January 26, 2021

VIA E-MAIL:

Marisela.Richter@dos.myflorida.com

Ms. Marisela Richter Regulatory Specialist II DOS-Division of Corporations (sunbiz.org)

900359007799

Re: Premier Florida Realty LLC, a Florida limited liability company (the "Company")

Dear Ms. Richter.

My name is Batya Goodman and this law firm represents Mr. Stanek Stanislav, the President of the Company, in connection with various ongoing partner disputes with respect to the Company. I understand Mr. William J. Cullen has been in communication with you regarding the situation.

Please accept this letter as verification, confirmation and notification regarding the following, including attached items as indicated:

- 1. Mr. Stanislav, together with Hackworth Realty Group LLC, a Florida limited liability company ("Hackworth"), comprise the members (the "Members") of the Company pursuant to the terms and conditions of that certain Operating Agreement of the Company, dated March 14, 2016, by and between the Members (the "Operating Agreement"):
- 2. Mr. Karel Cabart and Mr. Mark Fuesik are affiliated with Hackworth;
- 3. Mr. Stanislav is the President of the Company pursuant to Section 4.1 of the Operating Agreement (excepted page, Attachment 1):
- 4. Messrs, Cabart and Fucsik resigned from all managerial positions with the Company effective January 1, 2021 pursuant to that certain email dated December 31, 2020 (the "Resignations") (Attachment II):
- 5. The Resignations were accepted by the Company pursuant to that certain Acceptance Letter, dated January 12, 2021 (Attachment III):
- 6. The President appointed Mr. Cullen to the office of Chief Executive Officer of the Company ("CEO") pursuant to that certain Appointment Letter, dated January 12, 2021 (Attachment IV):
- In connection with his appointment and as an authorized officer of the Company, Mr. Cullen, as CEO, filed an updated and corrected Annual Report with sunbiz.org on January 12, 2021, including to reflect the Resignations, reporting Mr. Stanislav and Mr. Cullen as the managers of the Company and the new registered agent (<u>Attachment V</u>):
- 8. On January 25, 2021 without any managerial or other company authority. Mr. Cabart filed an

Ms. Richte: (sunbiz.org) January 26, 2021.

> amended Annual Report with sunbiz.org removing Mr. Stanislav and Mr. Cullen as managers. reporting Mr. Cabart and Mr. Fucsik as the managers - in complete disregard of the Resignations – and changing the registered agent back to Flackworth (Attachment VI)

- On January 26, 2021, Mr. Cullen, as CEO and an authorized officer of the Company, filed another amended Annual Report again correcting the information and reporting himself and Mr. Stanislav as the managers of the Company and the new registered agent (Attachment VII):
- To my knowledge, the notarized Affidavit of Facts prepared and delivered by Mr. Cullen as 10. CEO of the Company sets forth a true and accurate summation (Attachment VIII).

Please consider this letter the Company's official notification to the Florida Department of State, Division of Corporations (sunbiz.org) that the authorized officers of the Company consists of Mr. Stanislav and Mr. Cullen only who are solely and exclusively authorized and empowered to act on behalf of the Company, including to submit filings to sunbiz.org. Please also consider this letter as the official instruction of the Company to only accept company filings from either Mr. Stanislay or Mr. Cullen as the authorized officers of the Company. Please do not hesitate to let us know if there are any further steps you recommend be implemented in order to protect the Company from unauthorized actions or filings being accepted.

Should you have any questions, comments or concerns, please do not hesitate to contact me.

Best regards.

ec:

Mr. Stanislav (stanek subicloud com)

Mr. Cullen (bill appirealty.com)

To whom it may concern,

On 12/20/20, Officers Mark Fucsik and Karel Cabart illegally removed the president Stan Stanek from the corporation.

On 12/31/20 the company received an email (attached hereto) from Mark and Karel, stating Mark Fucsik and Karel Cabart are no longer associated and have no more responsibilities with Premier Florida Realty LLC. I have attached the signed acceptance of their resignation from the President of the company, Stanislav Stanek. We filed our annual report on 1/12/21 accordingly and the President, Stan Stanek added himself back on and Bill Cullen as MGR and CEO.

On 1/25, we were notified via email from sunbiz that there has been a material change to our corporation. We noticed Mr. Mark Fucsik and Karel Cabart illegally changed the members and once again took off the President of the Company, Stan Stanek and removed Bill Cullen from the corporation and added them back on. They are no longer a part of the company and have no right to make changes to the corporation.

Please accept this statement of fact and attach this letter and all attachments to our corporate file to ensure they will not be able to make any material changes to our records. We are in the process of filing criminal charges against Mark Fucsik, Karel Cabart and Hackworth Realty for illegally changing records, embezzling and trying to overtly steal away the company.

Sincerely,

William Cullen

Premier Florida Realty, LLC

We Cull

MGR/CEO

Online Notary (Check Box if acknowledgment done by Online Notarization)

D08946 (482)9 As State 2 Florida (482)9 As State