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Doc# L07000099130

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**Statement of Fact for Florida Division of Corporations Filing**

**Regarding Unauthorized Statement of Authority of 197 LLC filed by Arianna Wittig**

**dated April 2, 2024**

This statement is prepared and submitted to the Florida Division of Corporations to supplement the prior Statement of Fact filed by the undersigned on February 3, 2024 concerning unauthorized actions taken by Karin Lurtz against 197 LLC, and officially assert and clarify the circumstances concerning Karin Lurtz, Arianna Wittig, Blind Beak, LLC, Trustee of the Lucky Lurtz Revocable Trust u/a/d January 13, 2024, Wisemanagement Property Consulting and Management, LLC and their repeated involvement with 197 LLC, a duly organized and existing limited liability company under the laws of the State of Florida.

It has come to our attention that Arianna Wittig filed a Statement of Authority on April 2, 2024 in the official records of the LLC with the Florida Division of Corporations. In this Statement of Authority, Arianna Wittig asserts that both she and Wisemanagement Property Consulting and Management, LLC may execute an instrument transferring real property held in the name of the company and may enter into transaction on behalf of, or otherwise act for and bind, the company. This Statement of Authority was executed and filed surreptitiously without the knowledge or prior written approval of the Trustee of the Peter Lurtz Trust, the sole Manager of 197 LLC.

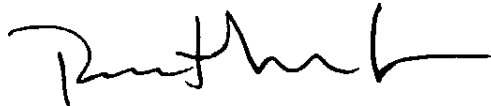
I, Peter Lurtz, Trustee of the Peter Lurtz Trust and sole Manager of 197 LLC, hereby declare and confirm the following facts:

1. **No Authorization for Appointment:** Karin Lurtz was never granted authorization by the members or any governing body of 197 LLC to assume the role or title of manager within the company. Arianna Wittig has no authority to assert that either she or Wisemanagement Property Consulting and Management, LLC may execute an instrument transferring real property held in the name of the company and may enter into transaction on behalf of, or otherwise act for and bind, the company.
2. **No Ownership Interest:** Neither Karin Lurtz, Arianna Wittig, nor Wisemanagement Property Consulting and Management, LLC holds or has ever held any ownership interest in 197 LLC. Aside from their filings, none of these parties have ever been involved in the formation, investment, operations, or management of the LLC at any time in its existence.
3. **No Formal Appointment:** There has never been a formal appointment, resolution, or consent by the members of 197 LLC to appoint Karin Lurtz, Arianna Wittig, or Wisemanagement Property Consulting and Management, LLC to any managerial or administrative position within the LLC.

The actions taken by Karin Lurtz, Arianna Wittig and Wisemanagement Property Consulting and Management, LLC are unauthorized, and they represent a clear attempt to undermine the lawful governance and management of 197 LLC.

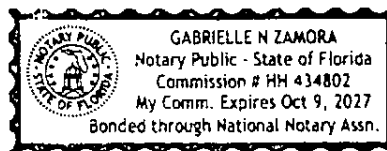
This statement is provided in good faith to correct the inaccuracies reflected in the current records pertaining to 197 LLC. The members of 197 LLC reserve all rights and remedies available under the law and affirm their commitment to maintaining accurate and lawful records in accordance with Florida statutes and regulations.

Sincerely,



Peter Lurtz,

Trustee of the Peter Lurtz Trust, Manager



10/3/24