

**L14000051587**

Florida Department of State  
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To:

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Account Name : CORPORATE CREATIONS INTERNATIONAL INC.  
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**FLORIDA LIMITED LIABILITY CO.**

**Villa Nueva Investments, LLC**

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March 27, 2014

FLORIDA DEPARTMENT OF STATE  
Division of Corporations  
CORPORATE CREATIONS INTERNATIONAL INC.

SUBJECT: VILLA NUEVA PROPERTY, LLC  
REF: W14000019331

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

The name designated in your document is distinguishable on our records. However, the name is similar to a name already on file with this office. Therefore, the use of this name may result in future complications. The name of the existing entity is : VILLANUEVA PROPERTIES, LLC, document number L13000128561.

You may 1.) resubmit the document under the current name; or 2.) choose to file under another name. If you choose to file under another name, please make the appropriate correction throughout the document(s).

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Tim Burch  
Regulatory Specialist II

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**ARTICLES OF ORGANIZATION  
OF  
VILLA NUEVA INVESTMENTS, LLC**

The undersigned, being the manager, desiring to form a limited liability company under and pursuant to the Florida Limited Liability Company Act, Chapter 605, Florida Statutes, does hereby adopt the following Articles of Organization:

**ARTICLE I**

**NAME**

The name of the limited liability company is Villa Nueva Investments, LLC (the "Company").

**ARTICLE II**

**ADDRESS**

The principal office and mailing address of the Company is as follows:

765 Crandon Blvd. PH-12  
Key Biscayne, Florida 33149

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**ARTICLE III**

**REGISTERED AGENT AND OFFICE**

The Company designates 1000 Brickell Avenue, Suite 400, Miami, Florida 33131 as the street address of the initial registered office of the Company and names Corporate Maintenance Services, LLC, a Florida company as the Company's initial registered agent at that address to accept service of process within this state.

**ARTICLE IV**

**MANAGEMENT**

The Company shall be conducted, carried on, and managed by at least one (1) Manager. The Manager shall also have the rights and responsibilities described in the Operating Agreement of the Company. The Manager, who shall serve in such capacity until its successor is duly elected and qualified, shall be:

Queencorp Ltd., a British Virgin Islands company

ARTICLE V

DURATION AND CONTINUATION

The period of the Company's duration shall commence with the filing of these Articles of Organization with the Secretary of State, and shall continue perpetually, unless terminated (i) in accordance with the Company's Operating Agreement, or (ii) by the written agreement of a majority of ownership interest.

ARTICLE VI

PURPOSE

The purpose for which the Company is being formed is to engage in any activity or business permitted under the laws of the United States and the State of Florida.

ARTICLE VII

ADDITIONAL MANAGERS

Additional Managers may be admitted upon the approval of a majority of the ownership interest of the Company, upon the written application of such new Manager, in the manner set forth in the Operating Agreement of the Company.

ARTICLE VIII

OPERATING AGREEMENT

The power to adopt, alter, amend, or repeal the Operating Agreement of the Company shall be vested in the Members of the Company in the manner set forth in the Operating Agreement of the Company.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 24<sup>th</sup> day of March, 2014.

Queencorp Ltd., a British Virgin Islands  
company

By: 

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**ACCEPTANCE OF REGISTERED AGENT**

The undersigned agrees to act as registered agent for Villa Nueva Investments, LLC, to accept service of process at the place designated in these Articles of Organization, and to comply with the provisions of Chapter 605, Florida Statutes, and acknowledges that the undersigned is familiar with, and accepts, the obligations of such position on this 24<sup>th</sup> day of March, 2014.

**CORPORATE MAINTENANCE SERVICES, LLC**

By:   
Nicholas Stanham, Manager

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