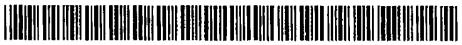


Florida Department of State

Division of Corporations Electronic Filing Cover Sheet

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Division of Corporations Fax Number

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EFFECTIVE DATE 2 25-14

From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.

Account Number : 110432003053 Phone : (561)694-8107 Fax Number : (561)694-1639

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address:

FLORIDA LIMITED LIABILITY CO.

Advanta Realty / Scuttina Real Estate Group LLC

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Electronic Filing Menu

Corporate Filing Menu

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FEB 2 6 2014

ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is: Advanta Realty / Scuttina Real Estate Group LLC

Article II. Address

The street address of the Company's initial principal office is: Advanta Realty / Scuttina Real Estate Group LLC 1800 S Australian Avenue, Suite 300 West Palm Beach FL 33409

The mailing address of the Company's initial principal office is: Advanta Realty / Scuttina Real Estate Group LLC 1800 S Australian Avenue, Suite 300 West Palm Beach FL 33409

Article III. Registered Agent

The name and street address of the Company's registered agent is:

James Scuttina 1800 S Australian Avenue, Suite 300 West Palm Beach FL 33409

Article IV. Transferability of Membership Interests

No members shall have the right to assign their membership interests in the Company without the written agreement of all of the membership interests, unless otherwise provided in the Company's Operating Agreement. If the assignment is not approved by all of the membership interests, the assignee shall have no right to become a member, to participate in the management of the Company, or to exercise any other rights or powers of a member. The assignee shall merely be entitled to receive the share of profits and other distributions and the allocation of income, gain, loss deduction, credit or similar item to which the assigner was entitled, to the extent assigned.

Corporate Creations International Inc. 11380 Prosperity Farms Road #221E Palm Beach Gardens FL 33410 (561) 694-8107

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Article V. Distribution of Profits

Unless otherwise provided in the Company's Operating Agreement, there shall not be any distribution of profits unless each separate distribution is approved by the affirmative vote of members who own more than 50% of the voting interest in the Company. The voting members shall have complete discretion on when and if to approve any distribution of profits.

Article VI. Management

This will be a manager-managed company. The name and address of each manager is:

James Scuttina 1800 S Australian Avenue, Suite 300 West Palm Beach FL 33409 Frances Girau 1800 S Australian Avenue, Suite 300 West Palm Beach FL 33409

Article VII. Company Existence

The Company's existence shall begin effective as of February 25, 2014.

The undersigned authorized representative of a member executed these Articles of Organization on 2/25/2014.

CORPORATE CREATIONS INTERNATIONAL INC.

Taide Sanchez Vice President by Lauren Vadney as attorney-in-fact

Corporate Creations International Inc. 11380 Prosperity Farms Road #221E Palm Beach Gardens FL 33410 (561) 694-8107 i i

STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

Advanta Realty / Scuttina Real Estate Group LLC

REGISTERED AGENT/OFFICE:

James Scuttina 1800 S Australian Avenue, Suite 300 West Palm Beach FL 33409

I agree to act as registered agent to accept service of process for the company named above at the place designated in this Statement. I agree to comply with the provisions of all statutes relating to the proper and complete performance of the registered agent duties. I am familiar with and accept the obligations of the registered agent position.

JAMES SCUTTINA

by Lauren Vadney as attorney-in-fact

Date: February 25, 2014.

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