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Email Address: Morris@allstarrealtyfl.com

FLORIDA LIMITED LIABILITY CO.
ALL STAR REALTY XVI LLC

Certificate of Status	0
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S. HAWKES

MAY 10 2010

EXAMINER

RECEIVED
10 MAY -7 AM 6:25
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FILED
10 MAY -7 AM 9:44
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ARTICLES OF ORGANIZATION
OF
ALL STAR REALTY XVI 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 XVI LLC (hereinafter, the "Company").

ARTICLE II
MAILING AND PRINCIPAL ADDRESS

The mailing address and street address of the principal office of the Company is 5494 NW 41st Terrace, Boca Raton, Florida 33496.

ARTICLE III
REGISTERED AGENT AND REGISTERED OFFICE

The name and street address of the Company's registered agent are Morris Staszower, 5494 NW 41st Terrace, Boca Raton, FL 3346.

ARTICLE IV

The name and address of the Company's Manager are:

Morris Staszower
5494 NW 41st Terrace
Boca Raton, FL 33496

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization as of the 6th day of MAY, 2010.

ALL STAR REALTY XVI LLC

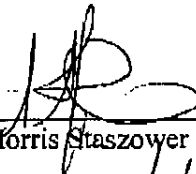

Morris Staszower
Authorized Representative

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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 XVI 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 my duties, and am familiar with and accept the obligations of the position as registered agent as provided for in Chapter 608, F.S.



Morris Staszower

Dated: 5/6/10

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