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Florida Department of State
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Division of Corporations
Fax Number : (850)617-6381

From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.
Account Number : 110432003053
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**FLORIDA LIMITED LIABILITY CO.
FLMS Highland, LLC**

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ARTICLES OF ORGANIZATION

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Article I. Name and Purpose

The name of this Florida limited liability company is:
FLMS Highland, LLC

Notwithstanding anything to the contrary contained in the Articles of Organization and / or Operating Agreement, the purpose of the entity shall be limited to those activities set forth in Section 10.6 of the Dunkin' Donuts and / or Baskin-Robbins Franchise Agreement, and in the event of any conflict between the provisions of the Articles of Organization and / or Operating Agreement the amended Operating Agreement shall prevail.

Article II. Address

The street and mailing address of the Company's initial principal office is:
FLMS Highland, LLC
6240 Greatwater Drive
Windermere FL 34786

Article III. Registered Agent

The name and street address of the Company's registered agent is:
Corporate Creations Network Inc.
11380 Prosperity Farms Road #221E
Palm Beach Gardens FL 33410

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

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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:

Alexander F. Fernandez

6240 Greatwater Drive

Windermere FL 34786

Alexander D. Fernandez

6240 Greatwater Drive

Windermere FL 34786

Randy A. Fernandez

6240 Greatwater Drive

Windermere FL 34786

Article VII. Company Existence

The Company's existence shall begin effective as of December 5, 2016.

The undersigned authorized representative of a member executed these Articles of Organization on 12/6/2016.



CORPORATE CREATIONS INTERNATIONAL INC.

Luis A. Uriarte President and Chief Strategy Officer

by Lauren Vadney as attorney-in-fact

Corporate Creations International Inc.

11380 Prosperity Farms Road #221E

Palm Beach Gardens FL 33410

(561) 694-8107

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STATEMENT OF REGISTERED AGENT

LIMITED LIABILITY COMPANY:

FLMS Highland, LLC

REGISTERED AGENT/OFFICE:

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

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.


CORPORATE CREATIONS NETWORK INC.

Lauren Vadney, Special Secretary

Date: December 5, 2016.

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