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**ARTICLES OF ORGANIZATION
OF
NORTHSTAR HOMES MORTGAGE, LLC**

These Articles of Organization are made for the purpose of organizing a Florida Limited Liability Company under the Florida Limited Liability Company Act, Chapter 608, Florida Statutes.

**ARTICLE I
NAME**

The name of this limited liability company is **NORTHSTAR HOMES MORTGAGE, LLC** (the "Company").

**ARTICLE II
ADDRESS**

The Company's mailing address and street address of the principal office of the Company is 4900 Linton Boulevard, Suite # 17, Delray Beach, FL 33445.

**ARTICLE III
REGISTERED AGENT AND OFFICE**

The name and address of the initial registered agent of the Company is Mr. Michael Wurtenberger, 900 Linton Boulevard, Suite # 17, Delray Beach, FL 33445.

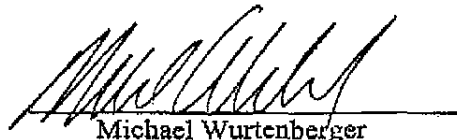
**ARTICLE IV
MANAGEMENT**

The Company shall be a Manager-Managed entity.

The undersigned executed these Articles of Organization on this 18 day of October, 2005.

Authorized Representative of the Members:

(In accordance with Section 608.408(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)


Michael Wurtenberger

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**CERTIFICATE OF DESIGNATION
OF REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 608.415, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.


1. The name of the limited liability company is:

NORTHSTAR HOMES MORTGAGE, LLC

2. The name and the Florida address of the registered agent are:

Mr. Michael Wurtenberger
4900 Linton Boulevard, Suite # 17
Delray Beach, FL 33445

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.


Michael Wurtenberger

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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