

**Electronic Articles of Incorporation
For**

P06000142532
FILED
November 13, 2006
Sec. Of State
tburch

STAR REALTY TRUST NO. 12549, CORP.

The undersigned incorporator, for the purpose of forming a Florida profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

STAR REALTY TRUST NO. 12549, CORP.

Article II

The principal place of business address:

1440 CORAL RIDGE DRIVE
SUITE 225
POMPANO BEACH, FL. US 33071

The mailing address of the corporation is:

1440 CORAL RIDGE DRIVE
SUITE 225
POMPANO BEACH, FL. US 33071

Article III

The purpose for which this corporation is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The number of shares the corporation is authorized to issue is:

1000

Article V

The name and Florida street address of the registered agent is:

REAL ESTATE TITLE & ESCROW, LLC
323 NORTH EAST SIXTH AVENUE
DELRAY BEACH, FL. 33483

I certify that I am familiar with and accept the responsibilities of registered agent.

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Registered Agent Signature: ADAM I. SKOLNIK, ESQ.

Article VI

The name and address of the incorporator is:

ADAM I. SKOLNIK, ESQ.
323 NORTHEAST SIXTH AVENUE

DELRAY BEACH, FLORIDA 33483

Incorporator Signature: ADAM I. SKOLNIK, ESQ.

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P
FLORIDA HOUSING COUNCIL, LP
1440 CORAL RIDGE DRIVE #225
POMPANO BEACH, FL. 33071 US

Title: D
LYNN THOMPSON
781 SW 64TH TERRACE
NORTH LAUDERDALE, FL. 33068 US

Title: D
HILLARY WOLFSON
9298 SW 18TH ROAD
BOCA RATON, FL. 33068 US

Title: D
JOEL POLICZER
8101 BLUERIDGE LANE
PARKLAND, FL. 33067 US

Title: D
RICHARD HEY
10896 NW 7TH STREET
CORAL SPRINGS, FL. 33071 US

Article VIII

The effective date for this corporation shall be:

11/10/2006