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# DOWNTOWN HOLDINGS, LLC

3735 FRANKLIN RD | SUITE 253 | ROANOKE, VA 24014

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February 4, 2020

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

FILED  
2020 FEB 10 PM 2:07  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

To whom it may concern,

Please find the attached application to register Downtown Holdings, LLC as a foreign LLC in the state of Florida. A separate LLC application was submitted online and paid for on December 20th, 2019. We have yet to receive any email or mail correspondence regarding that application. I have attempted to contact several of the help lines listed on the sunbiz website, but am repeatedly transferred to an operator with a "high call volume" and disconnected.

~~Please assist with the cancellation and reimbursement of the previous application.~~ The submission and payment confirmations are as follows:

Document tracking/confirmation: 100338331941

Payment Receipt: 3771805084

If any additional information is needed, I can be reached by phone at (540) 915-6445 or by email at [taylor@parksidceaptialgroup.com](mailto:taylor@parksidceaptialgroup.com).

Sincerely,



**Taylor Penn**

Organizational Development Director

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**COVER LETTER**

**TO: Registration Section  
Division of Corporations**

**SUBJECT:** Downtown Holdings, LLC

\_\_\_\_\_  
Name of Limited Liability Company

The enclosed "Application by Foreign Limited Liability Company for Authorization to Transact Business in Florida," Certificate of Existence, and check are submitted to register the above referenced foreign limited liability company to transact business in Florida.

Please return all correspondence concerning this matter to the following:

Taylor Penn

\_\_\_\_\_  
Name of Person

Downtown Holdings, LLC

\_\_\_\_\_  
Firm/Company

3735 Franklin Road, Suite 253

\_\_\_\_\_  
Address

Roanoke, VA 24014

\_\_\_\_\_  
City/State and Zip Code

taylor@parksidecapitalgroup.com

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

For further information concerning this matter, please call:

Taylor Penn

540

915-6445

at ( )

\_\_\_\_\_  
Name of Contact Person

\_\_\_\_\_  
Area Code

\_\_\_\_\_  
Daytime Telephone Number

**Mailing Address:**

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

**Street Address:**

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

Enclosed is a check for the following amount:

Please make check payable to: **FLORIDA DEPARTMENT OF STATE**

☒ \$125.00 Filing Fee

☐ \$130.00 Filing Fee &  
Certificate of Status

☐ \$155.00 Filing Fee &  
Certified Copy

☐ \$160.00 Filing Fee, Certificate  
of Status & Certified Copy

**APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO TRANSACT BUSINESS  
IN FLORIDA**

*IN COMPLIANCE WITH SECTION 605.0902, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LIABILITY COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA:*

1. Downtown Holdings, LLC  
(Name of Foreign Limited Liability Company; must include "Limited Liability Company," "L.L.C.," or "LLC.")

DTH Investments, LLC  
(If name unavailable, enter alternate name adopted for the purpose of transacting business in Florida. The alternate name must include "Limited Liability Company," "L.L.C.," or "LLC.")

2. State of Virginia  
(Jurisdiction under the law of which foreign limited liability company is organized)

3. 26-1723591  
(FEI number, if applicable)

4. January 2, 2020 for real estate purchase  
(Date first transacted business in Florida, if prior to registration.)  
(See sections 605.0904 & 605.0905, F.S. to determine penalty liability)

5. 19 Highland Ave, Suite B  
(Street Address of Principal Office)

Roanoke, VA 24016

6. 3735 Franklin Rd, Ste 253  
(Mailing Address)

Roanoke, VA 24014

7. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

Name: Taylor Penn

Office Address: 4801 Gulf Blvd, Ste 139

St. Pete Beach, Florida 33706  
(City) (Zip code)

**Registered agent's acceptance:**

*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 application, 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 relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.*

Taylor Penn  
(Registered agent's signature)

8. For initial indexing purposes, list names, title or capacity and addresses of the primary members/managers or persons authorized to manage [up to six (6) total]:

**Title or Capacity:**                      **Name and Address:**

☒ Manager              Name: John M Hodgkin

☒ Member              Address: 3735 Franklin Rd, Ste 253

☐ Authorized              Roanoke, VA 24014

Person \_\_\_\_\_

☐ Other \_\_\_\_\_              ☐ Other \_\_\_\_\_

**Title or Capacity:**                      **Name and Address:**

☐ Manager              Name: Taylor Penn

☐ Member              Address: 3735 Franklin Rd, Ste 253

☒ Authorized              Roanoke, VA 24014

Person \_\_\_\_\_

☐ Other \_\_\_\_\_              ☐ Other \_\_\_\_\_

☐ Manager              Name: \_\_\_\_\_

☐ Member              Address: \_\_\_\_\_

☐ Authorized              \_\_\_\_\_

Person \_\_\_\_\_

☐ Other \_\_\_\_\_              ☐ Other \_\_\_\_\_

☐ Manager              Name: \_\_\_\_\_

☐ Member              Address: \_\_\_\_\_

☐ Authorized              \_\_\_\_\_

Person \_\_\_\_\_

☐ Other \_\_\_\_\_              ☐ Other \_\_\_\_\_

☐ Manager              Name: \_\_\_\_\_

☐ Member              Address: \_\_\_\_\_

☐ Authorized              \_\_\_\_\_

Person \_\_\_\_\_

☐ Other \_\_\_\_\_              ☐ Other \_\_\_\_\_

☐ Manager              Name: \_\_\_\_\_

☐ Member              Address: \_\_\_\_\_

☐ Authorized              \_\_\_\_\_

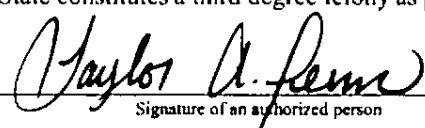
Person \_\_\_\_\_

☐ Other \_\_\_\_\_              ☐ Other \_\_\_\_\_

**Important Notice:** Use an attachment to report more than six (6). The attachment will be imaged for reporting purposes only. Non-indexed individuals may be added to the index when filing your Florida Department of State Annual Report form.

9. Attached is a certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. (If the certificate is in a foreign language, a translation of the certificate under oath of the translator must be submitted)

10. 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.

  
\_\_\_\_\_  
Signature of an authorized person

Taylor A. Penn

Typed or printed name of signer

# Commonwealth of Virginia



## State Corporation Commission

### CERTIFICATE OF FACT

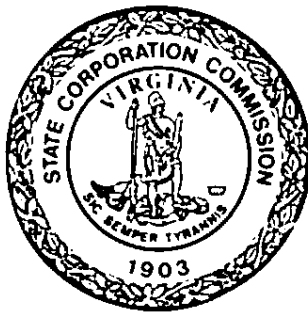
I Certify the Following from the Records of the Commission:

That DOWNTOWN HOLDINGS, LLC is duly organized as a limited liability company under the law of the Commonwealth of Virginia;

That the limited liability company was formed on December 10, 2007; and

That the limited liability company is in existence in the Commonwealth of Virginia as of the date set forth below.

Nothing more is hereby certified.



Signed and Sealed at Richmond on this Date:

February 4, 2020

*Joel H. Peck*

Joel H. Peck, Clerk of the Commission