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To: Division of Corporations
Fax Number : (850) 205-0383

From: Account Name : BARNETT, BOLT, KIRKWOOD & LONG
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LIMITED LIABILITY COMPANY

Star Properties Holdings, LLC

Certificate of Status	1
Certified Copy	0
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04 JAN 21 AM 9:12
TALLAHASSEE, FLORIDA
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**ARTICLES OF ORGANIZATION
OF
STAR PROPERTIES HOLDINGS, LLC**

The undersigned hereby organizes a limited liability company under the provisions of the Florida Limited Liability Company Act (the "Act"), and pursuant to the following Articles of Organization:

ARTICLE 1

Name

The name of this limited liability company is:

Star Properties Holdings, LLC

(hereafter, the "Company").

ARTICLE 2

Effective Date

The Company shall have perpetual existence, commencing on the date that these Articles of Organization are filed with the Florida Department of State.

ARTICLE 3

Mailing Address and Principal Office

The address of the principal office and the mailing address of the Company is 601 Bayshore Boulevard, Ste. 700, Tampa, Florida 33606.

ARTICLE 4

Initial Registered Office and Agent

The street address of the initial registered office of the Company is 601 Bayshore Boulevard, Ste. 700, Tampa, Florida 33606, and the name of the initial registered agent of the Company at that address is Richard W. Radke.

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ARTICLE 5
Management of the Company

The Company is to be managed by one or more managers and is, therefore, a manager-managed company.

IN WITNESS WHEREOF, the undersigned authorized representative of a member has executed these Articles of Organization this 21st day of January, 2004.


 RICHARD W. RADKE, Authorized Representative

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STATEMENT PURSUANT TO SECTION 608.415 OF THE FLORIDA STATUTES

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, Florida Statutes.

Date: January 21, 2004


 RICHARD W. RADKE, Registered Agent

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