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

From: Account Name : NICOLAS ESTRELLA, JR. P.A.  
Account Number : 120040000172  
Phone : (305) 443-2829  
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LIMITED LIABILITY COMPANY

Star Property XII, LLC

Certificate of Status	0
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Page Count	03
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TALLAHASSEE, FLORIDA

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*[Signature]*

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**ARTICLES OF ORGANIZATION  
OF  
STAR PROPERTY XII, LLC**

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 **Star Property XII, LLC** (the "Company").

**ARTICLE II -- ADDRESS**

- (a) The principal address of the Company shall be 3750 West Flagler Street, Miami, Florida 33134.
- (b) The mailing address of the Company shall be 3750 West Flagler Street, Miami, Florida 33134.

**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 **Nicolas Estrella Jr., P.A., 3750 West Flagler Street, Miami, Florida 33134.**

**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 Agreement and/or Regulations, if any, or otherwise in the minutes of the Company on

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DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

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Star Property XII, LLC

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:

Nicolas Estrella

3750 West Flagler Street  
Miami, Florida 33134

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**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.

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Star Property XII, LLC

**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 15 day of December, 2004.

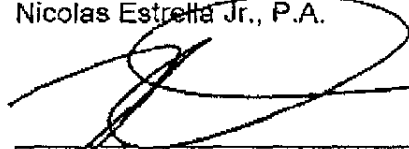


By: Nicolas Estrella Jr., Esq., as Authorized Signatory

**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.

Nicolas Estrella Jr., P.A.



Nicolas Estrella Jr., Esq.

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