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**Statement of Fact for Florida Division of Corporations Filing  
Regarding Unauthorized Statements of Authority of 306 South Lakeside 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 306 South Lakeside LLC, a Florida limited liability company.

I, Mark Lurtz, formed 306 South Lakeside LLC on April 18, 2018, by electronically filing the Articles of Organization with the Florida Department of State, Division of Corporations. I alone formed 306 South Lakeside LLC and am the sole Member of 306 South Lakeside LLC. On or about April 30, 2019, I identified Lakeside Management LLC, a Florida limited liability company, as the Authorized Representative of 306 South Lakeside 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 306 South Lakeside LLC as consistently noted on the Annual Reports of 306 South Lakeside LLC for the years 2019-2023.

On January 13, 2024, Karin Lurtz proceeded to file the 2024 Annual Report for 306 South Lakeside LLC. Karin Lurtz also added herself as a Manager to 306 South Lakeside LLC in connection with the entity's 2024 Annual Report. I, as the sole Member of 306 South Lakeside LLC, did not authorize Karin Lurtz to file the 2024 Annual Report of 306 South Lakeside LLC nor did I authorize Karin Lurtz to add herself as a Manager of the entity. Lakeside Management LLC, as an Authorized Representative of 306 South Lakeside LLC, also did not authorize Karin Lurtz to file the 2024 Annual Report of 306 South Lakeside 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 306 South Lakeside 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 306 South Lakeside LLC and that she is authorized to execute instruments transferring real property held in the name of 306 South Lakeside LLC. The purported Statement of Authority also changed the mailing address of 306 South Lakeside 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 306 South Lakeside 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 306 South Lakeside LLC, and that Lakeside Management LLC has no authority to enter into transactions or execute instruments transferring real property owned by 306 South Lakeside 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 306 South Lakeside LLC or execute instruments transferring real property held in the name of 306 South Lakeside LLC, nor have any of these parties, individuals, or entities have ever had any authority express or implied to conduct transactions on behalf of 306 South Lakeside 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 306 South Lakeside 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 306 South Lakeside LLC at any time since the entity's formation.

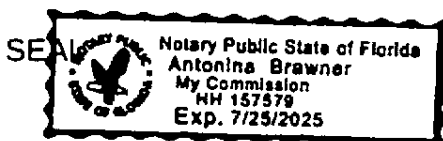
The actions taken by Arianna Wittig, Wisemanagement Property Consulting & Management LLC, Blind Beak LLC, Karin Lurtz a/k/a Karin Lurtz-Wittig, with respect to 306 South Lakeside LLC, are (and were) unauthorized.

Dated: October 15<sup>th</sup>, 2024

By: Mark Lurtz  
Mark Lurtz

STATE OF FLORIDA                    ):  
  ):SS  
COUNTY OF PALM BEACH        ):

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 15<sup>th</sup> day of October, 2024.



Antonina Brawner  
Notary Public – State of Florida  
My Commission Expires 7/25/2025