

Division of Corporations

<https://efile.sunbiz.org/scripts/cfilcovr.exe>

## Florida Department of State

Division of Corporations

Public Access System

Electronic Filing Cover Sheet

**L07000033181**

**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.**

(((H07000081463 3)))



H070000814633ABC3

**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)205-0383

## From:

Account Name : CORPORATE CREATIONS INTERNATIONAL INC.  
Account Number : 110432003053  
Phone : (561)694-8107  
Fax Number : (561)694-1639

FILED  
 07 MAR 28 AM 9:59  
 SECRETARY OF STATE  
 TALLAHASSEE, FLORIDA

**FLORIDA/FOREIGN LIMITED LIABILITY CO.****Leonardi Palm Garden 106, LLC**

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

RECEIVED

07 MAR 28 PM 3:13

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Electronic Filing Menu

Corporate Filing Menu

Help

EFFECTIVE DATE 3-28-07

DB

H07000081463

## ARTICLES OF ORGANIZATION

### Article I. Name

The name of this Florida limited liability company is:  
Leonardi Palm Garden 106, LLC

### Article II. Address

The street and mailing address of the Company's initial principal office is:  
Leonardi Palm Garden 106, LLC  
1820 North Corporate Lakes Blvd., Suite 207  
Weston FL 33326

### Article III. Registered Agent

The name and street address of the Company's registered agent is:  
Isabel Martinez  
1820 North Corporate Lakes Blvd., Suite 207  
Weston FL 33326

### 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

EFFECTIVE DATE

3-28-07

07 MAR 28 AM 9:59  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

FILED

H07000081463

H07000081463

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:

JOSE DOMINGO LEONARDI  
1820 North Corporate Lakes Blvd., Suite 207  
Weston FL 33326  
LILIANA GONZALEZ  
1820 North Corporate Lakes Blvd., Suite 207  
Weston FL 33326

FILED  
07 MAR 28 AM 9:59  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

Article VII. Company Existence

The Company's existence shall begin effective as of March 28, 2007.

The undersigned authorized representative of a member executed these Articles of Organization on March 28, 2007.

  
CORPORATE CREATIONS INTERNATIONAL INC.  
Franco E. Cammarata Vice President  
by Y. Huberdeau as attorney-in-fact

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

H07000081463

H07000081463

## STATEMENT OF REGISTERED AGENT

### LIMITED LIABILITY COMPANY:

Leonardi Palm Garden 106, LLC

### REGISTERED AGENT/OFFICE:

Isabel Martinez

1820 North Corporate Lakes Blvd., Suite 207  
Weston FL 33326

FILED  
07 MAR 28 AM 9:59  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

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.



ISABEL MARTINEZ

by Y.Huberdcau as attorney-in-fact

Date: March 28, 2007.

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

H07000081463