

12/19/24, 2:21 PM

Division of Corporations

(((H24000417411 3)))

Florida Department of State

Division of Corporations

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H24000417411 3)))



H240004174113ABCY

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page.
Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850)617-6383

From:

Account Name : ROGERS, TOWERS, BAILEY, ET AL
Account Number : 076666002273
Phone : (904)346-5702
Fax Number : (904)396-0663

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: markness@rtlaw.com

**LLC AMND/RESTATE/CORRECT OR M/MG RESIGN
CB YULEE DEVELOPMENT, LLC**

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$25.00

[Electronic Filing Menu](#)[Corporate Filing Menu](#)[Help](#)

(((H24000417411 3)))

DocuSign Envelope ID: AF541D4B-E9EF-4123-ADEC-3A91DE362153

(((H24000417411 3)))

**CERTIFICATE OF AMENDED AND RESTATED ARTICLES
OF ORGANIZATION OF
CB YULEE DEVELOPMENT, LLC**

The undersigned Managers of CB YULEE DEVELOPMENT, LLC, a Florida limited liability company (the "Company"), do hereby certify to the Secretary of State of the State of Florida:

1. The name of the limited liability company whose Articles of Organization are being amended and restated pursuant to Section 605.0202, Florida Statutes, is: CB YULEE DEVELOPMENT, LLC.

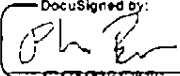
2. The date of the filing of the Company's Articles of Organization was January 8, 2024, and assigned document number L24000009882.

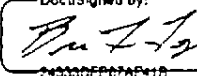
3. The Articles of Organization of the Company are hereby amended and restated in their entirety in the form attached hereto as Exhibit A (the "Restated Articles").

4. The Restated Articles shall be effective upon filing.

IN WITNESS WHEREOF, the undersigned, being the Managers of the Company, has executed these Amended and Restated Articles of Organization, effective as of the _____ day of December, 2024.

CB YULEE DEVELOPMENT, LLC

DocuSigned by:
By: 
Name: Philip P. Bader
Its: Co-Manager

DocuSigned by:
By: 
Name: Brian Fey
Its: Co-Manager

DocuSign Envelope ID: AF541D4B-E9EF-4123-ADEC-3A91DE362153

(((H24000417411 3)))

EXHIBIT A**AMENDED AND RESTATED
ARTICLES OF ORGANIZATION
OF
CB YULEE DEVELOPMENT, LLC**

These Amended and Restated Articles of Organization ("Articles") are submitted pursuant to the Florida Revised Limited Liability Company Act, Chapter 605, Florida Statutes, as the same may from time to time be amended, superseded or replaced (the "Act").

ARTICLE I - NAME

The name of this limited liability company (the "Company") is **CB YULEE DEVELOPMENT, LLC**.

ARTICLE II - ADDRESS

The initial address of the principal office and the mailing address of the Company is 201 Ponce de Leon Avenue, #418, Decatur, Georgia 30030.

ARTICLE III - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Company is 1301 Riverplace Blvd., Suite 1500, Jacksonville, Florida 32207 and the name of its initial registered agent at such address is Jon C. Lasserre, Esq.

ARTICLE IV - MANAGEMENT OF THE COMPANY

The Company is to be managed by one or more managers and is, therefore, a manager-managed company. The initial managers of the Company are Philip Bader and Brian Fey.

ARTICLE V - LIMITED LIABILITY

Except as otherwise expressly provided by the Act, no member, manager, officer, agent, or employee of the Company shall be personally liable for the debts, obligations, or liabilities of the Company, whether arising in contract, tort or otherwise, or for the acts or omissions of any other member, manager, officer, agent, or employee of the Company.

ARTICLE VI - EFFECTIVE DATE AND TIME

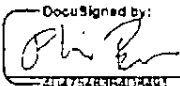
The Effective date of these Amended and Restated Articles of Organization is the date of filing with the Florida Department of State.

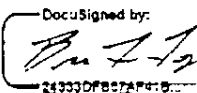
Docusign Envelope ID: AF541D4B-E9EF-4123-ADEC-3A91DE362153

((H24000417411 3)))

IN WITNESS WHEREOF, the undersigned, on behalf of the Managers of the Company, has executed these Amended and Restated Articles of Organization this _____ day of December, 2024. In accordance with Section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

CB YULEE DEVELOPMENT, LLC

DocuSigned by:
By: 
Name: Philip P. Bader
Its: Co-Manager

DocuSigned by:
By: 
Name: Brian Fey
Its: Co-Manager

DocuSign Envelope ID: AF541D4B-E9EF-4123-ADEC-3A91DE362153

(((H24000417411 3)))

**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 605.0113, Florida Statutes, the below named limited liability company, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent in the State of Florida:

1. The name of the limited liability company is:

CB YULEE DEVELOPMENT, LLC

2. The name and address of the registered agent and office is:

Jon C. Lasserre, Esq.
1301 Riverplace Blvd., Suite 1500
Jacksonville, Florida 32207

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.

Dated: 12/11/2024

Signature of Registered Agent

DocuSigned by:

Jon C. Lasserre

Jon C. Lasserre, Shareholder