

Division of Corporations

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Florida Department of State  
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**FLORIDA/FOREIGN LIMITED LIABILITY CO.****All Star Realty XII LLC**

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ARTICLES OF ORGANIZATION  
OF  
ALL STAR REALTY XII LLC  
(a Florida limited liability company)

The undersigned, in forming a Florida limited liability company under the Florida Limited Liability Company Act, Chapter 608 of the Florida Statutes, hereby adopts the following Articles of Organization:

ARTICLE I  
NAME

The name of the limited liability company is All Star Realty XII LLC (hereinafter, the "Company").

ARTICLE II  
MAILING AND PRINCIPAL ADDRESS


The mailing address and street address of the principal office of the Company is 2955 N. Powerline Road, Pompano Beach, Florida 33061.

ARTICLE III  
REGISTERED AGENT AND REGISTERED OFFICE

The name and street address of the Company's registered agent are Morris Staszower, 2955 N. Powerline Road, Pompano Beach, Florida 33061.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization as of the 7 day of September, 2009.

ALL STAR REALTY XII LLC


  
Steven Garellek  
Authorized Representative

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**ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT**

Having been named as registered agent and to accept service of process for All Star Realty XII LLC at the place designed in Article III of the Articles of Organization, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and is familiar with and accepts the obligations of the position as registered agent as provided for in Chapter 608, F.S.

  
Monte Staszower

Dated: 9/2/09

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