

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L12000042352
FILED 8:00 AM
March 27, 2012
Sec. Of State
ncausseauX

Article I

The name of the Limited Liability Company is:
STELLAR HOME VENTURES, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
2700 W CYPRESS CREEK RD
STE C-103
FORT LAUDERDALE, FL. 33309

The mailing address of the Limited Liability Company is:
2700 W CYPRESS CREEK RD
STE C-103
FORT LAUDERDALE, FL. 33309

Article III

The purpose for which this Limited Liability Company is organized is:
ANY AND ALL LAWFUL BUSINESS.

Article IV

The name and Florida street address of the registered agent is:
LARRY BAUM
2700 W CYPRESS CREEK RD STE
STE C-103
FORT LAUDERDALE, FL. 33309

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.

Registered Agent Signature: LARRY BAUM

Article V

The name and address of managing members/managers are:

Title: MGR
SANDER HIRTH
3301 NE 183RD ST
AVENTURA, FL. 33160

Title: MGR
ARI FRIEDMAN
3003 AVENUE J
BROOKLYN, NY. 11210

Title: MGR
STELLAR JV TWO, LLC
2700 W CYPRESS CREEK RD STE C-103
FORT LAUDERDALE, FL. 33309

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Article VI

The effective date for this Limited Liability Company shall be:

03/27/2012

Signature of member or an authorized representative of a member

Electronic Signature: LARRY BAUM

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.