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FLORIDA LIMITED LIABILITY CO.
EREPORTFOLIO I, LLC

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ARTICLES OF ORGANIZATION
FOR
EREPORTFOLIO I, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

ARTICLED I-NAME:

The name of the Limited Liability Company is:

EREPortfolio I, LLC, a Florida limited liability company

ARTICLE II-ADDRESS; MAILING AND PRINCIPAL OFFICE:

The Mailing Address of the Limited Liability Company is 1225 SE 2nd Avenue, Fort Lauderdale, Florida 33316. The address of the principal office of the Limited Liability Company is 1225 SE 2nd Avenue, Fort Lauderdale, Florida 33316.

ARTICLE III-TERM:

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 manager and the initial manager is: Jorge Luis Percz; 1225 SE 2nd Avenue, Fort Lauderdale, Florida 33316.

ARTICLE V-SOLE MEMBER; ADMISSION OF ADDITIONAL MEMBERS:

The entire membership of the Limited Liability Company shall be composed of a single Member. The initial and sole member of the Company is EducationRE, Inc., a Florida not for profit corporation (the "Initial Member"). The right, if given, of the Member 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.

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:


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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: (i) the support of private and public schools of choice by the provision of high-quality, low-cost school facilities; (ii) the acquisition, construction, renovation and improvement, for lease to one or more not-for-profit companies, of facilities for the operation of private or public schools of choice; and (iii) 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.

AUTHORIZED REPRESENTATIVE:

By: 

Name: David Cohen

Date: October 27, 2020

CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE
For
EREPORTFOLIO I, 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:

EREPortfolio I, LLC, a Florida limited liability company

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

Name: David Cohen, Esq.

Address: 200 West Forsyth Street, Suite 1300, Jacksonville, Florida 32202

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, David Cohen ("Registered Agent") hereby accepts the appointment as registered agent and agrees to act in this capacity. Registered 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.



Print: David Cohen, Esq.