

3S REAL ESTATE INVESTMENTS LLC
SERIES 3

January 30, 2017

Javier Marcos, Jr.
The Law Offices of Marcos & Associates, PC
228 Westheimer Road
Houston, Texas 77006

Sent via Certified Mail, RRR

**Re: Claims of ABG General Construction for 2105 Morse St. Construction Project;
Request for Information**

Dear Mr. Marcos:

I am in receipt of your letter and request for information dated January 9, 2017, which was received by an agent of 3S Real Estate Investments, LLC – Series 3 (“3S Real Estate”) on January 19, 2017, as evidenced by the return receipt numbered 7016 0910 0002 2347 0077.

ABG General Construction may have provided you with an incorrect explanation of the construction project and its role in the same, because the letter explaining your client’s claim deviates significantly from reality.

3S Real Estate never contracted with United Plus Construction or United Drywall & Texture to demo, design or build a BBQ. 3S Real Estate did contract with United Drywall & Texture to apply stucco to an already constructed BBQ. Your client was apparently retained as a subcontractor by United Drywall & Texture to perform the stucco application. The agreed upon amount for the project was \$2,500, for which United Drywall & Texture invoiced 3S Real Estate on December 29, 2016. 3S Real Estate remitted full payment for this invoice on January 9, 2017.

Your letter also purports to include copies of the statements of billings that constitute this claim but only include a “provisionary invoice” that does not indicate to whom the original invoice was submitted. The only invoice that 3S Real Estate has received for this project is the December 29, 2016 United Drywall & Texture invoice, for which payment has already been remitted.

As far as is required by section 53.159 of the Texas Property Code, I have enclosed a response to your request for information.

Cordially,

Barry M. Hammond, Jr.
General Counsel
3S Real Estate Investments, LLC

3S Real Estate Investments, LLC – Series 3

Response to Request for Information

1. Lot SIX (6), Block SIXTEEN (16), of REPLAT OF HYDE PARK MAIN ADDITION, an addition to HARRIS County, Texas, according to the map or plat thereof, recorded in Volume 491, Page 465 of the Deed Records of HARRIS County, Texas.
2. I am unaware of the existence of a surety bond.
3. I am unaware of any prior recorded liens or security interest on the property located at 2105 Morse St.
4. The agreement for United Drywall & Texture to provide stucco services for 3S Real Estate was entered into on or about December 2016.