans, the issuance of financial and other guarantees, and the provision of technical services, and all other activities related or incidental thereto. In all cases, all purposes and activities of the Company are in service to the Initial Member and strictly limited to the nonprofit purposes of the Initial Member, as the same may be amended from time to time. Without limiting the generality of the foregoing, this Company is organized exclusively for charitable, religious, educational, and scientific purposes under Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code.

ORGANIZER:
Name: Deborah Hanley
Date: October 11, 2019

CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE
For
ERUDITE PROPERTIES LLC

PURSUANT TO THE PROVISIONS OF CHAPTER 605, FLORIDA STATUTES, THE UNDERSIGNED SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the Limited Liability Company is:

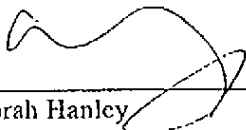
ERUDITE PROPERTIES LLC, a Florida limited liability company

2. The name and street address of the registered agent are:

Name: Deborah Hanley

Address: 1225 SE 2nd Avenue, Fort Lauderdale, Florida 33316

Having been named as registered agent and to accept services of process for the above stated limited liability company at the place designated in this certificate, Deborah Hanley ("Agent") hereby accepts the appointment as registered agent and agrees to act in this capacity. Agent further agrees to comply with the provisions of all statutes relating to the proper and complete performance of the duties of a registered agent, and is familiar with and accepts the obligations of its appointment as registered agent.



Deborah Hanley

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