

**CAPITAL CONNECTION, INC.**

Virginia Street, Suite 1 • Tallahassee, Florida 32302  
8870 • 1-800-342-8062 • Fax (850) 222-1222

**L-000000004405**

*Ponderosa, LLC*

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-04/17/00--01013--026  
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**L00-4405**

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Art of Inc. File

LTD Partnership File

Foreign Corp. File

☒ L.C. File *Cent*

Fictitious Name File

Trade/Service Mark

Merger File

Art. of Amend. File

RA Resignation

Dissolution / Withdrawal

☒ Annual Report / Reinstatement

Cert. Copy

Photo Copy

Certificate of Good Standing

Certificate of Status

Certificate of Fictitious Name

Corp Record Search

Officer Search

Fictitious Search

Fictitious Owner Search

Vehicle Search

Driving Record

UCC 1 or 3 File

UCC 11 Search

UCC 11 Retrieval

Courier

FILED  
00 APR 17 PM 2:01  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

RECEIVED  
00 APR 17 AM 9:42  
DEPARTMENT OF STATE  
DIVISION OF CORPORATION  
TALLAHASSEE, FLORIDA

Signature

Requested by:

Name

Date

Time

Walk-In

Will Pick Up



FLORIDA DEPARTMENT OF STATE  
Katherine Harris  
Secretary of State

April 17, 2000

CAPITAL CONNECTION

SUBJECT: PONDEROSA, LLC  
Ref. Number: W00000010020

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00 APR 17 PM 2:01  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

We have received your document for PONDEROSA, LLC and your check(s) totaling \$155.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Effective October 1, 1999, Chapter 608, Florida Statutes, does not require or permit the filing of an "Affidavit of Membership and Capital Contributions." Therefore, the enclosed document has not been filed and is being returned to you.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6020.

Tammi Cline  
Document Specialist

Letter Number: 300A00020877

Corrected

RECEIVED  
00 APR 17 PM 1:23  
DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION  
OF  
PONDEROSA, L.L.C.

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 608, hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I -- NAME

The name of the limited liability company shall be PONDEROSA, L.L.C. ("Company").

ARTICLE II -- ADDRESS

The mailing address and street address of the principal office of the company shall be Randy Lane, Fort Myers Beach, FL 33919.

ARTICLE III -- DURATION

The company shall commence its existence on the date these articles of organization are filed by the Florida Department of State. The company's existence shall be perpetual unless the company is earlier dissolved as provided in these articles of organization.

ARTICLE IV

The Company is formed to engage in every phase and aspect of the management and investment in real estate and may engage in any lawful purpose.

ARTICLE V -- REGISTERED OFFICE AND AGENT

The name and street address of the registered agent of the company in the State of Florida is Stewart W. Savage, 6719 Winkler Road, Suite 218, Fort Myers, Florida 33919, who accepts his duty as registered agent.

  
STEWART W. SAVAGE

ARTICLE VI -- CAPITAL CONTRIBUTIONS

The members of the company shall contribute to the capital of the company the cash or property set forth in Exhibit "A."

00 APR 17 PM 2:01  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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## ARTICLE VII -- ADDITIONAL CAPITAL CONTRIBUTIONS

Each member shall make additional capital contributions to the company only on the unanimous consent of all the members.

## ARTICLE VIII -- ADMISSION OF NEW MEMBERS

No additional members shall be admitted to the company except with the unanimous written consent of all the members of the company and on such terms and conditions as shall be determined by all the members. A member may transfer his or her interest in the company as set forth in the regulations of the company, but the transferee shall have no right to participate in the management of the business and affairs of the company or become a member unless all the other members of the company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

## ARTICLE IX -- TERMINATION OF EXISTENCE

The company shall not be dissolved on the death, bankruptcy, or dissolution of a member or manager, or on the occurrence of any other event that terminates the continued membership of a member in the company. The business of the company is discontinued by the consent of all the remaining members.

## ARTICLE X -- MANAGEMENT

The company shall be managed by the members who hold a management member certificate in accordance with regulations adopted by the managing members for the management of the business and affairs of the company. These regulations may contain any provisions for the regulation and management of the affairs of the company not inconsistent with law or these articles of organization. The names and address of the members of the company are

NAME	ADDRESS
FRANK JUREK, SR.	261 Randy Lane, Fort Myers Beach, Florida
EDNA JUREK	261 Randy Lane, Fort Myers Beach, Florida

00 APR 17 PM 2:01  
CLERK OF STATE  
TALLAHASSEE, FLORIDA

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IN WITNESS WHEREOF, the undersigned organizers have made and subscribed these articles of organization at .....Fort Myers, FL....., on this .....7<sup>th</sup>..... day of ....April....., 2000.

Name of Organizer:  
FRANK JUREK, SR.

Frank Jurek

Name of Organizer:  
EDNA JUREK

Edna Jurek

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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STATE OF Florida

COUNTY OF Lee

Applicant

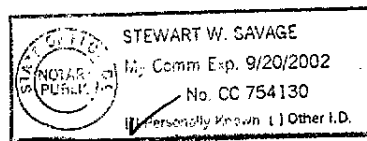
Sworn to (or affirmed) and subscribed before me this .....7<sup>th</sup>..... day of ....April....., 2000, by FRANK JUREK, SR. and EDNA JUREK, who are personally known to me and who did take an oath.

Stewart W. Savage

Stewart W. Savage, Notary Public

Print, Type, or Stamp

Commissioned Name of Notary Public



Exhibit

A-1

FORM 623 N. Y. DEED - WARRANTY  
(Law of 1917, Chap. 461.)

DEEDS AND MORTGAGES - 10 CENTS PER PAGE  
Deeds and Mortgages Co., Publishers, Buffalo, N. Y.

# This Indenture.

Made the 7th day of November Nineteen Hundred and Sixty-four

Between John Szmytkowski and Ann Szmytkowski, his wife, both having P. O. Address, R. D., Franklinville, New York

parties of the first part,

Frank Jurek, 9170 Transit Road, East Amherst, New York,

party of the second part,

Witnesseth, that the parties of the first part, in consideration of

One and no more ----- Dollars

(\$1.00 &c - - - ) lawful money of the United States,

paid by the party of the second part,

do hereby grant and release unto the party of the second part,

his heirs and assigns forever, all THAT TRACT OR PARCEL OF LAND, situate in the Town of Franklinville, County of Cattaraugus and State of New York, being part of lots 25, 33, and 34 in Township 4, range 5 according to the Holland Land Company's survey and more particularly bounded and described as follows:

BEGINNING at a point in the centerline of the road commonly known and designated as the Laidlaw Hill Road, where the same intersects the line between lots 26 and 34, said point of beginning being 6 chains and 75 links northerly from the southeast corner of lot No. 34; running thence southwesterly along the centerline of said road 710 feet to a point; thence southerly 275 feet to a point; thence easterly 985 feet to a point; thence northerly to the north line of said lot No. 25; thence west along the north line of said lot No. 25 to the southeast corner of said Lot No. 34 and thence north along the east line of said lot No. 34 6 chains and 75 links to the center of said Laidlaw Hill Road at the point or place of beginning.

LSR 660 249

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

00 APR 17 PM 2:01

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# This Indenture.

Made the 7th day of November Nineteen Hundred and Sixty-four

Between John Szmytkowski and Ann Szmytkowski, his wife, both having P. O. Address, R. D., Franklinville, New York

parties of the first part, and

Frank Jurek, 9170 Transit Road, East Amherst, New York

party of the second part

Witnesseth, that the parties of the first part, in consideration of One and no more ----- Dollars (\$1.00 &c. - - -) lawful money of the United States,

paid by the party of the second part, do hereby grant and release unto the party of the second part, his heirs and assigns forever, all THAT TRACT OR PARCEL OF LAND, situate in the Town of Franklinville, County of Catteraugus and State of New York, being part of lots 25, 33, and 34 in Township 4, range 5 according to the Holland Land Company's survey and more particularly bounded and described as follows:

BEGINNING at a point in the centerline of the road commonly known and designated as the Laidlaw Hill Road, where the same intersects the line between lots 26 and 34, said point of beginning being 6 chains and 75 links northerly from the southeast corner of lot No. 34; running thence southwesterly along the centerline of said road 710 feet to a point; thence southerly 275 feet to a point; thence easterly 985 feet to a point; thence northerly to the north line of said lot No. 25; thence west along the north line of said lot No. 25 to the southeast corner of said Lot No. 34 and thence north along the east line of said lot No. 34, 6 chains and 75 links to the center of said Laidlaw Hill Road at the point or place of beginning.

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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# This Indenture

the 30th day of January, Nineteen Hundred and  
fifty-six.

Between ROLLIN W. FISH And LEOLA G. FISH, his wife, both residing in the Town of Franklinville, County of Cattaraugus and State of New York (Post Office Address, R. D., Franklinville, New York),

parties of the first part, and  
FRANK JUREK AND EDNA A. JUREK, his wife, both residing at 104 Muegel Street, East Amherst, New York, as tenants by the entirety,

parties of the second part,  
**Witnesseth**, that the parties of the first part, in consideration of  
----- One and more ----- Dollar s  
(\$1.00 & more---) lawful money of the United States,

paid by the parties of the second part,  
do hereby grant and release unto the parties of the second part,  
PARCEL "A"-  
their heirs and assigns forever, all THAT TRACT OR PARCEL OF LAND,  
situate in the Town of Franklinville, County of Cattaraugus and State  
of New York, being the southeast corner of Lot No. 34, in 4th Township  
and 5th Range of Townships of the Holland Purchase, so called, bounded  
as follows:-

COMMENCING in the southeast corner of said lot 34; thence west  
16 chains, 17 links to the center of the highway leading from Joel Day  
to the Grove School House; thence northeasterly along the center of  
said highway to the east line of said lot 34; thence south along the  
east line of said lot, 6 chains, 75 links to the southeast corner of  
said lot and place of beginning, containing  $5\frac{1}{2}$  acres of land, be the  
same more or less.

PARCEL "B"-ALSO ALL THAT TRACT OR PARCEL OF LAND, situate, lying and  
being in the County of Cattaraugus, State of New York, and being the  
east part of Lot No. 33, in Township No. 4, in the 5th Range of Townships  
made for the Holland Land Company, by Joseph Ellicott, Surveyor, bounded  
and described as follows:-



Bounded on the east by Lot No. 25, 65 chains, 40 links; north by Lot No. 34, 16 chains, 80 links; west by line parallel to the first mentioned boundary, 65 chains, 60 links; and south by Township No. 3, in the 5th Range, 16 chains, 80 links, containing 110 acres, be the same more or less.

PARCEL "C"-ALSO ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Franklinville, County of Cattaraugus and State of New York, distinguished by being a part of lot 25, in 4th township and 5th range of townships according to the Holland Land Company's survey and bounded as follows: south by a line parallel to the south bounds of the said lot at the distance of 8 chains 34 links, north therefrom 13 chains, 17 links; west by lot 33, 57 chains, 6 links; east by a line parallel to the second mentioned boundary 56 chains, 93 links and north by lot 26, 13 chains and 17 links, containing 75 acres, more or less.

EXCEPTING AND RESERVING from Parcels "A", "B" and "C" above described: ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Franklinville, County of Cattaraugus and State of New York, being part of lots 25, 33 and 34 in Township 4, range 5 according to the Holland Land Company's Survey and more particularly bounded and described as follows:

BEGINNING at a point in the centerline of the road, commonly known and designated as the Laidlaw Hill Road, where the same intersects the line between lots 26 and 34, said point of beginning being 6 chains and 75 links northerly from the southeast corner of lot No. 34; running thence southwesterly along the centerline of said road 710 feet to a point; thence southerly 275 feet to a point; thence easterly 985 feet to a point; thence northerly to the north line of said lot No. 25; thence west along the north line of said lot No. 25 to the southeast corner of said lot No. 34 and thence north along the east line of said lot No. 34, 6 chains and 75 links to the center of said Laidlaw Hill Road at the point or place of beginning.

PARCEL "D"-ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Franklinville, County of Cattaraugus and State of New York, distinguished by being the south part of Lot 25, in township 4, in the 5th range of townships of the Holland Land Company's Survey, and bounded as follows: BEGINNING in the center of the highway running northerly to lands owned by T. J. Halloran and thence west by lands owned by Halloran, Ball and Bowen; thence south by lands owned by Widrig (1914); thence east along the town line to the place of beginning, containing 25 acres, be the same more or less.

# This Indenture.

Made the 22<sup>nd</sup> day of May Nineteen Hundred and Fifty-seven.

Between Pearl Reynolds of the town of Franklinville, County of Cattaraugus and State of New York

part of the first part, and

Frank Jurek and Edna Jurek, his wife, 104 Meugel Road, East Aurora, New York, as tenants by the entirety and with the right of survivorship

parties of the second part,

Witnesseth, that the part Y of the first part, in consideration of One and no more - - - - - Dollar \$

(\$ 1.00 &c - - ) lawful money of the United States,

paid by the parties of the second part,

do hereby grant and release unto the parties of the second part, the survivor, his or her heirs and assigns forever, all That Tract or Parcel of Land, situate in the Town of Franklinville, County of Cattaraugus and State of New York, distinguished by being part of Lots No. 25 and 26, Town 4, Range 5 of the Holland Land Company's Survey and bounded as follows:  
Beginning at the southwest corner of said Lot 26 and running thence north on the west bounds of said lot twenty eight chains seventy two links; thence east on a line parallel to the north bounds of said lot twenty nine chains, eighty one links; thence south on a line parallel to the east bounds of said lot twenty eight chains, seventy one links to the south bounds of said lot; thence west on the south bounds of said lot twenty nine chains, seventeen links to the place of beginning, containing 85 acres be the same more or less.

Parcel II  
Beginning at a point in said Lot No. 25 at the distance of eight chains, thirty-four links north from the south bounds of said lot, and thirteen chains, seventeen links east from the west bounds of said lot; and running thence north parallel with the west bounds of said lot, fifty six chains, ninety seven links to the north bounds of said lot; thence east on the north bounds of said lot, sixteen chains, ninety eight links; thence south parallel with the first mentioned boundary, thirty chains, twenty one links; thence west parallel with the north bounds of said lot, twelve chains, fifty eight links; thence south parallel with the first mentioned boundary twenty-six chains, seventy-six links; thence west parallel with the south bounds of said lot, four chains, forty links to the place of beginning, containing 63 acres be the same more or less.

Excepting from the same the following parcel of land containing 4 acres more or less, commence at a point in the center of the highway and running south 448 feet along lands owned by E.D. Fish and Salamanca Trust Company to the corner of a 75 acre lot owned by E.D. Fish; thence east 356 feet along lands remaining; thence north 588 feet in a line parallel to the westerly boundary to the center of a highway; thence southwesterly along the center of the highway to the point of beginning.

Also executed a 20 foot pole line monument to the corner of said lot and the line to the corner of the lot.

All that Tract or Parcel of Land, situate in the Town of Franklin, County of Cattaraugus and State of New York, distinguished by being part of lot number twenty five in the fourth township and fifth range of townships of the Holland Land Company's Survey and bounded as follows: to wit: Beginning at a point in the north bounds of said lot at the distance of twenty five chains twenty three links west from the northeast corner of said lot; thence south on a line parallel to the east boundary of said lot twenty nine chains sixty eight links; thence west on a line parallel to the south bounds of said lot four chains four links; thence north parallel to the first mentioned boundary twenty nine chains sixty eight links to the north bounds of said lot; thence east along the north boundary of said lot to the place of beginning, containing twelve acres or thereabouts or less.

Cor. 1st. To the north bounds of said lot at a point between chains seventy two links west from the north east corner thereof. Thence south on a line parallel with the east boundary of said lot to a point in the south bounds of said lot at a distance of twenty nine chains sixty eight links west from the northeast corner of said lot; thence west on a line parallel to the south bounds of said lot four chains four links; thence north parallel to the first mentioned boundary twenty nine chains sixty eight links to the north bounds of said lot; thence east along the north boundary of said lot to the place of beginning, containing twelve acres or thereabouts or less.

All that Tract or Parcel of Land, situate in the Town of Franklin, County of Cattaraugus and State of New York, distinguished by being part of lot number twenty five in the fourth township and fifth range of townships of the Holland Land Company's Survey and bounded as follows: to wit: Beginning at a point in the north bounds of said lot at the distance of twenty five chains twenty three links west from the northeast corner of said lot; thence south on a line parallel to the east boundary of said lot twenty nine chains sixty eight links; thence west on a line parallel to the south bounds of said lot four chains four links; thence north parallel to the first mentioned boundary twenty nine chains sixty eight links to the north bounds of said lot; thence east along the north boundary of said lot to the place of beginning, containing twelve acres or thereabouts or less.

THIS INDENTURE, made the 10th day of September, nineteen hundred and sixty-four,  
BETWEEN WILLIAM GUTHRIE and ALBERTA GUTHRIE, his wife, both resi-  
ding at 10 Vienna, Apartment 3-G, Rochester, New York, and hereinafter  
referred to as

parties of the first part, and  
FRANK JUREK, residing at 104 Muegel Road, East Amherst, New York, and  
hereinafter referred to as

part y of the second part,

WITNESSETH, that the parties of the first part, in consideration of - - One and More - -

----- (\$1.00 & more) ----- Dollars,  
lawful money of the United States,  
paid by the party of the second part do hereby grant and release unto the party of the second part,  
his heirs and assigns forever

PARCEL A:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Franklin-  
ville, County of Cattaraugus and State of New York, distinguished by be-  
ing the west part of Lot Number 10 in the Fourth Township and Fifth  
Range of Townships of the Holland Land Purchase so-called, bounded as  
follows: Beginning at the northwest corner of said lot; running thence  
south along the west bounds thereof, sixty-three (63) chains, ninety-  
four (94) links to the southwest corner of said Lot; thence east along  
the south bounds of said lot, thirty (30) chains, sixty-three (63) links;  
thence north parallel to the first mentioned boundary, sixty-four (64)  
chains, thirty-two (32) links to the north line of said lot; thence west  
along said north line of said lot, thirty (30) chains, sixty-three (63)  
links to the place of beginning. Containing one hundred ninety-six (196)  
acres, be the same more or less.

PARCEL B:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Franklin-  
ville, County of Cattaraugus and State of New York, distinguished by be-  
ing the north middle part of Lot Number 10, in the Fourth Township and  
Fifth Range of Townships of the Holland Purchase so-called, and bounded  
as follows: Beginning at a point sixteen (16) chains, thirty-eight (38)  
links south from the north bounds of said Lot, and thirty (30) chains,  
sixty-three (63) links east from the west line of said lot; running  
thence south parallel with the west bounds of said lot, twenty-four (24)  
chains, forty-nine (49) links; thence east parallel to the south bounds  
of said lot, eleven (11) chains, one and one-half (1½) links; thence  
north parallel with the east bounds of said lot, twenty-four (24) chains,  
forty-nine (49) links; thence west parallel with the north bounds of  
said lot, eleven (11) chains, one and one-half (1½) links to the place  
of beginning, containing twenty-seven (27) acres of land, be the same  
more or less.

See Liber 789 Deeds p. 268 for affidavit 12/15/78

00 APR 17 1964 PM 2:02  
TALMADGE  
SECRETARY OF STATE

FILED