

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

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FILED 8:00 AM
June 26, 2007
Sec. Of State
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Article I

The name of the Limited Liability Company is:
PREMIER PROPERTY HOLDINGS FC12 LLC

Article II

The street address of the principal office of the Limited Liability Company is:
1 KALISA WAY
SUITE 201
PARAMUS, NJ. US 07652

The mailing address of the Limited Liability Company is:
1 KALISA WAY
SUITE 201
PARAMUS, NJ. US 07652

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:
COLIN HALPERN
2940 LE BATEAU
PALM BEACH GARDENS, FL. 33410

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: COLIN HALPERN

Article V

The name and address of managing members/managers are:

Title: MGR
COLIN HALPERN
1 KALISA WAY, SUITE 201
PARAMUS, NJ. 07652 US

Title: MGR
LISA S HALPERN
1 KALISA WAY, SUITE 201
PARAMUS, NJ. 07652 US

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Article VI

The effective date for this Limited Liability Company shall be:

06/26/2007

Signature of member or an authorized representative of a member

Signature: COLIN HALPERN