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Email Address: Jodel@newstar-development.com

FLORIDA PROFIT/NON PROFIT CORPORATION  
NEWSTAR PINELLAS HEIGHTS II, INC.

Certificate of Status	0
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**ARTICLES OF INCORPORATION  
OF  
NEWSTAR PINELLAS HEIGHTS II, INC.**

Pursuant to the provisions of Section 607.0202 of the Florida Business Corporation Act, the undersigned does hereby execute and submit for filing with the Florida Department of State these Articles of Incorporation as follows:

**ARTICLE I - NAME**

The name of the corporation is Newstar Pinellas Heights II, Inc.

**ARTICLE II - ADDRESS**

The principal office and mailing address of the corporation is 4144 N Armenia Avenue, Tampa, FL 33607.

**ARTICLE III - CAPITAL STOCK**

The corporation is authorized to issue 1,000 shares of common stock, par value \$0.01 per share.

**ARTICLE IV - REGISTERED OFFICE AND REGISTERED AGENT**

The address of the registered office of the corporation is 150 West Flagler Street, Suite 2200, Miami, Florida 33130, and the name of the registered agent of the corporation at such address is Brian J. McDonough.

**ARTICLE V - INCORPORATOR**

The name and address of the person signing these Articles of Incorporation as Incorporator is as follows:

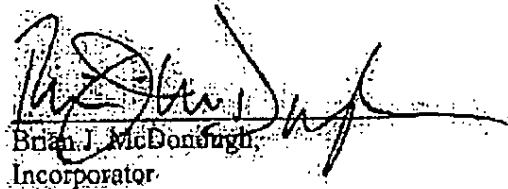
<u>Name</u>	<u>Address</u>
Brian J. McDonough	150 West Flagler Street Suite 2200 Miami, FL 33130

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## ARTICLE VI - INDEMNIFICATION

This Corporation shall indemnify any and all of its directors, officers, or former directors, officers, or any person or persons who may have served at its request as a director, officer, of another corporation, partnership, joint venture, trust or other enterprise in which it owns an equity interest or of which it is a creditor, to the full extent permitted by the provisions of Section 607.0851 of the Florida Business Corporation Act, as amended. Said indemnification shall include, but not be limited to, the expenses, including the cost of judgments, fines, settlements and counsel's fees, actually and necessarily paid or incurred in connection with any action, suit or proceeding, whether civil, criminal, administrative or investigative, and any appeals thereof, to which any such person or his or her legal representative may be made a party or may be threatened to be made a party by reason of his or her being or having been a director, officer, as herein provided. The foregoing right of indemnification shall not be exclusive of any other rights to which any director, officer may be entitled as a matter of law or which he or she may be lawfully granted.

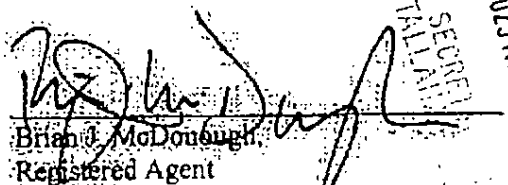
IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation as of this 15<sup>th</sup> day of November 2023.

  
Brian J. McDonough  
Incorporator

## REGISTERED AGENT'S ACCEPTANCE

Having been named as registered agent and to accept service of process for Newstar Pinellas Heights II, Inc. at the place designated in this certificate, 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 his position as registered agent as provided for in Chapter 607, Florida Statutes.

Dated: November 15, 2023

  
Brian J. McDonough  
Registered Agent

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