

FROM : GRONEK & LATHAM, LLP
Division of Corporations

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From: Account Name : GRONEK & LATHAM, LLP
Account Number : I20000000025
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LIMITED LIABILITY COMPANY

HELANDER PROPERTIES, LLC

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**ARTICLES OF ORGANIZATION
OF
HELANDER PROPERTIES, LLC
A Florida Limited Liability Company**

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The undersigned, being desirous of forming a limited liability company pursuant to Chapter 608, Florida Statutes, hereby certifies as follows:

1. Name of Limited Liability Company. The name of the limited liability company is **HELANDER PROPERTIES, LLC** a Florida limited liability company (the "Company").
2. Period of Duration. The period of duration for the Company shall be perpetual.
3. Principal Office. The mailing address shall be P.O. Box 687, Minneola, FL 34755. The street address of the principal office of the Company shall be 4880 N. Highway 19A, Mt. Dora, Florida 32757.
4. Agent for Service of Process; Address of Registered Agent. The initial registered agent of the Company for service of process shall be G&L Agent Services, Inc., 390 North Orange Avenue, Suite 600, Orlando, Florida 32801, Attention: President.
5. Right to Admit Additional Members. The Company shall have the right to admit additional members only with the consent of all members.
6. Manager Managed. The Company shall be managed by its Manager. The initial Manager of the Company shall be Toppino Holdings, LLC.

IN WITNESS WHEREOF, the undersigned has executed the Articles of Organization on this 12 day of December, 2003 in its capacity as a member and Manager of the Company.

**TOPPINO HOLDINGS, a Florida
limited liability company, Manager**

By: 
Philip M. Toppino, President

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ACCEPTANCE OF APPOINTMENT

The undersigned, G&L Agent Services, Inc., hereby acknowledges and accepts its appointment as registered agent of **HELANDER PROPERTIES, LLC**, a Florida limited liability company (the "Company"), and agrees to act in that capacity and to comply with the provisions of the Florida Limited Liability Company Act relative thereto. The undersigned is familiar with, and accepts, the obligations of a registered agent appointed as provided for in Chapter 608 of the Florida Statutes.

Dated this 12 day of December, 2003.

G&L AGENT SERVICES, INC.
Florida corporation


Robert J. Gronek, President

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