

After Recording Return to:  
JBR PA  
7355 SW 87<sup>th</sup> Avenue  
Suite 200  
Miami, FL 33173

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FOR OFFICIAL USE ONLY

**WARSTEIN INVESTMENT S.A.  
CERTIFICATE OF RESOLUTIONS,  
CORPORATE STATUS AND  
INCUMBENCY**

**THE UNDERSIGNED, AS PRESIDENT OF OF WARSTEIN INVESTMENT S.A., a Panamanian corporation, ("Company"), hereby certifies that:**

1. The Company is a duly formed, validly existing corporation in good standing under the laws of the Republic of Panama, both on the date it acquired the certain real estate property situated in Miami-Dade County, Florida, and described in Exhibit A, and on the date of these resolutions;
2. The Articles of Incorporation, ByLaws, and/or other governing documents of the Company are in full force and effect as of the date of this Certificate and has not been altered or rescinded, and allow for resolutions and actions to be adopted by President; and
3. That by Written Action of the Board of Director(s) and Shareholder(s) of the Company dated 12 day of May, 2019, the following resolutions were adopted to wit:

**RESOLVED**, that the Purchase and Sale Contract entered into by and between, Warstein Investment S.A., as Seller and Angela Ruiz as Buyer, as thereafter assigned to Resort Villa 307 LLC, a Florida limited liability company, for a purchase price of UDS\$850,000.00 for the purchase of the following described property is hereby approved and rectified in all aspects:

Property Address: 707Crandon Blvd, Unit 307, Key Biscayne, FL 33149

Legal Description:

Condominium Parcel 307, of RESORT VILLA ONE, A CONDOMINIUM, according to the Declaration of Condominium thereof, dated July 1, 1998, filed of record July 1, 1998, in Official Records Book 18170, page 3401, of the Public Records of Miami-Dade County, Florida, and all amendments thereto


**FURTHER RESOLVED**, that **CHRISTIAN R. SCHNEIDER**, as **PRESIDENT** of the Company, **acting alone**, or Lisette Salazar as Authorized Agent, is hereby authorized to make, endorse, receive, sign, seal, execute, acknowledge, accept, and deliver, on behalf of the Company, (i) the real estate purchase contract, ("Purchase Contract"), for the sale of the Property; and (ii) any other agreements or documents necessary to effectuate the purposes of the Purchase Contract and the

closing of the sale of the Property pursuant thereto, including, but not limited to, any deeds, notes, mortgages, riders, certifications, affidavits, agreements, assignments, letters, amendments, addendums, closing agreements, security agreements, settlement agreements and statements, closing statements, escrow agreements, disclosures, receipts, releases, warranties, all forms of commercial papers, endorsements to checks, or the like, and any such other instrument or instruments in writing of whatever kind, character and nature as may be necessary to complete the sale of the subject Property; and be it

**FURTHER RESOLVED**, that **CHRISTIAN R. SCHNEIDER**, as **PRESIDENT** of the Company, acting alone, is hereby authorized to make appropriate arrangements to pay any closing costs that may be required from the Company for the sale of the Property pursuant to the Purchase Contract, and such closing costs are hereby approved; and be it

**FURTHER RESOLVED**, that these resolutions shall continue in full force and effect and may be relied upon by **RESORT VILLA 307 LLC, JBR P.A., and OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**, until receipt of written notice of any change therein; and be it

**FURTHER RESOLVED**, that the following is duly elected or appointed to the offices of the Company set forth opposite his name and is incumbent in such offices as of the date hereof and the signatures appearing opposite his name is his genuine signature.

NAME	TITLE	SIGNATURE
CHRISTIAN R. SCHNEIDER	PRESIDENT	

**FURTHER RESOLVED**, that the actions taken by the Company, its Shareholders, Directors, Officers, agents, and authorized representatives, and other representatives, in order to effectuate the sale of the Property are hereby ratified and approved irrespective of whether such acts were performed prior or subsequent to the date hereof.

**[signatures on the next page]**

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and affixed the Company's corporate seal this 15 day of May 2019.

Christian R. Schneider, as President of Warstein Investment S.A., a Panamanian corporation

**WITNESSES**

Witness # 1 Signature

Lisette Salazar

Witness # 1 Printed Name

Witness # 2 Signature

Sinia Pire

Witness # 2 Printed Name

**State of Florida  
County of Miami Dade**

The foregoing instrument was acknowledged before me this 15 day of May, 2019, by **Christian R. Schneider** as the President of Warstein Investment S.A., a Panamanian corporation, [ ] who is personally known to me or [ ] who produced Id. License, as identification.

**SEAL**

Notary Signature

Printed Notary name

My Commission Expires:

