

L18000097847

900432730609

**Statement of Fact for Florida Division of Corporations Filing
Regarding Unauthorized Statements of Authority of 209 North LLC
Filed by Arianna Wittig dated January 31, 2024, and April 2, 2024**

This Statement of Fact is being submitted to the Florida Department of State, Division of Corporations, in response to several unauthorized actions taken by Karin Lurtz and Arianna Wittig regarding 209 North LLC, a Florida limited liability company.

I, Mark Lurtz, formed 209 North LLC on April 18, 2018, by electronically filing the Articles of Organization with the Florida Department of State, Division of Corporations. I alone formed 209 North LLC and am the sole Member of 209 North LLC. On or about April 30, 2019, I identified Lakeside Management LLC, a Florida limited liability company, as the Authorized Representative of 209 North LLC.

Lakeside Management LLC was also formed on April 18, 2018, when I, Mark Lurtz, electronically filed the Articles of Organization with the Florida Department of State, Division of Corporations. I alone formed Lakeside Management LLC and am the sole Member of Lakeside Management LLC. Subsequent to its formation and in connection with filing the 2020 Annual Report for Lakeside Management LLC, I added Peter Lurtz as an Authorized Representative of Lakeside Management LLC together with myself.

Lakeside Management LLC has remained the Authorized Representative of 209 North LLC as consistently noted on the Annual Reports of 209 North LLC for the years 2019-2023.

On January 13, 2024, Karin Lurtz proceeded to file the 2024 Annual Report for 209 North LLC. Karin Lurtz also added herself as a Manager to 209 North LLC in connection with the entity's 2024 Annual Report. I, as the sole Member of 209 North LLC, did not authorize Karin Lurtz to file the 2024 Annual Report of 209 North LLC nor did I authorize Karin Lurtz to add herself as a Manager of the entity. Lakeside Management LLC, as an Authorized Representative of 209 North LLC, also did not authorize Karin Lurtz to file the 2024 Annual Report of 209 North LLC nor authorize Karin Lurtz to add herself as a Manager of the entity.

On January 31, 2024, Arianna Wittig, the daughter of Karin Lurtz, filed a Statement of Authority for 209 North LLC with the Florida Department of State, Division of Corporations. This purported Statement of Authority, which was not filed with my authorization nor with the authorization of Lakeside Management LLC, provides that Karin Lurtz a/k/a Karin Lurtz-Wittig, is a Member and Manager of 209 North LLC and that she is authorized to execute instruments transferring real property held in the name of 209 North LLC. The purported Statement of Authority also changed the mailing address of 209 North LLC. Notably, the Statement of Authority was not signed by me but instead was signed by Karin Lurtz and Arianna Wittig.

On April 2, 2024, Arianna Wittig, the daughter of Karin Lurtz, filed a second Statement of Authority for 209 North LLC with the Florida Department of State, Division of

Corporations. In this second purported Statement of Authority, which once again was not filed with my authorization nor with the authorization of Lakeside Management LLC, Arianna Wittig claims that an entity called Wisemanagement Property Consulting & Management LLC is authorized to execute instruments transferring real property held in the name of 209 North LLC, and that Lakeside Management LLC has no authority to enter into transactions or execute instruments transferring real property owned by 209 North LLC. This second Statement of Authority was not signed by me but instead was signed by Arianna Wittig.

In light of the foregoing, I, Mark Lurtz, hereby confirm and declare the following:

1. **No Authorization:** Arianna Wittig, Wisemanagement Property Consulting & Management LLC, Blind Beak LLC, Karin Lurtz a/k/a Karin Lurtz-Wittig, have no authority express or implied to conduct transactions on behalf of 209 North LLC or execute instruments transferring real property held in the name of 209 North LLC, nor have any of these parties, individuals, or entities have ever had any authority express or implied to conduct transactions on behalf of 209 North LLC.
2. **No Ownership Interest:** Arianna Wittig, Wisemanagement Property Consulting & Management LLC, Blind Beak LLC, Karin Lurtz a/k/a Karin Lurtz-Wittig, have never held nor do they presently hold any ownership interest in 209 North LLC. Aside from their unauthorized filings, none of these parties, individuals, or entities have ever been involved in the formation, ownership, operation, or management of 209 North LLC at any time since the entity's formation.

The actions taken by Arianna Wittig, Wisemanagement Property Consulting & Management LLC, Blind Beak LLC, Karin Lurtz a/k/a Karin Lurtz-Wittig, with respect to 209 North LLC, are (and were) unauthorized.

Dated: October 15th, 2024

By: [Signature]
Mark Lurtz

STATE OF FLORIDA):
COUNTY OF Pinellas):SS

BEFORE ME, the undersigned notary, by means of physical presence or online notarization, personally appeared Mark Lurtz who is personally known to me or who produced _____ as identification, and who freely executed the foregoing in my presence on this 15th day of October, 2024.

[Signature]
Notary Public – State of Florida
My Commission Expires 7/25/2025

