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FLORIDA/FOREIGN LIMITED LIABILITY CO.

Costigan & Sons, LLC

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ARTICLES OF ORGANIZATION OF COSTIGAN & SONS, LLC.

The undersigned, desiring to form a limited liability company (the "Company") under Chapter 608 of the Florida Statutes (the "Act"), does hereby state the following:

ARTICLE I

The name of the Company shall be COSTIGAN & SONS, LLC.

ARTICLE II Purpose

The Company is formed for any purpose or purposes for which a limited liability company may be formed pursuant to the Act.

ARTICLE III Principal Place of Business

The initial mailing address and street address of the principal office of the Company shall be 850 Park Shore Drive, Suite 300, Naples, Florida 34103-3587.

ARTICLE IV Registered Office and Registered Agent

The name of the initial registered agent of the Company is R & A Agents, Inc., an Ohio corporation, and the street address of the initial registered agent, which shall be the registered office of the Company, is c/o G. Carson McEachern, Assistant Secretary, 850 Park Shore Drive, Third Floor, Naples, Florida 34103-3587.

ARTICLE V Effective Date

The Company's effective date of existence shall be the date of filing of these Articles of Organization.

ARTICLE VI Duration

The Company's duration shall be perpetual.

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ARTICLE VII Management

The Company shall be managed by one or more managers and is, therefore, a managermanaged Company. The initial manager and his address is as follows:

William J. Costigan, Jr. 1270 Portofino Naples, Florida 34108

ARTICLE VIII Amendment

These Articles of Organization may be amended or repealed by the consent of a majority in interest of the members, or as may otherwise be provided by law.

ARTICLE IX Termination of Existence

Upon the death, bankruptcy, or dissolution of a member or manager, or on the occurrence of any other event that would otherwise normally terminate the continued membership of a member in the Company, the business of the Company may be continued by the consent of the remaining member or members.

IN WITNESS WHEREOF, the undersigned, being the authorized representative of the Company hereinbefore named, for the purpose of forming a limited liability company under the Act has executed these Articles of Organization as of this 14 day of December, 2006.

G. Carson McEachern

Authorized Representative of the Members

STATE OF FLORIDA iss.: COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 14 day of property 2006, by & Carson McEachern, as authorized representative of the members of the Company. He is (v) personally known to me or () has produced as identification.

(Type or Print)

My Commission Expires:



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I, G. Carson McEachern, Assistant Secretary of R & A Agents, Inc., an Ohio corporation, have been designated to act as registered agent and to accept service of process for the above stated limited liability company at the place designated in the Articles of Organization, hereby, on behalf of such limited liability company, accept the appointment as registered agent and agree to act in this capacity. I further agree, on behalf of such limited liability company, to comply with the provisions of all statutes relating to the proper and complete performance of a registered agent's duties, and I am familiar with and accept the designations of the position as registered agent.

R & A Agents, Inc.

An Ohio corporation, registered agent

By: G. Carson McEachern, Assistant Secretary

Date: 12/14/04

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