

**ARTICLES OF INCORPORATION  
OF  
NEW DISCOVERIES AFFILIATED BUILDING COMPANY  
(the “Corporation”)**

These Articles of Incorporation are signed and acknowledged by the undersigned incorporator for the purpose of forming a nonprofit corporation under the Minnesota Nonprofit Corporations Act, Minnesota Statute, Chapter 317A.

**ARTICLE I.  
NAME**

The name of this Corporation is: New Discoveries Affiliated Building Company.

**ARTICLE II.  
REGISTERED OFFICE**

The address of the registered office in the state of Minnesota is: 1000 SE Fifth Avenue, Hutchinson, Minnesota 55350.

**ARTICLE III.  
SOLE MEMBER; AMENDMENT**

The sole member of the Corporation shall be: New Discoveries Montessori Academy (the “**School**”), a Minnesota non-profit corporation. The sole member will have all powers available to the member of a corporation under Minn. Stat 317A.401, et seq., including, without limitation, the power to remove or appoint directors of the Corporation.

These Articles shall not be amended without the written consent of the School.

**ARTICLE IV.  
PURPOSE; EXEMPTION REQUIREMENTS; SEPARATE EXISTENCE**

The Corporation is organized and shall be operated exclusively in support of the School.

In particular, the purpose of the Corporation is to purchase, own, and/or construct a public schoolhouse, for lease to the School, on real estate owned by the Corporation (the “**Property**”). The Corporation will not engage in any business or acquire any assets other than the Property.

The Corporation is organized and shall be operated exclusively to carry out such purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as now or hereafter in effect (the “**Code**”), and which is other than a private foundation by reason of being described in Section 509(a)(1), (2) or (3) of the Code.

At all times the following shall operate as conditions restricting the operations and activities of the Corporation:

- a. No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its member, trustees, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay to non-members reasonable compensation for services rendered and to make payments and distributions to non-members in furtherance of the purpose set forth in the purpose clause hereof.
- b. No part of the activities of the Corporation shall constitute the carrying on of propaganda or otherwise attempting to influence legislation, or any initiative or referendum before the public, and the Corporation shall not participate in, or intervene in (including by publication or distribution of statements), any political campaign on behalf of, or in opposition to, any candidate for public office.
- c. Notwithstanding any other provisions of this document, the Corporation shall not carry on any other activities not permitted to be carried on by an organization exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code or corresponding section of any future tax code, or by an organization, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code, or corresponding section of any future tax code.
- d. The Corporation will not begin construction of a new facility until a positive review and comment is received from the Minnesota Department of Education pursuant to Minnesota Statutes section 123B.71.

The Corporation shall maintain separate bank accounts, and shall not commingle the assets of the Corporation with any other person, corporation, partnership, or other legal entity (collectively, "Person"). The Corporation's assets shall not be listed as assets on the books and records of any other Person, except to the extent that such assets are consolidated with another Person's assets for financial reporting purposes, which shall not relieve The Corporation of its obligation to maintain a complete set of books and records for its business. The Corporation shall not possess or use assets of any other Person, and The Corporation shall not permit any other Person to possess or use its assets, unless in either case such assets are rented, leased, or otherwise provided for use on an arms-length basis pursuant to a lease or services agreement or similar agreement with such Person. The Corporation shall not have any employees, and any services performed for or on behalf of The Corporation by employees of any other Person (including any Affiliate of The Corporation) shall be performed on an arms-length basis pursuant to a services agreement or similar agreement with such Person.

## **ARTICLE V.**

### **INITIAL DIRECTORS**

The management of the affairs of the Corporation shall be vested in a Board of Directors, as defined by the Corporation's bylaws. No director shall have any right, title, or interest in or to any property of the Corporation.

**ARTICLE VI.**  
**PERSONAL LIABILITY**

Neither the incorporator, directors, officers, employees nor the representatives or agents of the Corporation shall be personally liable for the payment of any debts or obligations of the Corporation of any nature whatsoever, nor shall any of the property of the members or of any of the directors, officers, employees, representatives or agents be subject to the payment of the debts or obligations of the Corporation to any extent.

**ARTICLE VII.**  
**DISSOLUTION**

The Corporation may be dissolved in accordance with the laws of the State of Minnesota. At the time of dissolution of the Corporation, the Board of Directors shall, after paying or making provision for the payment of all debts, obligations, liabilities, costs and expenses of the Corporation, dispose of all assets of the Corporation; provided, however, that in no case shall a liquidation, transfer or disposition be made which would not qualify as a charitable contribution under Section 170(c)(1) or (2) of the Code, and all assets shall be turned over and transferred to one or more organizations qualified as exempt pursuant to 501(c)(3) of the Code, or to the State of Minnesota or any political subdivision thereof for exclusively public purposes.

**ARTICLE VIII.**  
**INCORPORATOR**

The incorporator of the corporation is Craig Kepler whose address is 2000 IDS Center, 80 South Eighth Street, Minnesota, 55402.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_ day of May, 2017.

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Craig A. Kepler, Incorporator