

DECLARATION OF YULIA IGOREVNA ABRAMOVA

Pursuant to 28 U.S.C. § 1746

I, Yulia Igorevna Abramova, declare under penalty of perjury under the laws of the United States of America that the following is true and correct:

1. Identity and Residence

I am Yulia Igorevna Abramova, a citizen of the Russian Federation. I reside in Moscow, Russian Federation. I am not a United States citizen and do not hold lawful permanent resident status in the United States.

2. Relationship with Alexander E. Istomin MD

I have known Alexander E. Istomin MD since 2013. We were classmates in law school in Moscow during the 2013–2014 and 2014–2015 academic years and graduated in 2015.

Alexander E. Istomin MD is also a medical doctor. In 2016, he obtained the status of an attorney in the Russian Federation.

Since 2013, we have maintained a longstanding personal, professional, and business relationship. Our dealings over the years have included professional consultations, medical assistance, legal assistance concerning matters in the Russian Federation, business matters, and mutually agreed financial and in-kind arrangements.

From approximately 2016 through 2021, Alexander E. Istomin MD rented and used Unit 305 under arrangements with me in connection with his business activities. Beginning in 2016, shortly after the acquisition of the office, he also handled substantial practical matters relating to the premises at my request, including arranging and overseeing improvements, alterations, and other work necessary for the use and operation of the office. I was the owner; he occupied and used the office as tenant / authorized user under our agreement and also assisted me with practical matters concerning the property. Those arrangements included rental payments as well as mutually agreed professional services and other in-kind arrangements.

I authorized Alexander E. Istomin MD to use Unit 305 on an ongoing basis. Beginning in 2021, circumstances prevented him from personally occupying and using the premises for an extended period. My authorization was not withdrawn or transferred to any other person.

As a result of that landlord–tenant relationship, his direct involvement with the office from the time of its acquisition, and our longstanding personal and professional relationship, Alexander E. Istomin MD has direct personal knowledge of me, Unit 305, 3020 PROPERTY 305, LLC, and the history of the property.

3. Sole Trip to the United States

My only trip to the United States occurred in 2014. I traveled from Moscow to South Florida during a period when I was on vacation from work.

My employment records reflect that my vacation covered approximately October 20 through November 2, 2014. Those dates reflect my vacation period and are not intended to state the exact dates of my arrival in or departure from the

United States. I do not presently recall the exact dates on which I arrived in or departed from the United States.

During that trip, I stayed in Pompano Beach at the apartment of Vadim Mezrin, a longtime friend of Alexander E. Istomin MD.

After that trip, I returned to Moscow. I have not returned to the United States since my 2014 trip.

4. Purpose of the 2014 Trip and Citibank Account

I came to the United States at the invitation of Alexander E. Istomin MD in connection with medical treatment at New York Medical Center.

During that 2014 trip, I opened a Citibank account in Fort Lauderdale and deposited my own funds for the purpose of locating and acquiring commercial real estate in South Florida.

The Citibank account was established using [8708 Justice Ave., Elmhurst, New York](#) as its mailing address. That address was the office address of Alexander E. Istomin MD / New York Medical Center. It was used as a mailing address for banking purposes. It was not my residential address, and I did not reside in New York.

5. Acquisition of Unit 305

After I returned to Russia, Unit 305 at [3020 NE 32nd Avenue, Fort Lauderdale, Florida](#), consisting of condominium units OU40 and OU41 at The Tides at Bridgeside Square, was located and presented to me.

I approved the acquisition remotely. The purchase was funded with my own funds that I had left in my Citibank account.

Citibank Check No. 2069 was prepared earlier but contained an incorrect date and was not used. It remained in the checkbook.

The replacement instrument was Citibank Check No. 2070, dated June 9, 2016, in the amount of \$10,000. I personally signed Check No. 2070 as the initial contract deposit and caused the original to be sent directly to the closing attorney identified on the check.

The original Check No. 2070 was the instrument negotiated in connection with the Unit 305 transaction. The image presently retained in the records is the non-negotiable duplicate/carbon copy retained in the original checkbook.

Vadim Mezrin, a longtime friend of Alexander E. Istomin MD, participated in the closing of the Unit 305 acquisition. I understood that he was handling closing matters in Florida in connection with the purchase funded by my Citibank funds and my \$10,000 deposit.

I did not personally appear at the closing.

6. Clarification Regarding Robert Aronov and the Original 2016 Corporate Records

Robert Aronov's name appeared in the original 2016 corporate records for 3020 PROPERTY 305, LLC.

At that time, Robert Aronov was the husband of Ekaterina Pushkarskaya. Pushkarskaya worked as an administrator in Alexander E. Istomin MD's business, New York Medical Center.

Pushkarskaya asked Alexander E. Istomin MD that Aronov be included in connection with the company. Alexander E. Istomin MD communicated that request to me, and I agreed that Aronov's name could be included in the initial corporate records.

My agreement to the inclusion of Aronov's name did not arise from any personal relationship or direct communication between Aronov and me.

I have never met Robert Aronov. I have never spoken with him. I have never corresponded with him. I have never communicated with him electronically or otherwise. I did not know him personally.

My limited agreement in 2016 to permit his name to appear in the initial corporate records did not constitute a transfer of my beneficial ownership of 3020 PROPERTY 305, LLC or Unit 305 and did not constitute authorization for the later mortgages, later corporate-control changes, notarial acts, transactions, or other conduct described in the criminal referral.

7. Continuing Beneficial Ownership

I have remained the beneficial owner of 3020 PROPERTY 305, LLC and Unit 305.

Except for legitimate arrangements that I expressly authorized during the earlier history of the company, including the original acquisition arrangements described above, I did not authorize the later transfer of control or management of the company to Ekaterina Pushkarskaya, Robert Aronov, Viktoriya Maksimovskaya, Mariya Stanishevskaya, Dmitrii Chupilov, or any other person involved in the later transactions described in the criminal referral.

In 2024, I caused Beneficial Ownership Information Report(s) to be filed with FinCEN for 3020 PROPERTY 305, LLC identifying myself as the beneficial owner and supplying my own identification documentation.

Those FinCEN filings were authorized by me and reflected my continuing beneficial ownership of the company and Unit 305.

8. History of florida_office@mail.ru

The email account florida_office@mail.ru was created specifically for communications and business relating to Unit 305 and 3020 PROPERTY 305, LLC.

Until approximately August 2021, I permitted Alexander E. Istomin MD to use that account for legitimate purposes relating to Unit 305, including receiving property-related correspondence, assisting me with documents and translations, communicating with me about the property, and handling matters arising from our longstanding professional and business relationship.

After approximately August 2021, I did not authorize Alexander E. Istomin MD or any other person to continue using that account on my behalf.

I did not authorize Ekaterina Pushkarskaya or any other person to use that account after approximately August 2021 to impersonate me or to communicate in my name with attorneys, lenders, governmental authorities, tenants, or other third parties.

9. Lack of Authorization for Later Transactions

I did not authorize, sign, approve, or personally appear for:

- the February 2, 2023 mortgage in the approximate amount of \$200,000;
- the November 8, 2024 mortgage and promissory note in the approximate amount of \$27,000;
- any notarial acknowledgment by Robert Aronov stating that I personally appeared before him or was personally known to him;
- any later Sunbiz annual report, amended annual report, or corporate filing changing the registered agent, manager, authorized representative, or control of 3020 PROPERTY 305, LLC that was not expressly authorized by me;
- the retention of Bilu Law, P.A.;
- any retainer agreement with Bilu Law, P.A.;
- any Quiet Title proceeding, surplus proceeding, settlement proceeding, or related legal filing undertaken in my name without my authorization;
- any settlement agreement in Case No. CACE24010365;
- the execution of any settlement agreement, note, mortgage, or other instrument by Viktoriya Maksimovskaya or any other person purporting to act in my name or on behalf of 3020 PROPERTY 305, LLC without my authorization;
- the unauthorized collection, diversion, or disposition of rental income from Unit 305 by Ekaterina Pushkarskaya, VOLKA Inc., or any other person or entity; or

- the unauthorized receipt or disposition of approximately \$45,320.33 in tax-deed surplus proceeds.

I was physically outside the United States during the later transactions described above and had not returned to the United States after my sole 2014 trip.

The signatures appearing on the disputed mortgage instruments, settlement signature page, and other later documents that purport to be my signatures are not my signatures.

10. Authentic Signature Exemplars

My authentic handwritten signatures appear on my Russian Federation foreign passport, my Russian Federation internal passport, and my Russian driver's license.

Citibank Check No. 2070 was also personally signed by me. The copy presently available from the checkbook is the retained duplicate/carbon copy of that instrument. The original negotiated check and related Citibank records may provide additional independent confirmation of my original signature and the processing of that payment.

11. Authorization for Criminal Referral and Communications with Authorities

I authorize Alexander E. Istomin MD to provide this declaration and documents and information supplied or approved by me to appropriate federal, state, and local law-enforcement agencies, prosecutors, regulatory authorities, governmental agencies, and attorneys concerning 3020 PROPERTY 305, LLC and Unit 305.

I authorize him to communicate with those authorities concerning information and documents that I have provided or approved, to provide supplemental materials and factual clarification based on information supplied or confirmed by me, to receive communications concerning these submissions, and to facilitate direct communication with me whenever requested.

I also authorize him to communicate with, identify, consult with, and retain attorneys or other professionals for purposes of evaluating, protecting, or pursuing my interests concerning Unit 305 and 3020 PROPERTY 305, LLC, subject to any separate agreement or authorization required by such attorney, professional, court, financial institution, or other entity.

This paragraph is intended to authorize communication, coordination, transmission of information, and retention of appropriate professionals. It is not intended by itself to serve as a general financial power of attorney or to replace any separate power of attorney that may be required for banking, financial, property, or other transactions.

12. Ratification of Prior Criminal Referral and Supplemental Submissions

I have authorized Alexander E. Istomin MD to assist me concerning the matters involving Unit 305 and 3020 PROPERTY 305, LLC.

I expressly confirm, approve, and ratify the criminal referral and supporting materials previously submitted by Alexander E. Istomin MD concerning these matters, including submissions made before the execution of this declaration, to the extent those submissions were based upon information, documents, statements, or evidence that I provided, confirmed, or authorized.

I further authorize him to submit this declaration and subsequent supplemental evidentiary materials correcting, clarifying, or supplementing the prior referral.

13. Purpose of This Declaration

This declaration is intended to clarify and supplement facts contained in the previously submitted criminal referral, including the history of my 2014 trip to the United States, the Citibank account and Check Nos. 2069 and 2070, the early corporate history of 3020 PROPERTY 305, LLC, my lack of personal contact with Robert Aronov, the history of the florida_office@mail.ru account, and my lack of authorization for the later transactions described above.

14. Execution

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

Executed on August 25th 2026, in Moscow, Russian Federation.

/s/ Yulia Igorevna Abramova

Electronic Signature

Yulia Igorevna Abramova

I adopt the electronic signature above with the intent to authenticate and sign this declaration.

[REDACTED]

[REDACTED]

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