

L99000002902



ACCOUNT NO. : 072100000032

REFERENCE : 244259 10915A

AUTHORIZATION :

Patricia Piggitt

COST LIMIT : \$ 337.50

ORDER DATE : May 18, 1999

ORDER TIME : 11:01 AM

000002878800-18

ORDER NO. : 244259-005

CUSTOMER NO: 10915A

CUSTOMER: Peggy Adolphson, Legal Asst
WALKER & FAIRBANKS, P.A.
WALKER & FAIRBANKS, P.A.
P. O. Box 676

Ponte Vedra Bea, FL 32004-0676

DOMESTIC FILING

NAME: KOSTKA, L.L.C.

EFFECTIVE DATE:

ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

Name	XX	CERTIFIED COPY
Availability	XX	PLAIN STAMPED COPY
Document		CERTIFICATE OF GOOD STANDING
Examiner	CONTACT PERSON: Christine Lillich	
Updater	DCC	
Updater		
Verifier	DCC	
Approval	DCC	
Final Verifier	DCC	

EXAMINER'S INITIALS: _____

W 990000011667

L99000002902

FILED
99 MAY 18 PM 1:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

May 18, 1999

CHRISTINE LILLICH
CSC
TALLAHASSEE, FL 32301

SUBJECT: KOSTKA, L.L.C.
Ref. Number: W99000011667

We have received your document for KOSTKA, L.L.C. and the authorization to debit your account in the amount of \$337.50. However, the document has not been filed and is being returned for the following:

We need the address for Gregory L. Kostka who is listed as the manager.

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) 487-6913.

Diane Cushing
Corporate Specialist

Letter Number: 399A00027587

**ARTICLES OF ORGANIZATION
OF
KOSTKA, 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 KOSTKA, L.L.C. ("Company").

ARTICLE II -- ADDRESS

The mailing address and street address of the principal office of the company shall be 2085 A1A South, #104, St. Augustine, Florida 32084.

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 -- REGISTERED OFFICE AND AGENT

The name and street address of the registered agent of the company in the State of Florida is James V. Walker, 217 Ponte Vedra Park Drive, Suite 200, Ponte Vedra Beach, Florida 32082.

ARTICLE V -- CAPITAL CONTRIBUTIONS

The members of the company shall contribute to the capital of the company the cash or property set forth in the Affidavit of Membership and Contributions attached hereto.

ARTICLE VI -- ADDITIONAL CAPITAL CONTRIBUTIONS

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

ARTICLE VII -- 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

FILED
99 MAY 18 PM 1:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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 VIII -- TERMINATION OF EXISTENCE

The company shall be 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, except with the written consent of all the remaining members.

ARTICLE IX -- MANAGEMENT

The company shall be managed by a manager in accordance with regulations adopted by the 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 name and address of the initial manager of the company is Gregory L. Kostka, 2085 AlA South, Suite 104, Saint Augustine, Florida.

IN WITNESS WHEREOF, the undersigned organizers have made and subscribed these Articles of Organization at St. Augustine, Florida, on this 14 day of May, 1999.



Gregory L. Kostka

FILED
99 MAY 18 PM 1:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

STATE OF FLORIDA)

COUNTY OF ST. JOHNS)

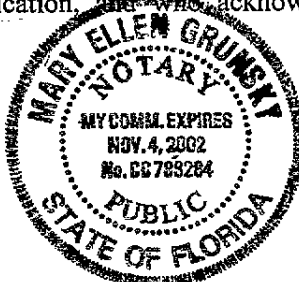
The foregoing Articles of Organization were acknowledged before me this 14 day of MAY, 1999, by Gregory L. Kostka, ☒ who is personally known to me or ☐ who has produced _____ as identification, and who acknowledged that he signed such instrument of his own free will.



Notary Public, State of Florida at Large

Notary's printed or stamped name:

My commission expires: 11/04/02



AFFIDAVIT OF MEMBERSHIP AND CONTRIBUTIONS

The undersigned member or authorized representative of a member of KOSTKA, L.L.C., deposes and says:

1. The above named limited liability company has one initial member.
2. The total amount of cash contributed by the member is \$ -0-.
3. If any, the agreed value of property other than cash contributed by the member is \$ 40,000. (If any, a description of the property is attached and made a part hereto.)
4. The total amount of cash or property anticipated to be contributed by the member is \$ 312,000. This total includes amounts from 2 and 3 above.

THE AFFIANT SAYS NOTHING FURTHER

Dated: May 14, 1999



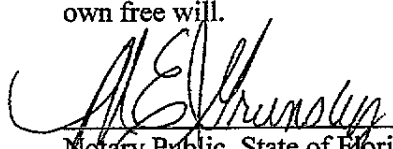
Gregory L. Kostka

FILED
99 MAY 18 PM 1:00
TALLAHASSEE
FLORIDA
SECRETARY OF STATE

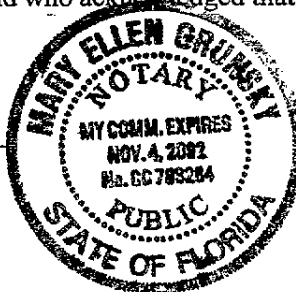
STATE OF FLORIDA)

COUNTY OF ST. JOHNS)

The foregoing Affidavit was acknowledged before me this 14 day of May, 1999, by Gregory L. Kostka, ☒ who is personally known to me or ☐ who has produced _____ as identification, and who acknowledged that he signed such instrument of his own free will.




Notary Public, State of Florida at Large
Notary's printed or stamped name:
My commission expires: 11/04/02



ACCEPTANCE OF REGISTERED AGENT

The undersigned, being the person named in the articles of organization of KOSTKA, L.L.C., as the registered agent of this limited liability company, hereby consents to accept service of process for the above stated company at the place designated in the articles of organization, and 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 or her duties, and is familiar with and accept the obligations of the position of registered agent.


James V. Walker, Registered Agent

FILED
99 MAY 18 PM 1:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

MAP SHOWING BOUNDARY SURVEY OF

(Official Records Book 607, page 112)

A portion of Lots 19 and 20, Block 2, Section 27, as shown on the map of Ridgewood, Clay County, Florida, recorded in Deed Book "Q", page 663 of the public records of said County; also being a part of Government Section 40, Township 4 South, Range 25 East, of said County; being more particularly described as follows:

Beginning at the intersection of the Southwesterly Right-of-Way line of Madison Avenue (as now established as a 50 foot Right-of-Way) with the Northwesternly Right-of-Way line of Blanding Boulevard, State Road No 21 (as now established), run thence South 55 degrees 09 minutes 24 seconds West, along the last said Northwesternly Right-of-Way line, 201.56 feet; thence North 08 degrees 36 minutes 44 seconds West, 334.42 feet to the intersection with the Southwesterly Right-of-Way line of Madison Avenue, aforementioned; thence South 45 degrees 00 minutes 04 seconds East, along the Southwesterly Right-of-Way line of Madison Avenue, 304.76 feet to the Point of Beginning.

LESS AND EXCEPT

(Official Records Book 508, page 210)

A portion of Lot 20, Block 2, Section 27, as shown on the map of Ridgewood, Clay County, Florida, recorded in Deed Book "Q", page 663 of the public records of said County; also being a part of Government Section 40, Township 4 South, Range 25 East, of said County; being more particularly described as follows:

Begin at the intersection of the Northwesternly Right-of-Way line of State Road No 21 (a 100 foot Right-of-Way) with the Southwesterly Right-of-Way line of Madison Avenue (a 50 foot Right-of-Way); thence Northwesternly along said Right-of-Way line of Madison Avenue, a distance of 15 feet; thence Southerly to the said Right-of-Way line of State Road 21, at a point 10 feet Southwesterly from the Point of Beginning; thence Northeasterly along said Right-of-Way line, a distance of 10 feet to the Point of Beginning.

CERTIFIED TO: Kostka Enterprises d/b/a Domino's Pizza

MARCH 24, 1999

SCALE: 1"= 20'

DESCRIPTION HEREON ACCORDING TO OFFICIAL RECORDS BOOK 1340 PAGE 789
OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA

Property hereon subject to a perpetual easement to Department of Transportation

Also subject to an Ingress and egress easement covering the north 40 feet thereof.

EXHIBIT A

EXCEPTION
ORB 508 P. 210