

L13000074527

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

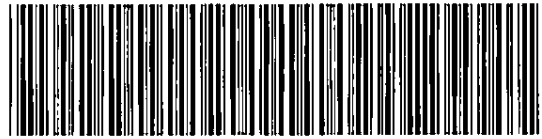
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



100442596521

01/14/25--01027--033 **\$0.00

FILED
2025 JAN 14 PM 5:16
CLERK OF STATE
OF FLORIDA

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: PENN MARKETPLACE LLC, a Florida Limited Liability Company
Name of Limited Liability Company

Dear Sir or Madam:

The enclosed Statement of Authority and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

NEIL A. MILESTONE

Name of Person

Muroff, Milestone & Milestone

Firm/Company

100 N. Federal Highway, Suite 200

Address

Hallandale Beach, FL 33009

City/State and Zip Code

rcherstvov@megamgmt.net

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

For further information concerning this matter, please call:

NEIL A. MILESTONE

305

682-2324

Name of 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

2025 JAN 14 PM 5:16
STATE
ORID/

FILED

STATEMENT OF AUTHORITY

Pursuant to section 605.0302(1), Florida Statutes, this limited liability company submits the following statement of authority:

FIRST: The name of the limited liability company is: PENN MARKETPLACE LLC, a Florida Limited Liability Company

SECOND: The Florida Document Number of the limited liability company is: L13000074527

THIRD: The street address of the limited liability company's principal office is:

1881 NE 26th Street

Suite 212

Wilton Manors, FL 33305

The mailing address of the limited liability company's principal office is:

1881 NE 26th Street

Suite 212

Wilton Manors, FL 33305

FOURTH: This statement of authority grants or sets limitations of authority on all persons having the status or position of a person in a company, whether as a member, transferee, manager, officer or otherwise or to a specific person on the following:

1. May execute an instrument transferring real property held in the name of the company.

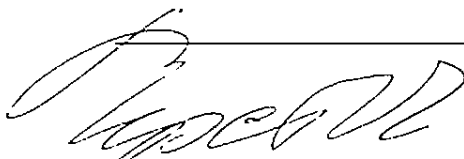
a. Granted to: _____

b. No authority granted to: _____

2. May enter into other transactions on behalf of, or otherwise act for or bind, the company.

a. Granted to: VLADISLAV CHERSTVOV, as to only powers listed on the Exhibit "A" attached hereto.

b. No authority granted to: _____



Signature of authorized representative

Roman Cherstovov, as sole Member of PRC Investments and Management, LLC, sole Member of Penn Marketplace, LLC

Filing Fee: **\$25.00**
Certified Copy: **\$30.00 (optional)**

FILED
2025 JAN 14 PM 5:16
CLERK OF DISTRICT COURT
JAN 14 2025
FILED

EXHIBIT "A"

The power and authority to deal with any and all real, personal or mixed property of the Company* (hereinafter referred to as the "Property of the Company") as follows:

the power and authority to deal with and contract for the maintenance and repair, remodeling and/or improvement of any and all Property of the Company* (hereinafter referred to as "**Property improvement and maintenance**"), including but not limited to the execution of and/or approval of all contracts, applications, work orders, permits, plans, drawings, blueprints, and any and all other like documents of any kind or nature required by any and all contractors, sub-contractors, suppliers and materialmen and/or any county, municipality, or other governmental entity (hereinafter referred to as "**governmental entities**") for the **Property improvement and maintenance**; and

the power and authority to deal with any and all **governmental entities** in connection with any and all code enforcement matters and/or any and all other governmental violations in connection with any and all Property of the Company and

the power and authority to establish and deal with any and all utility, cable and/or satellite television and internet providers and any and all **governmental entities** and/or private entities who may provide or be required to be paid for water, sewer, and/or garbage services to any and all Property of the Company and

the power and authority to deal with and appear before any County Property Appraiser and County Revenue Collector in any County in which Property of the Company is located for all real and personal property tax assessment and tax payment matters; and the power and authority to deal with and appear before any and all **governmental entities** and/or private entities who may provide or be required to be paid for water, sewer, and/or garbage services to the Property; and the power and authority to deal with and appear before any and all **governmental entities** in connection with any and all **Property improvement and maintenance** matters and any and all code enforcement matters and/or any and all other governmental violations in connection with any and all Property of the Company; and

the power and authority to negotiate the terms of and to any Listing Agreement Contract and/or Lease or any amendment or addendum to it, execute any such Listing Agreement, Contract and/or Lease or any amendment or addendum to it, to settle any adjustments resulting from different opinions which might arise as to the construction of any Listing Agreement Contract and/or Lease; and authority to compute all pro-rations and any and all other figures, sums and/or amounts in or to any and all mortgage accounts, escrow accounts, insurance policies, and/or any and all other accounts on behalf of the Company; and to execute on behalf of the Company such Listing Agreements Contracts, Leases, and any and all other documents which may be required in connection with the Property of the Company; with the exception of Deeds, Mortgages, and actual conveyances and encumbrances of title; and

the power and authority to deal with any and all tenants who may occupy any real property of the Company;

the power and authority to conduct all "**banking transactions**" as provided in Section 709.08(1) Florida Statutes with any and all banks and financial institutions with whom the Company maintains accounts; and

the power and authority to insure against loss by fire and/or all other types casualties any and all Property of the Company and to collect the net proceeds from any insurance payable to the Company and to take such action appropriate to enforce any claims of the Company under any such insurance policies, plans or contracts and to compromise, arbitrate or otherwise settle any and all such claims of the Company in and to such insurance policies; and

* All references herein to the "Company" shall mean PENN MARKETPLACE LLC, a Florida limited liability company.

the power and authority to deal with any mortgage loan account and/or any other loan accounts of any type or nature; all such lenders/mortgagees are hereby authorized to disclose information regarding any and all such loan accounts including to obtain, share, release, discuss and otherwise provide to **VLADISLAV CHERSTVOV** as Authorized Agent and attorney-in-fact for the Company all public and non-public information contained in or related to any and all such loan accounts. **VLADISLAV CHERSTVOV** as Authorized Agent and attorney-in-fact for the Company shall be entitled to request any and all payoff statements, detailed information about lien releases, and/or request to produce Satisfaction of Mortgage and/or Releases of Liens.

z:\client files\cherstov, roman\poas\penn statement of authority exhibit.doc

FILED

2025 JAN 14 PM 5:16

SECRETARY OF STATE
TALLAHASSEE, FLORIDA