

9/10/2014

L14 000142060

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H14000213082 3)))



H140002130823ABCV

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850) 617-6383

EFFECTIVE DATE 09-10-14

From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
Phone : (561) 694-8107
Fax Number : (561) 828-2262

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

Email Address: _____

RECEIVED

14 SEP 10 AM 8:50

DIVISION OF CORPORATIONS
BUREAU OF COMMERCIAL
INFORMATION SERVICES

FLORIDA LIMITED LIABILITY CO.
Binscott Properties, LLC

Certificate of Status	1
Certified Copy	0
Page Count	04
Estimated Charge	\$130.00

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2314 SEP 10 A 9:37

FILED

Electronic Filing Menu

Corporate Filing Menu

Help

B. BOSTICK

SEP 11 2014

H14000213082

ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
Binscott Properties, LLC

Article II. Address

The street address of the Company's initial principal office is:
Binscott Properties, LLC
2901 SW Lake Terrace
Palm City FL 34990

The mailing address of the Company's initial principal office is:
Binscott Properties, LLC
2901 SW Lake Terrace
Palm City FL 34990

Article III. Registered Agent

The name and street address of the Company's registered agent is:
Michael A. Lampert
1655 Palm Beach Lakes Blvd., Suite 900
West Palm Beach FL 33401

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 assignor was entitled, to the extent assigned.

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

FILED
2014 SEP 10 A 4:31
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

H14000213082

H14000213082

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

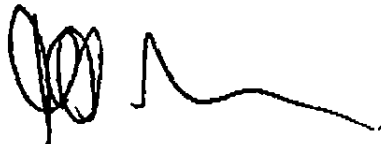
This will be a manager-managed company. The name and address of each manager is:

Scott B. Sade
2901 SW Lake Terrace
Palm City FL 34990

Article VII. Company Existence

The Company's existence shall begin effective as of September 10, 2014.

The undersigned authorized representative of a member executed these Articles of Organization on 9/10/2014.



CORPORATE CREATIONS INTERNATIONAL INC.
Jim "JP" Perkins *Executive Vice President and Chief Relationship Officer*
by Jessica Morales as attorney-in-fact

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

FILED
2014 SEP 10 A 4:31
CLERK OF STATE
TALLAHASSEE, FLORIDA

H14000213082

H14000213082

STATEMENT OF REGISTERED AGENT

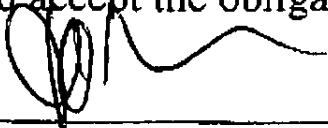
LIMITED LIABILITY COMPANY:

Binscott Properties, LLC

REGISTERED AGENT/OFFICE:

Michael A. Lampert
1655 Palm Beach Lakes Blvd., Suite 900
West Palm Beach FL 33401

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.



MICHAEL A. LAMPERT
by Jessica Morales as attorney-in-fact

Date: September 10, 2014.

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

FILED
2014 SEP 10 A 9:37
OFFICE OF STATE
TALLAHASSEE, FLORIDA

H14000213082