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GREYSTONE
HOTEL
MIAMI BEACH

Florida Department of State
Division of Corporations
The Centre of Tallahassee
2415 North Monroe Street, Suite 810
Tallahassee, FL 32303
Email: corphelp@dos.state.fl.us
Website: www.sunbiz.org

300 3888 40913

November 29, 2022

RE: Statement of Fact re Hotel Greystone Sunbizness Identity Theft

Dear Representative,

We are the owner and mortgagee of the recorded plats and buildings at 1920 Collins Avenue & 230 20th Street in Miami Beach, FL 33139 (located in Miami-Dade County) that comprise the Hotel Greystone, which is affiliated on SunBiz with the following FL Secretary of State registered entities:

Greystone Master Tenant LLC
Document Number M17000010225
FEI/EIN Number 81-3362149
Greystone Managing Member LLC
Document Number L16000123314
FEI/EIN Number 81-3300721
Greystone Holdco LLC
Document Number M17000010349
FEI/EIN Number 32-0548115

Greystone Terra Firma LLC
Document Number M19000000154
FEI/EIN Number 45-5416555
Santa Barbara 230 LLC
Document Number M17000010141
FEI/EIN Number 46-4317649
Greystone Hotel Miami LLC
Document Number M17000010140
FEI/EIN Number 47-1572954

On February 7, 2022, James Daniel Vosotas ("Vosotas") signed false Sunbizness affidavits with the Florida Secretary of State in order to make unauthorized changes to the Sunbiz filings for these entities falsely identifying himself as the Manager and Registered Agent for these entities as well as changing the principal and mailing addresses for those entities to a home address at 771 N.E. Marine Drive Boca Raton, FL 33431 (located in Palm Beach County).

The properties associated with the Sunbizness entities listed above are commercial properties that are physically located in Miami-Dade County. These

properties associated with the Sunbizness entities ARE NOT residential properties with principal and mailing addresses located in Palm Beach County as indicated by Mr. Vosotas in his false affidavits filed with the Florida Secretary of State.

The false affidavits filed with the Florida Secretary of State and Sunbizness filing changes have caused these Sunbiz entities to incur \$438.75 in unnecessary filing fees to correct unauthorized changes by Mr. Vosotas as well as a minimum of \$3,603.50 in legal fees.

Hotel Greystone and its associated Sunbizness entities and their affiliates hold Florida Division of Corporations filed Judgement Lien Certificates against Mr. Vosotas filed September 8, 2022 file number J22000427502 and February 3, 2022 file number 22-02065CA13.

In spite of this, Mr. Vosotas continues to use false documents generated with the Secretary of State on February 7, 2022 to represent himself to third parties as affiliated with these Sunbizness entities, including but not limited to Preferred Hotel Group, which has filed litigation against Sunbizness entity Greystone Master Tenant LLC on September 15, 2022 as a result of Mr. Vosotas' acts and misrepresentations.

Cordially,



Branden B. Muhl
Manager, BBM3 LLC
(owner, mortgagee, & pledgee of Hotel Greystone & its Sunbiz Corporate Affiliates)

The legal property for 1920 Collins Avenue in the record at the City of Miami Beach is: THE NORTH 1/2 OF LOTS 1, 2 AND 3, BLOCK "D" OF AMENDED PLAT OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, AS RECORDED IN PLAT BOOK 5, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

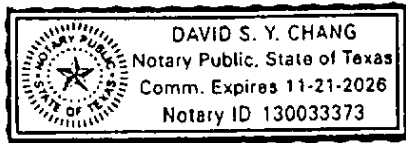
The legal property for 230 20th Street in the record at the City of Miami Beach is: LOT 4 AND THE EAST 35 FEET OF LOTS 5 (A/K/A LOT 5, LESS NW 15'), IN BLOCK "D"; OF AMENDED PLAT OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, AS RECORDED IN PLAT BOOK 5, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

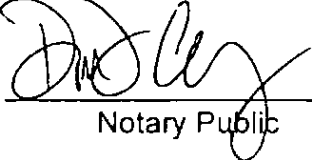


STATE OF TEXAS)
) SS.
COUNTY OF DALLAS)

Before me, the undersigned authority, on this day personally appeared Branden Bowen Muhl, known to me to be the person whose name is subscribed to the foregoing instrument, and swore to me that he is fully competent to execute this statement and has personal knowledge that all of the facts contained in this statement are true and correct.

Subscribed and sworn to before me this 21st day of November, 2022.





Notary Public

My Commission Expires:

