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Florida Department of State
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To:

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

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.
Watkins Point, LLC**

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ARTICLES OF ORGANIZATION

Article I. Name

The name of this Florida limited liability company is:
Watkins Point, LLC

Article II. Address

The street address of the Company's initial principal office is:
Watkins Point, LLC
2100 E Pratt St
Baltimore MD 21231

The mailing address of the Company's initial principal office is:
Watkins Point, LLC
2100 E Pratt St
Baltimore MD 21231

Article III. Registered Agent

The name and street address of the Company's registered agent is:
Ernest M. Watkins Jr.
8311 Freshwater Farms Rd
Tallahassee FL 32309

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

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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 member-managed company. The name and address of each member is:

Archibald L. Watkins Jr
2100 E Pratt St
Baltimore MD 21231

Elizabeth Blair Watkins Doneanu
2100 E Pratt St
Baltimore MD 21231

Ernest M. Watkins Jr.
2100 E Pratt St
Baltimore MD 21231

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Article VII. Company Existence

The Company's existence shall begin effective as of November 21, 2014.

The undersigned authorized representative of a member executed these Articles of Organization on 11/21/2014.


CORPORATE CREATIONS INTERNATIONAL INC.

Diana Serra Vice President
by Tim Pratts as Attorney-in-Fact

Corporate Creations International Inc.
11380 Prosperity Farms Road #221E
Palm Beach Gardens FL 33410

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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

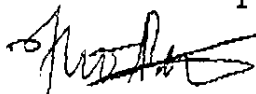
Watkins Point, LLC

REGISTERED AGENT/OFFICE:

Ernest M. Watkins Jr.
8311 Freshwater Farms Rd
Tallahassee FL 32309

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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.



ERNEST M. WATKINS JR.
by Tim Pratts as Attorney-in-Fact

Date: November 21, 2014.

Corporate Creations International Inc.
11380 Prosperity Farms Road #221E
Palm Beach Gardens FL 33410

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