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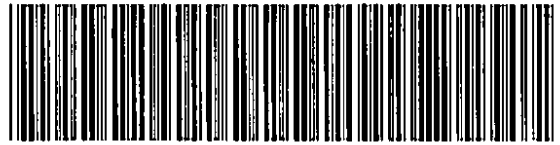
(Business Entity Name)

(Document Number)

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J DENNIS
NOV 23 2020

COVER LETTER

TO: New Filing Section
Division of Corporations

SUBJECT: DOWNTOWN REALTY AND INVESTMENTS, LLC
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

MARSHA S. JOHNSON, ESQ.

Name of Person

BORNS & JOHNSON LAW

Firm/Company

412 N. HALIFAX AVENUE

Address

DAYTONA BEACH, FL 32118

City/State and Zip Code

edheaphy@yahoo.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

MARSHA S. JOHNSON, ESQ. 386 252-6408
Name of Person at () Daytime Telephone Number

Enclosed is a check for the following amount:

- ☒ \$125.00 Filing Fee ☐ \$130.00 Filing Fee & Certificate of Status ☐ \$155.00 Filing Fee & Certified Copy (additional copy is enclosed) ☐ \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address

New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address

New Filing Section Division
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

**ARTICLES OF ORGANIZATION FOR
FLORIDA LIMITED LIABILITY COMPANY**

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ARTICLE I - NAME:

The name of the Limited liability Company is:

DOWNTOWN REALTY AND INVESTMENTS, LLC

ARTICLE II - ADDRESS:

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

274 LAWS LANE
ORMOND BEACH, FL 32174

ARTICLE III - REGISTERED AGENT, REGISTERED OFFICE
AND REGISTERED AGENT'S SIGNATURE:

The name and the Florida street address of the registered agent are:

EDWARD HEAPHY
274 LAWS LANE
ORMOND BEACH, FL 32174

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 as provided for in Chapter 605, F.S..



EDWARD HEAPHY
Registered Agent's Signature

ARTICLE IV - MANAGEMENT:

The limited liability company is to be managed by the member(s) and the name(s) and address(es) of the managing member(s) is/are:

Name and Address

Title

EDWARD HEAPHY
274 LAWS LANE
ORMOND BEACH, FL 32174

Managing Member

ARTICLE V - DURATION:

The period of duration for the limited liability company shall be: PERPETUAL

ARTICLE VI - ADMISSION OF ADDITIONAL MEMBERS:

The right, if given, of the members to admit additional members and the terms and conditions of the admissions shall be:

Members shall have the right to admit additional members at his/her or their discretion.

ARTICLE VII - 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 right shall be retained.

Dated: Nov 3rd, 2020



EDWARD HEAPHY

Signature of member or an authorized representative of a member.

This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes.

I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

EDWARD HEAPHY
Typed or printed name of signee

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