

Division of Corporations

Page 1 of 1

LD6000105822

Florida Department of State
Division of Corporations
Public Access System

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.

(((H06000264189 3)))



H060002641893AEC3

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 : ALVAREZ, TAYLOR, ELJAIK & RODRIGUEZ, P.A.
Account Number : I20030000013
Phone : (305) 444-5885
Fax Number : (305) 444-8986

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

06 OCT 31 AM 8:32

FILED

FLORIDA/FOREIGN LIMITED LIABILITY CO.**Postlu Development, LLC**

Certificate of Status	1
Certified Copy	0
Page Count	03
Estimated Charge	\$130.00

[Electronic Filing Menu](#)[Corporate Filing Menu](#)[Help](#)

10/31/06 TUE 11:58 FAX 3054448986
50-205-0381

AE&R

10/31/2006 8:48

PAGE 001/001

Florida Dept of State

001



October 31, 2006

FLORIDA DEPARTMENT OF STATE
Division of Corporations

ALVAREZ, TAYLOR ELJATEK

SUBJECT: POSTLU DEVELOPMENT, LLC
REF: W06000047539

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.

Florida law requires the street address of the principal office and, if different the mailing address of the entity. A post office box is not acceptable for the principal office.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6067.

Neyssa Culligan
Document Specialist

FAX Aud. #: H06000264189
Letter Number: 106A00064304

RECEIVED

06 OCT 31 AM 11:30

DIVISION OF CORPORATIONS

P.O BOX 6327 - Tallahassee, Florida 32314

**ARTICLES OF ORGANIZATION
OF****Postlu Developement, LLC**

H06000264189 3
06 OCT 31 AM 8:32
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 608, hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I – NAME

The name of the limited liability company shall be Postlu Development, LLC (the "Company").

ARTICLE II – ADDRESS

- (a) The principal address of the Company shall be 5860 Pinetree Drive, Miami Beach, FL 33140.
- (b) The mailing address of the Company shall be c/o ATER Registered Agents, LLC, 2601 South Bayshore Drive, Suite #700, Coconut Grove, Florida 33133.

ARTICLE III – DURATION

The Company shall commence its existence as of the date of filing by the Florida Department of State, Division of Corporations. The Company's existence shall be perpetual unless the Company is earlier dissolved as provided in these Articles of Organization.

ARTICLE IV – REGISTERED OFFICE AND AGENT

The name and street address of the registered agent of the Company in the State of Florida is ATER Registered Agents, LLC, 2601 South Bayshore Drive, Suite #700, Coconut Grove, Florida 33133.

ARTICLE V -- CAPITAL CONTRIBUTIONS

The Members of the Company shall contribute to the capital of the Company the cash or property set forth in and described in the Limited Liability Company Operating

Page 2 of Articles of Organization of

H06000264189 3

Postlu Development, LLC

Agreement and/or Regulations, if any, or otherwise in the minutes of the Company on file at the principal office of the Company.

ARTICLE VI -- ADDITIONAL CAPITAL CONTRIBUTIONS

Each Member shall make additional capital contributions to the Company only on the consent of the Members as set forth in the Operating Agreement or otherwise upon the prior authorization of a majority of the Members.

ARTICLE VII -- ADMISSION OF NEW MEMBERS

No additional Members shall be admitted to the Company unless done so pursuant to the terms of the Operating Agreement or otherwise upon the prior authorization of a majority of the Members. A Member may only transfer his or her interest in the Company as set forth in the Operating Agreement of the Company or otherwise with the prior written consent of a majority of the Members.

ARTICLE VIII -- MANAGEMENT

The Company shall be managed by a **manager or managers** in accordance with the Articles of Organization, the Operating Agreement, the Regulations (if any) adopted by the Members for the management of the business and the ordinary and customary affairs of the Company. The Operating Agreement and/or Regulations, if any, or otherwise the minutes of the Company, shall determine the manner in which such Manager(s) are elected and appointed, and may contain any provisions for the regulation and management of the affairs of the Company that are not inconsistent with the law or these Articles of Organization. The name and address of the initial **Managers** of the Company are:

Carlos Garcia

P.O. Box 402566
Miami Beach, FL 33146

Jose Garcia, Sr.

P.O. Box 402566
Miami Beach, FL 33146

Page 3 of Articles of Organization of

H06000264189 3

Postlu Development, LLC

ARTICLE IX -- TERMINATION OF EXISTENCE

The Company shall be dissolved on the death, bankruptcy, or dissolution of a Member or Manager, or on the occurrence of any other event that terminates the continued membership of a Member in the Company, unless the business of the Company is continued by the consent of all of the remaining Members.

ARTICLE X -- INDEMNIFICATION

The Company shall indemnify each Member, Manager and organizer of the Company against any and all liability and expenses incurred by person or entity in connection with or arising out of any action, suit or proceeding in which he may be involved, by reason of such person or entity being or having been a Member, Manager and/or organizer of the Company to the full extent permitted by the laws of the State of Florida.

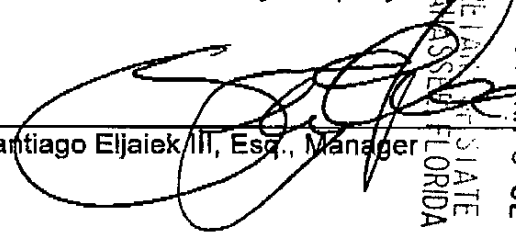
IN WITNESS WHEREOF, the undersigned has made and subscribed these Articles of Organization at Miami, Florida, on this 30th day of October, 2006.


By: Santiago Eljaiek III, Esq., as Authorized Signatory

ACKNOWLEDGMENT OF APPOINTMENT BY REGISTERED AGENT

Having been named the registered agent for the above Company at the place designated in the foregoing Articles of Organization, I hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.

ATER Registered Agents, LLC
a Florida limited liability company


Santiago Eljaiek III, Esq., Manager

FILED
06 OCT 31 AM 8:32
SECRETARY OF STATE
TALLAHASSEE, FLORIDA