

L99000003598
CORSARO, GIGANTI & ASSOCIATES CO., LPA

2001 Crocker Road
Gemini Tower II, Suite 400
Cleveland, OH 44145
(440) 871-4022/Telephone
(440) 871-9567/Facsimile

April 20, 1999

FILED
99 JUN 18 PM 1:50
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

VIA OVERNIGHT MAIL

Florida Department of State
Division of Corporations
409 East Gaines Street
Tallahassee FL 32399

200002846772--6
-04/22/99--01009--005
***285.00 ***285.00

Re: J and B Home Buyers, LLC

Dear Sir or Madam:

Enclosed herewith is an original and one (1) copy of the Articles of Organization and Designation of Registered Agent for the above-referenced entity.

Also enclosed is a check in the amount of \$285.00 (made payable to the Florida Department of State), which represents the \$250.00 filing fee for the Articles of Organization and Affidavit and \$35.00 for the Designation of Registered Agent.

If you have any questions and/or comments concerning this filing, please contact the undersigned.

Sincerely,
CORSARO, GIGANTI & ASSOCIATES CO., LPA

Rhonda L. Corn
By: Rhonda L. Corn,
Paralegal to Joseph G. Corsaro, Esq.

RLC/tlb

Enclosures

cc: Mr. James W. Ramey (w/o enclosures)

W:\HRMASON\LTR3.420

6-18-99



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

April 27, 1999

RHONDA L. CORN
CORSARO, GIGANTI & ASSOCIATES CO., LPA
2001 CROCKER ROAD SUITE 400
CLEVELAND, OH 44145

SUBJECT: J AND B HOME BUYERS, LLC
Ref. Number: W99000009815

We have received your document for J AND B HOME BUYERS, LLC and your check(s) totaling \$285.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 608.407(1)(e), Florida Statutes, requires the articles of organization to set forth the right, if given, of the members to admit additional members and the terms and conditions of the admissions. Reference to the operating agreement/regulations is not sufficient.

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) 487-6043.

Shawn Logan
Document Specialist

Letter Number: 299A00022198

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TALLAHASSEE, FLORIDA

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ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

J and B Home Buyers, LLC (herein called the "Limited Liability Company")

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

3969 Congress Parkway
Richfield, OH 44286-9745

ARTICLE III - Duration:

The period of duration for the Limited Liability Company shall be:

Perpetual

ARTICLE IV - Management:

(Check the appropriate box and complete the statement)

☐ The Limited Liability Company is to be managed by a manager or managers and the name(s) and address(es) of such manager(s) who is/are to serve as manager(s) is/are:

☒ The Limited Liability Company is to be managed by the members and the name(s) and address(es) of the managing member(s) is/are:

James W. Ramey
3969 Congress Parkway
Richfield, OH 44286-9745

Brad Ramey
3969 Congress Parkway
Richfield, OH 44286-9745

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TALLAHASSEE, FLORIDA

ARTICLE V - Admission of Additional Members:

Additional persons may be admitted to the Company as new Members upon the unanimous vote of the Members. New Member(s) shall execute all documents required by the Company to evidence the new Member's acquisition of Membership Rights and agree to be bound by the Operating Agreement.

ARTICLE VI - Members Rights to Continue Business:

The right, if given, of the remaining members of the limited liability company to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the limited liability company shall be:

The Members of the Limited Liability Company shall have the right to continue the business of the Limited Liability Company upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a Member or the occurrence of any other event which terminates the continued membership of a Member in the Limited Liability Company.

ARTICLE VII - Affidavit of Membership and Contributions

The undersigned member or authorized representative of a member of J and B Home Buyers, LLC certifies:

- 1) the above named limited liability company has at least one member;
- 2) the total amount of cash contributed by the member(s) is \$ 400.00 ;
- 3) if any, the agreed value of property other than cash contributed by member(s) is \$ ----- ;
(A description of the property is attached and made a part hereto.); and
- 4) the total amount of cash and property contributed and anticipated to be contributed by member(s) is \$ 400.00 .


Signature of a member or an authorized representative of a member.

(In accordance with section 608.408(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

James W. Ramey, Member

Typed or printed name of signee

Filing Fee: \$250.00 for Articles and Affidavit

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

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY 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: J and B Home Buyers, LLC

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

C T Corporation System

(Name)

c/o C T Corporation System, 1200 South Pine Island Road

(P.O. Box not acceptable)

Plantation, Florida 33324

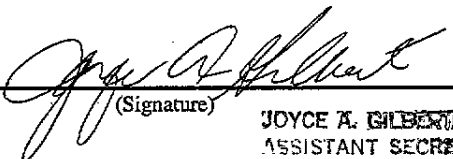
(City/State/Zip)

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TALLAHASSEE, FLORIDA

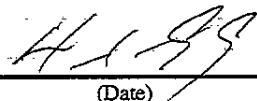
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Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. 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.


(Signature)

JOYCE A. GILBERT
ASSISTANT SECRETARY


(Date)

FILING FEE: \$ 35 for Designation of Registered Agent