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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: LAUD FLATS II 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 AND MILESTONE

Firm/Company

2999 NE 191st Street, Suite 709

Address

AVENTURA, FL 33180

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

at (

305

682-2324

Name of Person

Area Code

Daytime Telephone Number

STREET/COURIER ADDRESS:

Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, Florida 32301

MAILING ADDRESS:

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

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: LAUD FLATS II LLC, a Florida LLC

SECOND: The Florida Document Number of the limited liability company is: L18000001931

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 25th 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: Scott Campbell, as to only the 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 Laud Flats II LLC

Typed or printed name of signature

Filing Fee: \$25.00

Certified Copy: \$30.00 (optional)

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2018 MAY 14 PM 3:56
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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; and

the power and authority to conduct all "**banking transactions**" as provided in Section 709.2208(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 **LAUD FLATS II 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 **SCOTT CAMPBELL** 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. **SCOTT CAMPBELL** 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.