

# Exhibit C

THE LAW OFFICES  
OF  
MARCOS & ASSOCIATES, P.C.

228 WESTHEIMER ROAD  
HOUSTON, TX 77006

TEL: (713) 528-7711  
FAX: (713) 528-7710  
www.marcoslaw.com

January 9, 2017

3S Real Estate Investments LLC Series 3  
And/or Current Owner  
2105 Morse St  
Houston, Texas 77019

United Plus Construction  
1009 Majorca Dr.  
Houston, Texas 77076

RE: CLAIMS OF ABG GENERAL CONSTRUCTION ("CLAIMANT") FOR UNPAID BILLINGS  
TOTALING \$4,000.00 ("CLAIM AMOUNT"); 2105 MORSE ST CONSTRUCTION PROJECT  
("PROJECT")

Dear Sirs:

This is to provide you with notice that Claimant is owed the Claim Amount for its past-due and unpaid billings for labor and materials furnished on the Project. Claimant furnished labor and materials for work including but not limited to demo, design, build a BBQ including stucco work and related thereto for the Project under Claimant's agreement with United Plus Construction.

This notice is sent in compliance with the Texas Property Code's mechanic's lien provisions. Accordingly, we must notify you that if the Claim Amount remains unpaid, the owner of the premises may be personally liable, and the owner's property may be subjected to a lien unless the owner withholds payment from the contractor for payment of the claim or the claim is otherwise paid or settled.

Also, further notice is given that all of the Claim Amount has accrued and is past due. Accordingly, demand for payment of the claim in the Claim Amount is hereby made.

Enclosed are copies of the statements or billings that constitute this claim.

This also constitutes notice pursuant to section 162.001 et seq. of the Texas Property Code (the Trust Fund Act) that Claimant has a priority interest in the construction funds for this project in your possession now or released to you in the future. The Trust Fund Act states that project owners and contractors are trustees of the construction funds they receive. Such funds must be used to pay for the labor and materials on the Project and cannot be used for other purposes. The owner and contractor are deemed to be trustees of the Project funds for the benefit

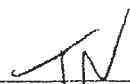


of unpaid subcontractors and suppliers, including Claimant, to see that payment is made. Consequently, you are directed to set aside such construction funds to cover the Claim Amount. Diversion of construction trust funds constitutes violation of the Trust Fund Act.

Please contact me immediately regarding this notice.

Sincerely,

The Law Offices of Marcos & Associates, PC



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By: Javier Marcos, Jr.,  
For the Firm

Certified Mail No. 7016 0910 0002 2347 0077  
Return Receipt Requested

Certified Mail No. 7016 0910 0002 2347 0084  
Return Receipt Requested

### **Notice to Owner Regarding Liens against Homestead Property**

If a subcontractor or supplier who furnishes materials or performs labor for construction of improvements on your property is not paid, your property may be subject to a lien for the unpaid amount if:

1. after receiving notice of the unpaid claim from the claimant, you fail to withhold payment to your contractor that is sufficient to cover the unpaid claim until the dispute is resolved; or
2. during construction and for 30 days after completion of construction, you fail to retain 10 percent of the contract price or 10 percent of the value of the work performed by your contractor.

If you have complied with the law regarding the 10 percent retainage and you have withheld payment to the contractor sufficient to cover any written notice of claim and have paid that amount, if any, to the claimant, any lien claim filed on your property by a subcontractor or supplier, other than a person who contracted directly with you, will not be a valid lien on your property. In addition, except for the required 10 percent retainage, you are not liable to a subcontractor or supplier for any amount paid to your contractor before you received written notice of the claim.

**Provisionary Invoice:**

*Awaiting Original*

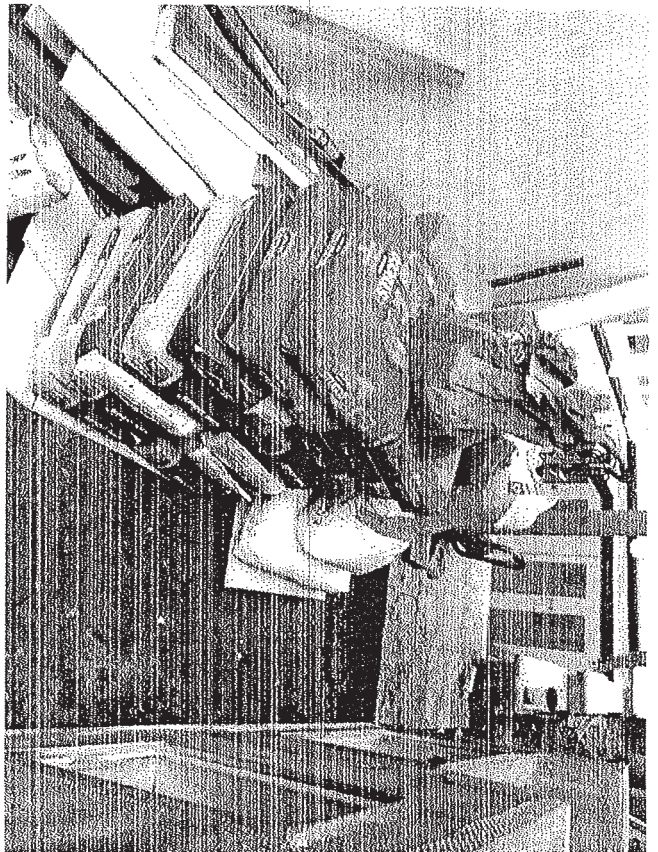
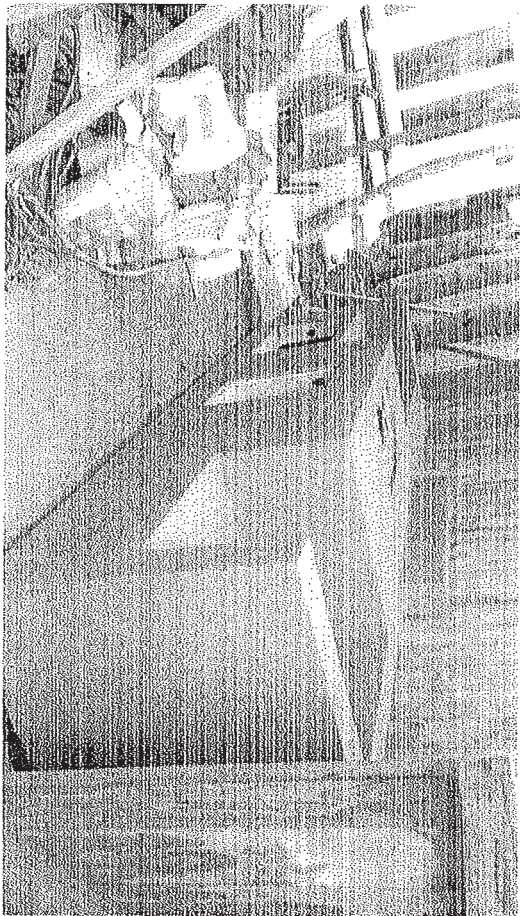
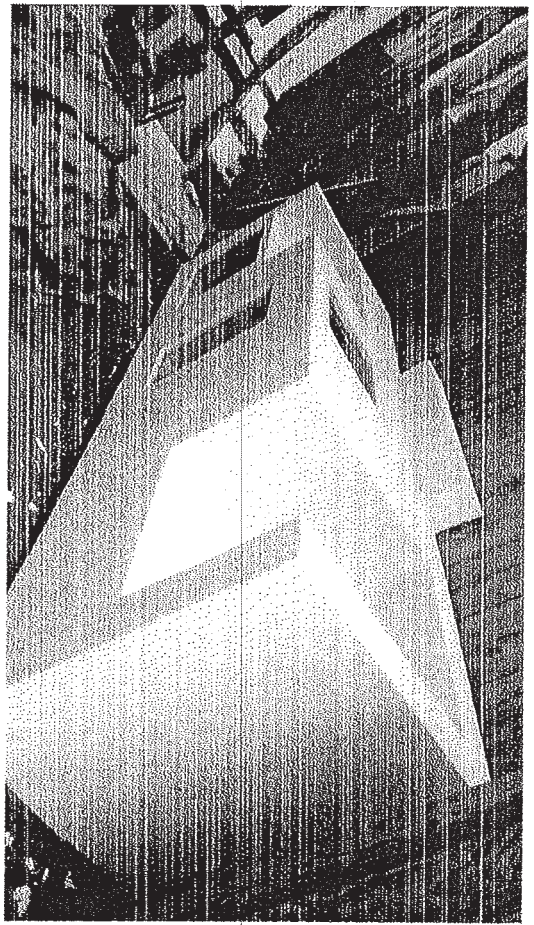
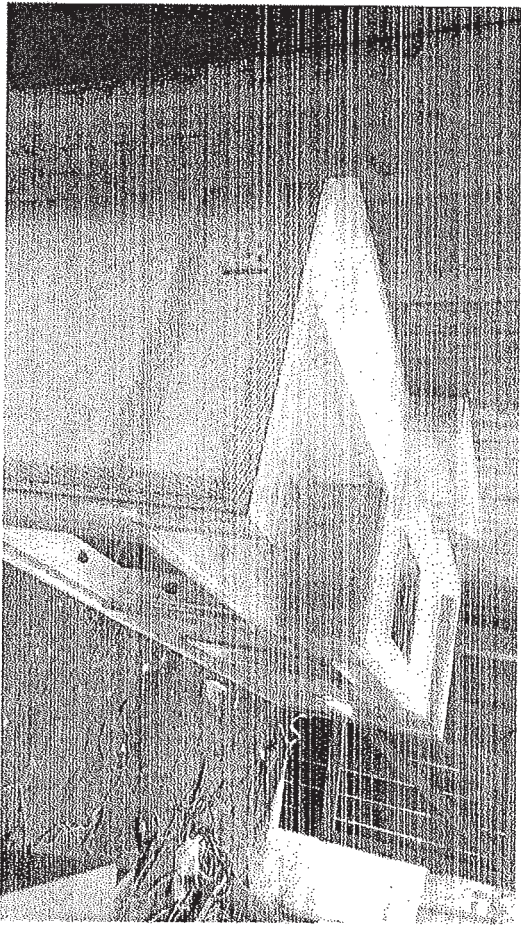
Claimant: ABG General Construction

Property Address: 2105 Morse St  
Houston, Texas 77019

Claimant Amount: \$ 4,000.00

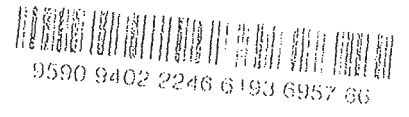
Work Performed: demo, design, build a BBQ including  
stucco work and related thereto

Project: "2105 Morse St"



Complete items 1, 2, and 3.  
 Print your name and address on the reverse so that we can return the card to you.  
 Attach this card to the back of the mailpiece, or on the front if space permits.

3S REAL ESTATE INVESTMENTS  
 LLC SERIES 3  
 2105 MORSE ST  
 HOUSTON TX 77019-6897



9590 9402 2246 6193 6957 66

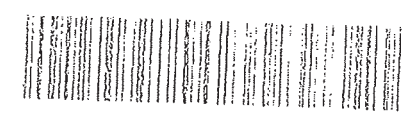
2.200 21E2 2000 0760 9702  
 PS Form 3811, July 2015 PSN 7530-02-000-9053

A. Signature  Agent  
 X *[Signature]*  Addressee  
 B. Received by (Printed Name)  Addressed  
 J West  
 C. Date of Delivery  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service type  
 Adult Signature  Priority Mail® Express  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Return Receipt for Merchandise  
 Collect on Delivery  Signature Confirmation™  
 Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #



9590 9402 2246 6193 6957 66



First-Class Mail  
 Postage & Fees Paid  
 USPS  
 Permit No. G-10

United States Postal Service

\* Sender: Please print your name, address, and ZIP+4® in this box\*

MARCOS & ASSOCIATES, P.C.  
 228 WESTHEIMER ROAD  
 HOUSTON, TEXAS 77006

