

**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF TEXAS
DALLAS DIVISION**

In re:

GVS TEXAS HOLDINGS I, LLC, *et al.*
Debtors.

Chapter 11
Case No. 21-31121-MVL
(Jointly Administered)

Date: March 16, 2022

Time: 9:30 A.M.

Location: Ctrm #2, Earl Cabell Fed Bldg

MELVIN VAN BROOKSHIRE'S WITNESS AND EXHIBIT LIST
FOR HEARING ON MARCH 16, 2022

MELVIN VAN BROOKSHIRE ("Mr. Brookshire"), Creditor herein, hereby submits this witness and exhibit list for the hearing on Mr. Brookshire's objection to confirmation (Docket Item 762) of the Fourth Amended Plan of Reorganization filed by the above-captioned debtors and debtors-in-possession (collectively, the "Debtors"), scheduled for March 16, 2022, at 9:30 a.m.

WITNESS LIST

Mr. Brookshire may call any or all of the following witnesses at the hearing:

1. Melvin Van Brookshire;
2. Any witnesses called or listed by the Debtors or any other party; and
3. Any witness necessary to rebut testimony of a witness called or designated by the Debtors or any other party.

EXHIBIT LIST

Mr. Brookshire may use any or all of the following exhibits at the hearing:

1. Proof of Claim filed by Mr. Brookshire (Claim 61);
2. Any exhibit listed or used by the Debtors or any other party; and

3. Any exhibit necessary to rebut the evidence or testimony of any witness called or designated by the Debtors or any other party.

Mr. Brookshire reserves the right to amend or supplement this list at any time prior to or during the hearing.

Dated: March 15, 2022

/s/ Richard D. Brady
Richard D. Brady, Texas Bar No. 24035177
The Brady Firm, P.C.
P. O. Box 5050
Liberty, TX 77575
Telephone: (936) 336-7171
Facsimile: (936) 336-7151
Email: Richard@thebradyfirm.com
Attorney for Creditor
MELVIN VAN BROOKSHIRE

CERTIFICATE OF SERVICE

I am informed and believe that by the filing of this document with the clerk of the court, a copy of the foregoing document shall be delivered electronically on **March 15, 2022** to all entities receiving notice electronically from the court in this case, including the following:

DEBTORS' ATTORNEYS:

Thomas R. Califano
SIDLEY AUSTIN LLP
2021 McKinney Ave, Suite 2000
Dallas, Texas 75201

Maegan Quejada
SIDLEY AUSTIN LLP
1000 Louisiana Street, Suite 5900
Houston, TX 77002

U.S. TRUSTEE:

Asher Bublick
Office of the U.S. Trustee
Earle Cabell Federal Building
1100 Commerce Street, Room 976
Dallas, Texas 75242

/s/ Richard D. Brady
Richard D. Brady

Debtor: GVS Texas Holdings I, LLC

UNITED STATES BANKRUPTCY COURT NORTHERN DISTRICT OF TEXAS

Case Number: 21-31121

FILED
 Claim No. 61
October 25, 2021
 By Omni Claims Agent
 For U.S. Bankruptcy Court
 Northern District of Texas

Official Form 410
Proof of Claim

04/19

Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case. Do not use this form to make a request for payment of an administrative expense. Make such a request according to 11 U.S.C. § 503.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached documents. Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. **Do not send original documents;** they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) that you received.

Carefully read instructions included with this Proof of Claim before completing.

Part 1: Identify the Claim

<p>1. Who is the current creditor?</p>	<p>Melvin Van Brookshire Name of the current creditor (the person or entity to be paid for this claim)</p> <p>Other names the creditor used with the debtor <u>Vision Builders</u></p>	
<p>2. Has this claim been acquired from someone else?</p>	<p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes From whom? _____</p>	
<p>3. Where should notices and payments to the creditor be sent?</p> <p>Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)</p>	<p>Where should notices to the creditor be sent?</p> <p>The Brady Firm, PC The Brady Firm, PC POB 5050 Liberty, TX 77575</p>	<p>Where should payments to the creditor be sent? (if different)</p> <p>Contact Phone <u>(936) 336-7171</u> Contact Phone _____ Contact email <u>richard@thebradyfirm.com</u> Contact email _____</p> <p>Uniform claim identifier for electronic payments in chapter 13 (if you use one) _____</p>
<p>4. Does this claim amend one already filed?</p>	<p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Claim Number on court claims registry (if known) _____ Filed On _____ MM / DD / YYYY</p>	
<p>5. Do you know if anyone else has filed a proof of claim for this claim?</p>	<p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Who made the earlier filing? _____</p>	

Part 2: Give Information About the Claim as of the Date the Case Was Filed

6. Do you have any number you use to identify the debtor? No Yes Last 4 digits of the debtor's account or any number you use to identify the debtor: _____

7. How much is the claim? \$ \$1,435,329.22 Does this amount include interest or other charges? No Yes Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).

8. What is the basis of the claim? Examples: Goods sold, money loaned, lease, services performed, personal injury or wrongful death, or credit card. Attach redacted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c). Limit disclosing information that is entitled to privacy, such as health care information Services performed and materials provided

9. Is all or part of the claim secured? No Yes The claim is secured by a lien on property

Nature of property:
 Real Estate If the claim is secured by the debtor's principal residence, file a *Mortgage Proof of Claim Attachment* (Official Form 410-A) with this *Proof of Claim*
 Motor Vehicle
 Other Describe: _____

Basis for perfection: Mechanic Liens as to part of the claim
 Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded).

Value of Property: \$ _____
Amount of the claim that is secured: \$ \$232,487.75
Amount of the claim that is unsecured: \$ \$1,202,841.47 (The sum of the secured and unsecured amounts should match the amount in line 7).

Amount necessary to cure any default as of the date of the petition: \$ _____

Annual Interest Rate: (when case was filed) 18.00 %
 Fixed Variable

10. Is this claim based on a lease? No Yes **Amount necessary to cure any default as of the date of the petition.** \$ _____

11. Is this claim subject to a right of setoff? No Yes Identify the property: _____

12. Is this claim for the value of goods received by the debtor within 20 days before the commencement date of this case (11 U.S.C. § 503(b)(9)).? No Yes Amount of 503(b)(9) Claim: \$ _____

13. Is all or part of the claim entitled to priority under 11 U.S.C. § 507(a)? No Yes *Check all that apply* **Amount entitled to priority**

A claim may be partly priority and partly nonpriority. For example, in some categories, the law limits the amount entitled to priority.

Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B). \$ _____

Up to \$3,025* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use. 11 U.S.C. § 507(a)(7). \$ _____

Wages, salaries, or commissions (up to \$13,650*) earned within 180 days before the bankruptcy petition is filed or the debtor's business ends, whichever is earlier. 11 U.S.C. § 507(a)(4). \$ _____

Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8). \$ _____

Contributions to an employee benefit plan 11 U.S.C. § 507(a)(5). \$ _____

Other. Specify subsection of 11 U.S.C. § 507(a)(____) that applies. \$ _____

* Amounts are subject to adjustment on 4/01/22 and every 3 years after that for cases begun on or after the date of adjustment.

Part 3: Sign Below

The person completing this proof of claim must sign and date it.

FRBP 9011(b).

If you file this claim electronically, FRBP 5005(a)(2) authorizes courts to establish local rules specifying what a signature is.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Check the appropriate box:

I am the creditor.

I am the creditor's attorney or authorized agent.

I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.

I am the guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.

I understand that an authorized signature on this *Proof of Claim* serves as an acknowledgment that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

I have examined the information in this *Proof of Claim* and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on date 10/25/2021
MM / DD / YYYY

Richard D. Brady

Signature

Print the name of the person who is completing and signing this claim:

Name Richard D. Brady
First Name Middle Name Last Name

Title Attorney

Company The Brady Firm, PC
Identify the corporate servicer as the company if the authorized agent is a servicer.
The Brady Firm, PC

Address PO Box 5050

Liberty, TX 77575

Contact Phone (936) 336-7171 Email richard@thebradyfirm.com

APPLICATION OF PROOF OF CLAIM
TO ALL JOINTLY ADMINISTERED CASES

This Proof of Claim applies to all of the Debtors whose cases are being jointly administered under Case 21-31121, including without limitation:

**GVS Texas Holdings I, LLC;
GVS Texas Holdings II, LLC;
GVS Colorado Holdings I, LLC;
GVS Illinois Holdings I, LLC;
GVS Indiana Holdings I, LLC;
GVS Missouri Holdings I, LLC;
GVS New York Holdings I, LLC;
GVS Nevada Holdings I, LLC;
GVS Ohio Holdings I, LLC;
GVS Ohio Holdings II, LLC;
GVS Portfolio I, LLC;
GVS Portfolio I B, LLC;
GVS Portfolio I C, LLC;
GVS Tennessee Holdings I, LLC; and
WC Mississippi Storage Portfolio I, LLC;**

The submission of this single Proof of Claim to Omni Agent Solutions through its eClaims Submission Site is intended to be submission of the Proof of Claim for each of the jointly administered cases, but Claimant is seeking only a single recovery of the amount of this Claim by and through this submission.

ATTACHMENTS TO PROOF OF CLAIM

Claim Calculation

Computation of Claim held by Melvin Van Brookshire at 6/17/21

Total Amount of Claim

Principal Owed at 6/17/21	\$307,600.84
Interest Owed at 6/17/21 (1.5%/mo compounded) ¹	\$166,075.11
Punitive Damages (2 x Economic Damages: Principal and Interest)	\$947,351.90
Attorneys' Fees and Costs	<u>\$14,301.37</u>
Total	\$1,435,329.22

Amount of Secured Claim:

Mechanic's Lien on 2150 Wirt Road, Houston, TX 77055	\$78,191.73
Mechanic's Lien on 4901 South Freeway, Fort Worth, TX 78115	\$81,107.81
Mechanic's Lien on 1585 Lexington Ave, Mansfield, OH 44907	\$58,886.84
Attorneys' Fees and Costs	<u>\$14,301.37</u>
	\$232,487.75²

Amount of Unsecured Claim:

\$1,202,841.47

-
1. Interest continues to accrue post-petition at 1.5%/mo compounded.
 2. Secured Claims continue to accrue post-petition interest at 1.5%/mo compounded.

ATTACHMENTS TO PROOF OF CLAIM

Interest Calculation

Invoice #	Invoice date	Invoice Amount	Days Unpaid	Interest at 18%	P&I Owed on 6/17/21
GV20180301	07/27/18	\$415.00	1021	\$271.54	\$686.54
GV20180309	07/27/18	\$180.00	1021	\$117.78	\$297.78
GV20180604	07/27/18	\$11,430.00	1021	\$7,478.74	\$18,908.74
GV20180609	08/04/18	\$6,318.00	1013	\$4,092.77	\$10,410.77
GV20180616	06/25/18	\$4,780.00	1053	\$3,253.34	\$8,033.34
GV20180705	06/25/18	\$3,237.60	1053	\$2,203.56	\$5,441.16
GV20180707	12/29/18	\$575.80	866	\$306.67	\$882.47
GV20180708	12/29/18	\$444.00	866	\$236.47	\$680.47
GV20180711	08/03/18	\$1,133.80	1014	\$735.39	\$1,869.19
GV20180712	07/26/18	\$365.00	1022	\$239.12	\$604.12
GV20180716	08/02/18	\$387.50	1015	\$251.65	\$639.15
GV20180720	08/08/18	\$710.00	1009	\$457.63	\$1,167.63
GV20180721	09/26/18	\$660.71	960	\$399.92	\$1,060.63
GV20180722	09/26/18	\$368.00	960	\$222.75	\$590.75
GV20180801	08/09/18	\$368.07	1008	\$236.94	\$605.01
GV20180802	08/08/18	\$260.00	1009	\$167.58	\$427.58
GV20180804	09/26/18	\$248.00	960	\$150.11	\$398.11
GV20180806	09/24/18	\$25,696.50	962	\$15,594.68	\$41,291.18
GV20180807	12/28/18	\$4,892.00	867	\$2,609.16	\$7,501.16
GV20180808	09/26/18	\$345.62	960	\$209.20	\$554.82
GV20180811	09/26/18	\$248.00	960	\$150.11	\$398.11
GV20180812	09/26/18	\$248.00	960	\$150.11	\$398.11
GV20180813	09/26/18	\$248.00	960	\$150.11	\$398.11
GV20180814	09/26/18	\$636.15	960	\$385.06	\$1,021.21
GV20180816	09/26/18	\$2,351.00	960	\$1,423.05	\$3,774.05
GV20180818	09/26/18	\$260.00	960	\$157.38	\$417.38
GV20180819	09/26/18	\$260.00	960	\$157.38	\$417.38
GV20180901	09/26/18	\$260.00	960	\$157.38	\$417.38
GV20180902	09/26/18	\$260.00	960	\$157.38	\$417.38
GV20180907	10/01/18	\$260.00	955	\$156.35	\$416.35
GV20180908	01/15/19	\$6,358.00	849	\$3,304.92	\$9,662.92
GV20180909	11/29/18	\$488.00	896	\$271.05	\$759.05
GV20180910	10/06/18	\$1,473.00	950	\$879.97	\$2,352.97
GV20181001	10/18/18	\$19,682.00	938	\$11,572.58	\$31,254.58
GV20181002	10/18/18	\$3,888.00	938	\$2,286.06	\$6,174.06
GV20181003	11/20/18	\$50,047.50	905	\$28,144.23	\$78,191.73
GV20181004	11/20/18	\$10,208.00	905	\$5,740.47	\$15,948.47
GV20181005	11/29/18	\$561.81	896	\$312.05	\$873.86
GV20181006	11/29/18	\$755.00	896	\$419.35	\$1,174.35
GV20181007	11/29/18	\$11,970.00	896	\$6,648.54	\$18,618.54
GV20181008	11/28/18	\$4,590.00	897	\$2,552.96	\$7,142.96
GV20181009	11/29/18	\$1,810.00	896	\$1,005.33	\$2,815.33
GV20181010	11/29/18	\$3,620.00	896	\$2,010.67	\$5,630.67
GV20181101	12/20/18	\$17,572.00	875	\$9,478.55	\$27,050.55

GV20181102	03/29/19	\$2,715.00	776	\$1,265.40	\$3,980.40
GV20181103	03/29/19	\$1,046.00	776	\$487.52	\$1,533.52
GV20181104	03/29/19	\$631.00	776	\$294.10	\$925.10
GV20181105	03/29/19	\$320.00	776	\$149.14	\$469.14
GV20181106	03/29/19	\$1,460.00	776	\$680.47	\$2,140.47
GV20190102	03/29/19	\$905.00	776	\$421.80	\$1,326.80
GV20190104	03/29/19	\$761.00	776	\$354.69	\$1,115.69
GV20190106	03/29/19	\$3,685.00	776	\$1,717.50	\$5,402.50
GV20190107	03/29/19	\$1,020.00	776	\$475.40	\$1,495.40
GV20190108	03/29/19	\$252.00	776	\$117.45	\$369.45
GV20190109	03/29/19	\$375.00	776	\$174.78	\$549.78
GV20190110	03/29/19	\$40,166.25	776	\$18,720.59	\$58,886.84
GV20190111	03/29/19	\$27,158.61	776	\$12,658.02	\$39,816.63
GV20190112	03/29/19	\$2,489.00	776	\$1,160.07	\$3,649.07
GV20190113	03/29/19	\$695.42	776	\$324.12	\$1,019.54
GV20190114	03/29/19	\$1,007.00	776	\$469.34	\$1,476.34
GV20190115	03/29/19	\$1,292.00	776	\$602.17	\$1,894.17
GV20190116	03/29/19	\$422.50	776	\$196.92	\$619.42
GV20190117	03/29/19	\$385.00	776	\$179.44	\$564.44
GV20190118	03/29/19	\$320.00	776	\$149.14	\$469.14
GV20190501	05/09/19	\$19,625.00	735	\$8,571.02	\$28,196.02
Totals		\$307,600.84		\$166,075.11	\$473,675.95

ATTACHMENTS TO PROOF OF CLAIM

Documentary Support for Claim

GV20180301 Invoice Tomball Timkin Road Road Service call 3.2.18

BB#00-v0004050-4056p

To: Sergio Archibald

Great Value Storage

632 Timkin Road, Tomball Texas, 77375

Scope of work: Electrical service call 3/2/18

Lights in three units not working. After evaluation it was found the 3 of the timers where not working. Replaced the three timers all is working properly

Total Materials and labor **\$415.00**

Thanks

Van Brookshire

936 524 0910

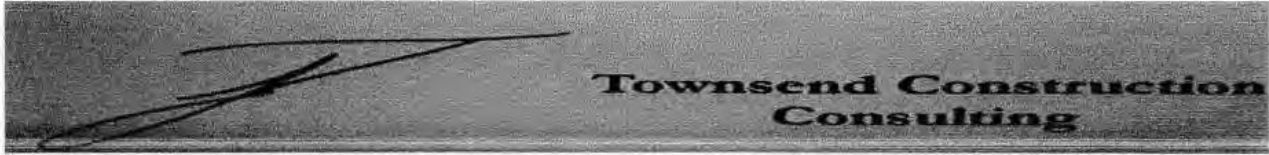
Vision Builders, 8130 State Highway 150 west, Coldspring Texas 77331

Tech John Townsend 4hrs @ \$65.00 = \$260.00
3 Timers and misc parts = \$155.00

Includes drive time + fuel 415.00

Work was ordered by Sergio Archibald District Manager

6005
with
6U20180301



Invoice

3-2-2018

Light repair

**Company/Customer: Great Value Storage Address: 10601 W Fairmount Pkwy
Tomball, TX. 77375**

Type of service: Service call/ lights not working

Notes: Lights in 3 different storage units were not working. After electrical evaluation it was found that 3, 1- hour timers were not working.

Parts: 1 hr. Timers x 3	\$55.00
Services charge:	\$150.00
Total Charge:	\$205.00

B bought 3 Timers & Mis Wire nuts & parts

Paid



GV20180301 Invoice Tomball Timkin Road Road Service call 3.2.18

BB#00-v0004050-4056p

To: Sergio Archibald

Great Value Storage

632 Timkin Road, Tomball Texas, 77375

Scope of work: Electrical service call 3/2/18

Lights in three units not working. After evaluation it was found the 3 of the timers where not working. Replaced the three timers all is working properly

Total Materials and labor **\$415.00**

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 State Highway 150 west, Coldspring Texas 77331

GV20180301 Invoice Tomball Timkin Road Road Service call 3.2.18

BB#00-v0004050-4056p

To: Sergio Archibald

Great Value Storage

632 Timkin Road, Tomball Texas, 77375

Scope of work: Electrical service call 3/2/18

Lights in three units not working. After evaluation it was found the 3 of the timers where not working. Replaced the three timers all is working properly

Total Materials and labor **\$415.00**

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 State Highway 150 west, Coldspring Texas 77331

Tech John Townsend 4hrs @ \$65.00 = \$260.00
3 Timers and misc parts = \$155.00

Includes drive time + fuel 415.00

Work was ordered by Sergio Archibald District Manager



*Email Request
for Work
Page 2*



----- Forwarded message -----

From: Richard Aleman <r Aleman@greatvaluestorage.com>
Date: Mon, Mar 19, 2018 at 9:53 AM
Subject: Door needs repair ASAP
To: Sergio Archibald <sarchibald@greatvaluestorage.com>, GVS 04-47 Fairmont
<fac047@greatvaluestorage.com>

Good morning, I just got a call from Yadi who spoke with William in LaPorte, there is a door at his store that needs repairing asap. It is a main door that lets tenants into an area where their units are. I do not have Van's info, can you please relay this info to me or William so we can get him or someone out to make these repairs, thank you.

Richard Aleman | Team Leader
Great Value Storage
[10640 Hempstead Rd. | Houston, Texas 77092](https://www.greatvaluestorage.com)
T 512.906.9619 | F 713.683.3992
r Aleman@greatvaluestorage.com | www.greatvaluestorage.com

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GV20180309 Invoice La porte Fairmont Door Service call 3.20.2018

To: Sergio Archibald

Great Value Storage

10601 W Fairmont Parkway, La Porte Tx 77571

Scope of work: Door service call 3/20/2018

Repaired broken roll up door, set back in track and adjusted.

Total Materials and labor **\$180.00**

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 State Highway 150 west, Coldspring Texas 77331

Tech: John Townsend
Service Call Rate \$150.00
Fuel Charge \$30.00

180.00

No ~~Materials~~ / Less than
4 Hours
Labor
Already in
Area

6U20180604

Approval Email

Re: Estimate Great Value Kuykendahl repair Issues Units etc 5.1.2018

From: Jeremy Wright (jwright@world-class.com)

To: vanbrookshire@yahoo.com

Date: Tuesday, May 22, 2018 02:11 PM CDT

Approved. Please proceed.

I'm looking into the Lowry payment.

Jeremy Wright | Senior Vice President, Private Equity Operations
World Class

401 Congress Avenue, 33rd Floor | Austin, TX 78701

T 512.327.3300 | F 512.322.9238 | M 512.749.9719

jwright@world-class.com | www.world-class.com

On May 22, 2018, at 2:06 PM, Van Brookshire <vanbrookshire@yahoo.com> wrote:

Here you go
Sorry for the delay

VB

<Estimate Great Value Kuykendahl repair Issues Units etc 5.10.2018.pdf>

Trash Hauling & Roof Estimates (Please see below) Thanks

From: Sergio Archibald (sarchibald@greatvaluestorage.com)
To: vanbrookshire@yahoo.com
Cc: sarchibald@greatvaluestorage.com
Date: Tuesday, April 24, 2018 04:10 PM CDT

Hi Van – I have the following repair needs, let me know if you get these taken care of this week?

Baytown – (2) Trash hauls, Unit 080 (5x10) Unit 081 Box Spring & Mattress

* 6V20180604 Project #1
Kuykendahl – Units 0207, 0307, 0354, 0805, 0948, 1115 have junk or trash that needs to be hauled off. Also I need bids for roof repair for buildings 600 and 800, we have bad roof leaks.

Antoine – we have (5) Trash hauls, Units, G029, G118, E047, B055, B065

Can you give me a call to discuss? thanks

Sergio Archibald | Regional Manager
Great Value Storage
5550 Antoine Dr | Houston, Texas 77091
T 512.809.2772 | F 916.675.8659
sarchibald@greatvaluestorage.com | www.greatvaluestorage.com

Several Phone Calls to confirm Scope & Approval with Sergio

Balance of Units to be done in Another Project of Just Clean & Haul off billed by hour & trips.

6V20180604

Email 3

20 units a Kuykendahl that require sheetrock repairs

From: John Corley (johntcorley@yahoo.com)

To: sarchibald@greatvaluestorage.com

Cc: vanbrookshire@yahoo.com

Date: Wednesday, April 25, 2018 12:59 PM CDT

Sergio,

Mr. Wright has requested Van and I give a quote on twenty units at the Kuykendahl property. I am going to go take a look at it in the morning and was wondering if you could send me a list of the 20 units requiring attention..

Thanks,

John Corley
Vision Builders
936-900-7941

RE: Trash Hauling & Roof Estimates (Please see below) Thanks

From: Sergio Archibald (sarchibald@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Date: Wednesday, April 25, 2018 12:08 PM CDT

Priority is Kuykendahl, Antoine and then Baytown, can you give me a call. Thanks,

Sergio Archibald | Regional Manager

Great Value Storage

5550 Antoine Dr | Houston, Texas 77091

T 512.809.2772 | F 916.675.8659

sarchibald@greatvaluestorage.com | www.greatvaluestorage.com

From: Van Brookshire [mailto:vanbrookshire@yahoo.com]
Sent: Tuesday, April 24, 2018 5:51 PM
To: sarchibald@greatvaluestorage.com
Subject: Re: Trash Hauling & Roof Estimates (Please see below) Thanks

We can get them done for you starting next week

Let me know which needs to be first

Thanks

VB

Sent from Yahoo Mail on Android

On Tue, Apr 24, 2018 at 4:10 PM, Sergio Archibald

looking for quotes

From: jwright@greatvaluestorage.com
To: vanbrookshire@yahoo.com
Date: Monday, April 23, 2018 06:02 PM CDT

Van,

You owe me several quotes, here is an incomplete list:

(Memphis) 049-Lamar / 010-Covington Pike: sheetrock repairs to about 40 units

(Houston) 059-Kuykendahl: sheetrock repairs to about 20 units

(Ft Worth) 042-Fort Worth North: drainage solution (asked for quote 3/28)

(Ohio) 060-Mansfield: bathroom installation (asked for quote on 3/15)

NEW

(Houston) 026-Hempstead: Drainage Issue

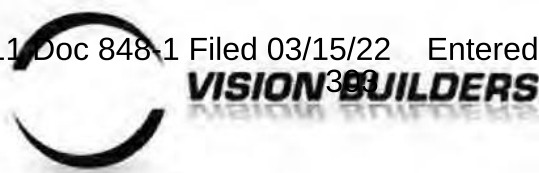
- See attached map. I have a string of unrentable units in this lane because of water pool there. This needs some drainage solution

(Denver) 080-Commerce: Bank required Deferred Maintenance (7273 Kearney St, Commerce City, CO)

- Asphalt pavement repair and repair poor drainage are between Building D and E (Kearny St)
- Trimming trees adjacent to the leasing office
- Asphalt shingle roof replacement (leasing office)
- Provide one van-accessible parking space with signage
- Provide one van-accessible parking space with signage
- Construct accessible ramp to the leasing office
- Gravel the fenced-in empty lot on the north 1/3 of the property

(Denver) 079-Aurora: Bank required Deferred Maintenance (443 Laredo St, Aurora, CO)

- Trim overgrown landscaping
- Replace federal stab-lok breaker panel
- Update the inspections for the fire extinguishers
- Provide one van-accessible parking space with signage
- Provide pipe protection beneath the sink and install level-type hardware for the sink
- Frankly, I have a bunch of money set aside for painting but I need to confirm that painting is actually needed here



GV20180604 Invoice Great Value Kuykendahl repair Issues Units listed 5.10.2018

Vision Builders

Facilities Services Contractors

June 27 ,2018

To: Sergio Archibald

Great Value Storage

15300 Kuykendahl Rd

Houston Texas

Scope of Work:

Units that where on sheetrock repair list, we installed galvanized metal along bottom of walls up 3ft. This provided clean and water proof wall, replacing area of sheet rock that was really taking the damage.

All units inspected and are rent ready

- * Unit #207- 10 x 10 -Installed metal up 3ft bottom of walls Unit required several small sheetrock repairs, and a trailer load of debris removed.
- * Unit #307 - 20 x 30 - Installed metal up 3ft bottom of walls Unit required large sheetrock repairs and 2 trailers load of debris removed.
- * Unit #354 - 10 x 30 – Installed metal and couple of large sheetrock repairs no haul off.
- * Unit #805 - 10 x 30 - level full to the ceiling of debris, no sheetrock repairs. 2 trailers at least.
- * Unit #948 - 10 x 15 - one trailer load of debris no sheetrock repairs
- * Unit #1115 - 5 x10 - one trailer load of debris no sheetrock repairs
- * Unit #1074 - 5 x 5 – Installed metal up 3ft bottom of wall and hauled half trailer of debris .
- * Unit #1084 - 5 x 5 – Installed metal up 3ft bottom of wall / no debris
- * Unit #1120 - 5 x 5 - , installed metal , one large sheetrock repair.
- **Unit # 511 - 10 x 30 - One trailer load of debris (has client lock on it, told not to clean out by manager, cleaned one load of debris by dumpster instead)**
-

Total Materials and labor \$11,430.00

Thanks,

Van Brookshire

936 524 0910

Vision Builders 8130 State highway 150 west, Coldspring Texas 77331

Tech:
 Wesley Whitley started @ 6/7 Clearing & Auking Abandoned Goods
 6/11 Walked all units on list with Van Brookshire, Bought
 Metal at Metal Mart [Wesley Whitley had his own helpers]

Notes 6V20180604

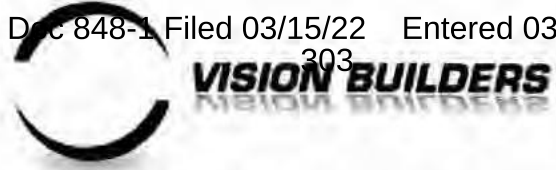
6/13 Fixed units on Original Project #1 List
~~(115) (116) (117) (118) (119) (120) (121) (122) (123) (124)~~

Walked & Inspected units with Property manager
⊙ All ok and rent ready, units locked with property locks.

Sergio Archibald sent original Project list
Large number of units Un Rentable at property
Top priority to get back online

Ferrimy Wright requested 20 units
to be cleaned and repaired in phone call
with John & Van Brakshure
Corby

Ferrimy Wright & Sergio Approved Estimate 5/10/18



Estimate Great Value Kuykendahl repair Issues Units etc 5.10.2018

Vision Builders

Facilities Services Contractors

May 20 ,2018

To: Sergio Archibald

Great Value Storage

15300 Kuykendahl Rd

Houston Texas

Scope of Work:

- * Unit #207- 10 x 10 - Unit requires several small sheetrock repairs, and a trailer load of debris removed.
- * Unit #397 - 20 x 30 - Unit requires large sheetrock repairs and 2 trailers load of debris removed.
- * Unit #354 - 10 x 30 - A couple of large sheetrock repairs no haul off.
- * Unit #805 - 10 x 30 - level full to the ceiling of debris, no sheetrock repairs. 2 trailers at least.
- * Unit #948 - 10 x 15 - one trailer load of debris no sheetrock repairs
- * Unit #1115 - 5 x10 - one trailer load of debris no sheetrock repairs
- * Unit #1074 - 5 x 5 - spray for mold and paint walls half trailer of debris .
- * Unit #1084 - 5 x 5 - spray for mold and paint no debris
- * Unit #1120 - 5 x 5 - one large sheetrock repair, spray for mold and paint.
- * Unit # 511 - 10 x 30 - One trailer load of debris
- * Unit # 631 - needs new soffit vent 6" x 18" over air vent in wall.

Note the following:

Units #509 - #511 - #521 - #532 - #630 - #631 - All require roof leaks to be repaired. Roofs are flat tar and gravel roofs. We suggest roof be repaired on the building not just the area above these units.

Units #824 - #826 - #831 - #837 - #838 are all full of debris to be removed. It is our understanding this belongs to a customer who has not removed the goods as yet and still requires the use of the units. We will be glad to dispose of the materials in these units if required but would like to make that a separate bid should you decide to move on it due to the scope and size of the project.

(This is for units as they where, no additional pilling of goods inside after instection)

Total Materials and labor \$11,430.00

Thanks,

Van Brookshire

*Copy of Estimate Approved by Sergio Archibald
and Mr Wright in Conference Call*

Fwd: Estimate Great Value Covington Pike Sheet rock repairs 8 units

From: Austin Garrison (agarrison@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Date: Friday, May 11, 2018 04:14 PM CDT

* We also have approval on this. Thanks, Van!

Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.392.6828
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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Begin forwarded message:

From: Jeremy Wright <jwright@world-class.com>
Date: May 11, 2018 at 4:11:33 PM CDT
To: Austin Garrison <agarrison@greatvaluestorage.com>
Subject: RE: Estimate Great Value Covington Pike Sheet rock repairs 8 units

* Approved.

Jeremy Wright | Senior Vice President, Private Equity Operations

World Class equity

401 Congress Avenue, 33rd Floor | Austin, TX 78701

T 512.420.4125 | F 512.322.9238 | M 512.749.9719

jwright@world-class.com | www.world-class.com

From: Austin Garrison [<mailto:agarrison@greatvaluestorage.com>]
Sent: Friday, May 11, 2018 4:05 PM

GV20180609

Email
Approval Page 2

To: Jeremy Wright <jwright@greatvaluestorage.com>
Subject: Fwd: Estimate Great Value Covington Pike Sheet rock repairs 8 units

Hi Jeremy,

Here's the estimate for the sheetrock repairs at 010 Covington Pike. With your approval, we can move forward pretty quickly.

Thanks!

Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.392.6828
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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Begin forwarded message:

From: Van Brookshire <vanbrookshire@yahoo.com>
Date: May 11, 2018 at 3:05:12 PM CDT
To: Austin Garrison <agarrison@greatvaluestorage.com>
Subject: Estimate Great Value Covington Pike Sheet rock repairs 8 units

This is for the sheetrock on list you sent me.

Thanks

VB

03/20/2018 06:09
Emar

Covington Pike sheetrock

From: Jeremy Wright (jwright@world-class.com)
To: vanbrookshire@yahoo.com
Date: Thursday, September 20, 2018 05:18 PM CDT

Van,

I also haven't seen an invoice for this one:



Estimate Great Value Covington Pike Sheet rock repairs 8 units

To: Austin Garrison May 10, 2018

Great Value Storage Covington Pike
1961 Covington Pike
Memphis TN, 38128

Scope of work: Sheet rock repair to units

Eight large units need extensive sheet rock repair. We will remove old sheet rock and install new through out the eight units. Includes taping and floating to match other units.

Does not include painting. (other units are not painted at property)

Total Project Materials and labor \$6,318.00

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

Jeremy Wright | Senior Vice President, Private Equity Operations

WORLD CLASS EQUITY

Example of Invoices Emailed into system and being lost. Even Senior VP couldn't find them.

GV20180609 Invoice Great Value Covington Pike Sheet rock repairs 8 units

To: Austin Garrison

August 4, 2018

Great Value Storage Covington Pike

1961 Covington Pike

Memphis TN, 38128

Scope of work: Sheet rock repair to units

We completed extensive sheet rock repair to eight large units .Removed old sheet rock and installed new through out the eight units. Made to match other units.

Does not include painting. (other units are not painted at property)

One unit with car inside was not completed, but will be completed when car is removed.

Total Project Materials and labor \$6,318.00

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

*Work was completed, units inspected by property manager as well as Austin Garrison
Are Now Currently Rented
Willis Bradford performed project with his crew
Lump Sum Bid. Paid in full.*



6U20180609

Estimate

Estimate Great Value Covington Pike Sheet rock repairs 8 units

To: Austin Garrison

May 10,2018

Great Value Storage Covington Pike

1961 Covington Pike

Memphis TN, 38128

Scope of work: Sheet rock repair to units

Eight large units need extensive sheet rock repair. We will remove old sheet rock and install new through out the eight units. Includes taping and floating to match other units.

Does not include painting. (other units are not painted at property)

Total Project Materials and labor \$6,318.00

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

Approved per Austin Garrison & Jeremy Wight
by email and phone

06/20/18 0616

Email 1

FW: Need rooms moved out do to mold and walls needing fixing

From: Sergio Archibald (sarchibald@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Date: Tuesday, July 10, 2018 04:47 PM CDT

Hi Van, I've got more units with mold at Kuykendahl that need to be treated and painted can you get me an estimate to repair this? Thanks,

Sergio Archibald | Regional Manager

Great Value Storage

5550 Antoine Dr | Houston, Texas 77091

T 512.809.2772 | F 916.675.8659

sarchibald@greatvaluestorage.com | www.greatvaluestorage.com

From: GVS 04-059 [mailto:fac059@greatvaluestorage.com]

Sent: Thursday, June 28, 2018 9:54 AM

To: Richard Aleman <raleman@greatvaluestorage.com>; Sergio Archibald <sarchibald@greatvaluestorage.com>

Subject: Need rooms moved out do to mold and walls needing fixing

Rooms with mold 1036,1048,1074,1090,1098,1100,1120. Rooms with wall repairs 305,311,350,362,1022

Andy Cantu | Property Manager

Sofia Cantu | Associate Manager

Great Value Storage #59

15300 Kuykendahl Road, Houston, TX. 77090

Store: 281-444-5209

fac059@greatvaluestorage.com | www.greatvaluestorage.com

RE: FW: Need rooms moved out do to mold and walls needing fixing

From: Sergio Archibald (sarchibald@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Date: Monday, July 23, 2018 11:24 AM CDT

Okay – thanks for letting me know

Sergio Archibald | Regional Manager

Great Value Storage

5550 Antoine Dr | Houston, Texas 77091

T 512.809.2772 | F 916.675.8659

sarchibald@greatvaluestorage.com | www.greatvaluestorage.com

From: Van Brookshire [mailto:vanbrookshire@yahoo.com]

Sent: Sunday, July 22, 2018 7:32 PM

To: Sergio Archibald <sarchibald@greatvaluestorage.com>

Subject: Re: FW: Need rooms moved out do to mold and walls needing fixing

Will be on this site Tuesday to inspect and get you estimate

VB

On Tuesday, July 10, 2018 04:47:21 PM CDT, Sergio Archibald <sarchibald@greatvaluestorage.com> wrote:

Hi Van, I've got more units with mold at Kuykendahl that need to be treated and painted can you get me an estimate to repair this? Thanks,

Sergio Archibald | Regional Manager

Great Value Storage

GU20180616

Email 3

20 units a Kuykendahl that require sheetrock repairs

From: John Corley (johntcorley@yahoo.com)
To: sarchibald@greatvaluestorage.com
Cc: vanbrookshire@yahoo.com
Date: Wednesday, April 25, 2018 12:59 PM CDT

Sergio,

Mr. Wright has requested Van and I give a quote on twenty units at the Kuykendahl property. I am going to go take a look at it in the morning and was wondering if you could send me a list of the 20 units requiring attention..

Thanks,

John Corley
Vision Builders
936-900-7941

Units had to be cleaned out before repairs could be made.

Units where being used as dumpsters for abandoned goods
Many more still on property.

6020180616

Email #

looking for quotes

Request for Quote

From: jwright@greatvaluestorage.com

To: vanbrookshire@yahoo.com

Date: Monday, April 23, 2018 06:02 PM CDT

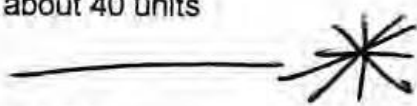
Approval was by phone as project progressed

Van,

You owe me several quotes, here is an incomplete list:

(Memphis) 049-Lamar / 010-Covington Pike: sheetrock repairs to about 40 units

(Houston) 059-Kuykendahl: sheetrock repairs to about 20 units



(Ft Worth) 042-Fort Worth North: drainage solution (asked for quote 3/28)

(Ohio) 060-Mansfield: bathroom installation (asked for quote on 3/15)

NEW

(Houston) 026-Hempstead: Drainage Issue

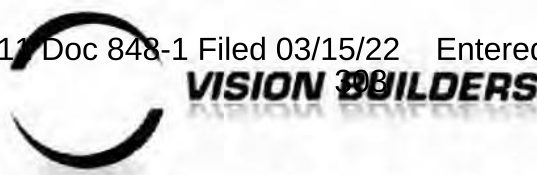
- See attached map. I have a string of unrentable units in this lane because of water pool there. This needs some drainage solution

(Denver) 080-Commerce: Bank required Deferred Maintenance (7273 Kearney St, Commerce City, CO)

- Asphalt pavement repair and repair poor drainage are between Building D and E (Kearny St)
- Trimming trees adjacent to the leasing office
- Asphalt shingle roof replacement (leasing office)
- Provide one van-accessible parking space with signage
- Provide one van-accessible parking space with signage
- Construct accessible ramp to the leasing office
- Gravel the fenced-in empty lot on the north 1/3 of the property

(Denver) 079-Aurora: Bank required Deferred Maintenance (443 Laredo St, Aurora, CO)

- Trim overgrown landscaping
- Replace federal stab-lok breaker panel
- Update the inspections for the fire extinguishers
- Provide one van-accessible parking space with signage
- Provide pipe protection beneath the sink and install level-stype hardware for the sink
- Frankly, I have a bunch of money set aside for painting but I need to confirm that painting is actually needed here



GV20180616 Invoice Great Value Kuykendahl Unit Clean and haul off 6.11 – 6.25

Vision Builders

Facilities Services Contractors

July 25 ,2018

To: Sergio Archibald

Great Value Storage

15300 Kuykendahl Rd

Houston Texas

DESCRIPTION OF WORK PERFORMED :Haul off and dispose of abandoned goods and clean units 6/13 – 6/25

Provided loading and unloading service to haul off and dispose of abandoned goods: Units

1048,41,313,734,61,734,1069,1100,1103,603,13

Also large pile around dumpster area

Haul off of units full of abandoned goods as directed by manager. Cleaned and scaped unit floors.

62 hours @65.00 = \$4,030.00

Drive, loading, Drive, unloading

6 @ 18ft trailer and truck loads dump fees @ 125.00 = 750.00

Project Total Materials and labor \$4,780.00

Unit Rates Approved by Mr Wright for Houston Districts

Thanks for your time and consideration

Van Brookshire

936 524 0910

Vision Builders 8130 State highway 150 west, Coldspring Texas 77331

Performed by Wesley Whitley and crew. Paid by hour + trip or load. All units walked with property manager and unlocked. Walked again and relocked when completed. Paid drive + unloading + Loading Time

6U20180616

Notes

Mr Wright Requested units be made Rentable. Abandoned goods had to be removed before mold & repairs could take place.

This is continuation of first project to get large number of units rentable & on line.

Hourly rate & trailer load rate where approved for projects accross Houston Market.

Procedure was for property manager to unlock and inspect units with Mr Whitley when project started. Then inspect and relock when completed.

*Approval
Email
Page 2*

To: Austin Garrison <agarrison@greatvaluestorage.com>

Estimate to replace fence where car destroyed

Remove remainder of damaged wall in unit

Repair fence busted lose from columns in several other locations

Paint all repairs

Total materials and labor \$3237.60

Thanks

Vision Builders

Sent from Yahoo Mail on Android

—
Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.761.0574
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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V3



GV20180705 Invoice Great Value Hattisburg Iron Fence repairs car wreck

To: Austin Garrison

July 25, 2018

Property 022 Westward

2033 Oak Grove Road Hattiesburg, MS 39402

Scope of work: Iron Fence repairs car wreck

Remove damaged fence along front of building. Install new fence pannel as needed and fix damaged area. Paint back to match existing black as close as possible.

Repaired brocken fence at several places on other columns.

Remove waste from site

Total project cost: **\$3,237.60**

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 7733

Work Performed by Thomas Roseberry Lump Sum bid all materials and Labor. Paid in full

Thomas Welding Hattiesburg

Work inspected by Austin Garrison and property manager

281099

Invoice

SOLD TO Vision Builders		SHIP TO Thomas Welding	
ADDRESS 8130 State Hy 150 west		ADDRESS 71 Walker Rd	
CITY, STATE, ZIP Texas		CITY, STATE, ZIP Hattiesburg, MS 39401	
CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.
			DATE

ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
		Build & install new 12' 7" wide by 6' 8" tall metal tubing fence. Prime & paint with exterior oil-base paint. Install two new 2"x2" post on each side of columns that were damaged & weld to existing fence & anchor to concrete slab.	materials -		\$ 837.60
			Labor		\$ 1,650.00
			Total -		\$ 2,487.60
		I will repair rusted out fence near entrance gate with one 2"x2" post weld to existing fence & anchor to concrete slab. I will cut out center divider in damaged storage room. Due to rising cost steel pricing may change. I will require a 30% up front to buy materials and to get started.	30%		\$ 746.28
			Total when job is completed		\$ 1,741.32

Make Checks Payable to Thomas Roseberry

6U20180707

Email
Work Request

Office Lights

From: Sergio Archibald (sarchibald@greatvaluestorage.com)
To: vanbrookshire@yahoo.com
Cc: fac048@greatvaluestorage.com
Date: Friday, June 29, 2018 03:20 PM CDT

Hi Van, can you send the electrician to Wirt to repair and possibly install 1 or 2 ceiling light fixtures in the office. Let me know - thanks,

Sergio Archibald | Regional Manager

Great Value Storage

5550 Antoine Dr | Houston, Texas 77091

T 512.809.2772 | F 916.675.8659

sarchibald@greatvaluestorage.com | www.greatvaluestorage.com



VISION BUILDERS

GV20180707 Invoice Great Value Storage Wirt RD Lights in office 7.5.2018

BB#00-v0004050-4048p

November 29 ,2018

To: Sergio Archibald

Great Value Storage

2150 Wirt Road

Houston Texas

DESCRIPTION OF WORK TO BE PERFORMED : Lights out in office

Checked all fixtures and circiuts, provided and installed 3 new florescent light fixtures. Included new bulbs.

*** Two trips and materials**

Total Project cost \$575.80

Thanks for your time and consideration

Van Brookshire

936 524 0910

Vision Builders 8130 State highway 150 west, Coldspring Texas 77331

*Work called in by Sergio Archibald
Performed by Marshall Reed
Home Depot & City Electric Supply, Marshall procured materials & fixtures*

339589

Invoice

SOLD TO GVS		SHIPPED TO		VIA
ADDRESS		ADDRESS		
CITY, STATE, ZIP		CITY, STATE, ZIP		
CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.	DATE 7/5/18

<p>* (6V20180707 475.80)</p> <p>3 X 75 = 225 120 345</p> <p>10 200 545.80</p>	<p>GVS - 2150 Wirt Rd Lights in office not working.</p> <p>Purchased 3 fluorescent light fixtures at HD and installed.</p>				
	<p>+ 30 Fuel</p>		<p>Labor 6 hr</p>	<p>120</p>	

GV20180708

Email
Job
Request

Need an Electrician

From: Sergio Archibald (sarchibald@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Cc: fac027@greatvaluestorage.com

Date: Thursday, July 5, 2018 12:52 PM CDT

Hi Van, can you send your electrician to the Hwy 249 store to repair the shorted office lights. Let me know - thanks,

Sergio Archibald | Regional Manager

Great Value Storage

5550 Antoine Dr | Houston, Texas 77091

T 512.809.2772 | F 916.675.8659

sarchibald@greatvaluestorage.com | www.greatvaluestorage.com

GV20180708 Invoice Great Value 249 Office lights service call 7.7.18

Billbox #00-v0004050-4027p

To: Sergio Archibald

November 29 ,2018

14318 Highway 249,

Houston, TX 77086

Scope of work: Office lights not functioning, service call

Inspected office lights , fixtures are getting power, checked all and bulbs. All bulbs are burned out. Replaced all 34 with new

Total cost project \$444.00

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

*Sergio Requested
Marshall Reed Performed work, was two trips
Sergio & Property managers now have lights
VB bought Materials*

GVS - 14318 Hiway 249
 office lights not working
 checked each
 light fixture & bulbs (34)
 fixtures are OK
 all bulbs burned out.

*
 GVA018078
 444.00

~~139.00~~
 105.00
 200.00
 444.00

4 hrs
 Gas
 pd

80
 25
 105

6/28/2018 07:11

Email
Work Request
Page 1

Re: RE: Reminders

From: Van Brookshire (vanbrookshire@yahoo.com)
To: sarchibald@greatvaluestorage.com
Date: Thursday, June 28, 2018 10:02 AM CDT

Yes Let me get estimates on that and I will forward a proposal to you

VB

On Thursday, June 28, 2018 09:50:58 AM CDT, Sergio Archibald <sarchibald@greatvaluestorage.com> wrote:

Hi Van – can you set up service, treatment to improve the current water conditions? Let me know – thanks,

Sergio Archibald | Regional Manager

Great Value Storage

5550 Antoine Dr | Houston, Texas 77091

T 512.809.2772 | F 916.675.8659

sarchibald@greatvaluestorage.com | www.greatvaluestorage.com

From: Van Brookshire [mailto:vanbrookshire@yahoo.com]

Sent: Wednesday, June 27, 2018 5:57 PM

To: sarchibald@greatvaluestorage.com

Subject: Re: Reminders

This picture is a septic tank clean outs

Property is on water well

Located in back yard

Probably need checking and maybe treating if water is smelly or discolored

6/20/18 5:07 PM

Email /
Work
Request
Page 2

On Tue, Jun 26, 2018 at 12:52 PM, Sergio Archibald

<sarchibald@greatvaluestorage.com> wrote:

Hi Van, can you give ma call to talk about this as soon as possible. Thanks,

Sergio Archibald | Regional Manager

Great Value Storage

5550 Antoine Dr | Houston, Texas 77091

T 512.809.2772 | F 916.675.8659

sarchibald@greatvaluestorage.com | www.greatvaluestorage.com

From: GVS 04-059 [<mailto:fac059@greatvaluestorage.com>]

Sent: Tuesday, June 26, 2018 11:50 AM

To: Sergio Archibald <sarchibald@greatvaluestorage.com>

Subject: Reminders

Hello Mr. Sergio

Just reminding you about the things we spoke about.

Water test for apartment

Sewer Cleaning

Phone number for the water company (water tanks)

Thank you.

Sofia

Andy Cantu | Property Manager

Sofia Cantu | Associate Manager

Great Value Storage #59

15300 Kuykendahl Road, Houston, TX. 77090

Store: 281-444-5209

fac059@greatvaluestorage.com | www.greatvaluestorage.com

GV 20180711



Hildebrandt's Services

Water Well Drilling & Service

21802 Rhodes Road • Spring, Texas 77388
281-350-3168

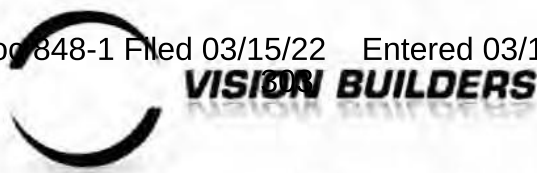
(Regulated by The Texas Department of Licensing and Regulation, P.O. Box 12157, Austin Texas 78711, 1-800-803-9202, 512-463-7880.)

NAME								VISION BUILDERS							
ADDRESS															
								PH. NO.				DATE			
												7.26.18			
SOLD BY		CASH		C.O.D.		CHARGE		ON ACCT.		MDSE.RETD.		PAID OUT		LAYAWAY	
QTY.	DESCRIPTION										PRICE		AMOUNT		
	PARTS, LABOR AND LAB FEES TO CHLORINATE WELL AFTER BAD SAMPLE CAME BACK FROM LAB.														
	INSTALLED 4.5" x 20" TASTE AND ODOR FILTER.														
	ADDED MORE CHLORINE (3-4 1" POOL STYLE TABLETS).														
	USED COMMERCIAL GRADE 10 MIL PIPE WRAP TO SEAL HOLE (PRE-EXISTING) IN 4" WELL CASING.														
	PICTURES PROVIDED VIA TEXT TO VAN.														
THANKS										SUB		440 00			
										TAX		36 30			
RECEIVED BY										TOTAL		476 30			

No. 001315

ALL CLAIMS AND RETURNED GOODS MUST BE ACCOMPANIED BY THIS BILL.

Thank You



GV20180711 Invoice Great Value Kuykendahl Water well testing and treating

Vision Builders

Facilities Services Contractors

August 3 ,2018

To: Sergio Archibald

Great Value Storage

15300 Kuykendahl Rd

Houston Texas

DESCRIPTION OF WORK PERFORMED : Water well serviceing

Took samples and sent to lab for testing (came back with organic contaminants)

Sealled up hole in top of well casing that was allowing contaminants to enter well.

Clorinated or shocked the well to kill any organisms or organics that could be causing odors.

Installed new filter on well system to help with odor and water quality

Took second set of samples and sent in for testing (all clear)

left chlorine tablets with manager and showed him how to treat well every few months

Total all materials and labor: \$1,133.80

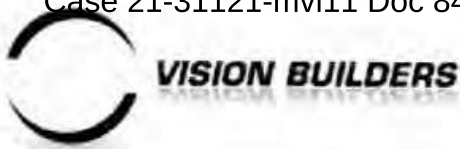
Thanks for your time and consideration

Van Brookshire

936 524 0910

Vision Builders 8130 State highway 150 west, Coldspring Texas 77331

*Requested and approved by Sergio Archibald
Three trips by VB to site
Performed by Hildebrandt's Services*



GV20180712 Invoice Great Value West Hardy door latches and toilet repair 7.13.2018

To: Sergio Archibald

Great Value Storage

September 26,2018

16530 West Hardy Street, Houston, TX 77060

Scope of work: Service call 7/13/2018 door latches and toilet repair

Installed 3 roll up door latches

purchased and installed new rubber stopper in toilet to stop constant leaking

Total Materials and labor **\$365.00**

Thanks

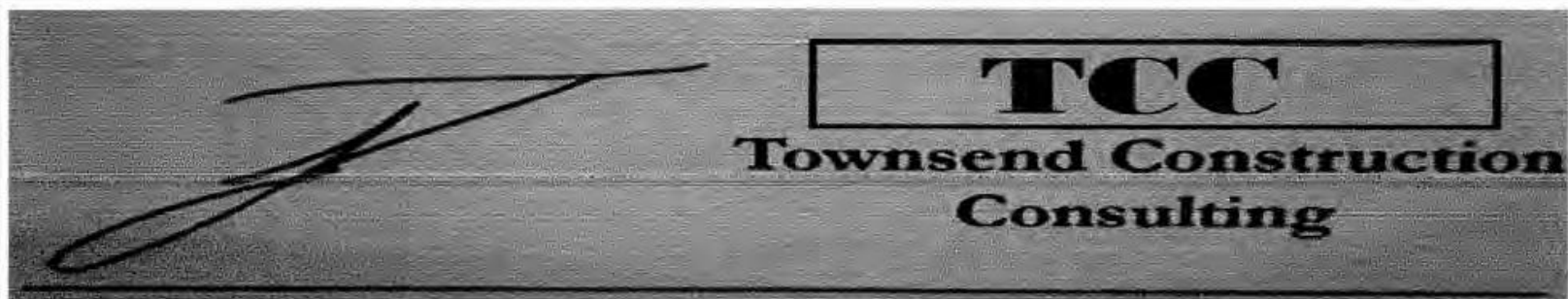
Van Brookshire

936 524 0910

Vision Builders, 8130 State Highway 150 west, Coldspring Texas 77331

*Work Ordered by Sergio
Performed by John Townsend*

CV 20180712



Invoice

7-13-2018

Company/Customer: Great Value Storage Address: W Hardy Rd.
Houston Tx. 77060

Type of service: Constant running toilet/ replacing 3 roll up door locks

Notes: When I arrived, the manager ask me to fix the toilet in her apartment it was constantly running. There where also 3 outside storage units that had the roll up door locks ripped off.

I bought and replaced the rubber stopper in the toilet and replaced the door locks with 3 locks that the manager had onsite.

Service Call:	\$250.00
Toilet parts:	\$15.00
Total Charge	\$265.00

Call 281.807.6303

Email Requesting Work

FW: dump run

From: Sergio Archibald (sarchibald@greatvaluestorage.com)
To: vanbrookshire@yahoo.com
Cc: fac054@greatvaluestorage.com
Date: Thursday, July 5, 2018 02:21 PM CDT

Hi Van – the Deer Park store needs to have items hauled from the dumpster area left by customers over the past weekend. Let me know when you can have this stuff removed from the store. Thanks,

Sergio Archibald | Regional Manager

Great Value Storage

5550 Antoine Dr | Houston, Texas 77091

T 512.809.2772 | F 916.675.8659

sarchibald@greatvaluestorage.com | www.greatvaluestorage.com

From: GVS 04-054 [mailto:fac054@greatvaluestorage.com]
Sent: Thursday, July 5, 2018 2:19 PM
To: Sergio Archibald (GVS) <sarchibald@greatvaluestorage.com>
Subject: dump run

need someone to come out for a dump run. I have a king size mantrees and two boxsprings. left by the dump but can not see who did it my cameras and also the tv so can not tell there were to many people moving out and there was someone moving out that blocke the dump so did not see it on 30th it was left behind the dumpster.. and I have forgot to say something till now been so busy taking payments and talking with customers, but i tried to put it in trash but they took out they will not take it.. can you send someone out

--

Thanks,

Linda Padilla | Property Manager



**GV20180716 Invoice Marie Lane Trash removal dumpster area
7.25.2018**

To: Sergio Archibald

Great Value Storage

August 2, 2018

4806 Marie Lane, Deer Park, TX 77536

Scope of work: Trash dumpster area

Load and remove from site, trash in dumpster area. Items abandoned by clients.

5 Hours and ½ a trailer load dump fee of \$62.50

Total Materials and labor **\$387.50**

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 State Highway 150 west, Coldspring Texas 77331

*Work ordered by Sergio in Email - confirmed by phone
Performed by Wesley Whitley*

GV2180720

Email
Request
for Work

Trash Haul by Dumpster @ Hwy ^_249^_

From: Sergio Archibald (sarchibald@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Cc: fac027@greatvaluestorage.com

Date: Wednesday, July 11, 2018 11:14 AM CDT

Hi Van – the store has abandon goods near the dumpster that needs to be removed as soon as possible. Let me know when you can have a man remove that stuff. Thanks,

Sergio Archibald | Regional Manager

Great Value Storage

5550 Antoine Dr | Houston, Texas 77091

T 512.809.2772 | F 916.675.8659

sarchibald@greatvaluestorage.com | www.greatvaluestorage.com

**GV20180720 Great Value 249 Abandoned goods haul and unit clean
7.26.2018**

To: Sergio Archibald

August 8, 2018

14318 Highway 249,

Houston, TX 77086

Scope of work: Haul off and dispose of abandoned goods and clean units

**Provided loading and unloading service to haul off and dispose of
abandoned goods**

Unit 83

9 hours @ 65.00 = 585.00

1 @ 18ft trailer and truck loads dump fees @ 125.00 = 125.00

Total cost project \$710.00

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

*Requested by Sergio Archibald
Performed by Wesley Whitley and crew
9 hours including travel time, loading, and unloading*

6U20180721

Email 2

Units with Trash that need to be emptied out

From: Sergio Archibald (sarchibald@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Date: Monday, January 15, 2018 04:29 PM CST

Hi Van - after Antoine is done please go to these stores next:

1. Wirt Rd
2. Hwy 249
3. Alabonson
4. Kuykendahl
5. W. Hardy
6. Timkin - Tomball
7. Rosslyn Rd

Thank you very much

Sergio Archibald | Regional Manager

Great Value Storage

5550 Antoine Dr | Houston, Texas 77091

T 512.809.2772 | F 916.675.8659

sarchibald@greatvaluestorage.com | www.greatvaluestorage.com

GV20180721

Email
Request
for
Work

Trash Hauling & Roof Estimates (Please see below) Thanks

From: Sergio Archibald (sarchibald@greatvaluestorage.com)
To: vanbrookshire@yahoo.com
Cc: sarchibald@greatvaluestorage.com
Date: Tuesday, April 24, 2018 04:10 PM CDT

Hi Van – I have the following repair needs, let me know if you get these taken care of this week?

Baytown – (2) Trash hauls, Unit 080 (5x10) Unit 081 Box Spring & Mattress

Kuykendahl – Units 0207, 0307, 0354, 0805, 0948, 1115 have junk or trash that needs to be hauled off. Also I need bids for roof repair for buildings 600 and 800, we have bad roof leaks.

Antoine – we have (5) Trash hauls, Units, G029, G118, E047, B055, B065

Can you give me a call to discuss? thanks

Sergio Archibald | Regional Manager

Great Value Storage

5550 Antoine Dr | Houston, Texas 77091

T 512.809.2772 | F 916.675.8659

sarchibald@greatvaluestorage.com | www.greatvaluestorage.com



**GV20180721 Invoice Great Value Antoine Unit clean out and haul off
7.26 – 8.5.2018**

To: Sergio Archibald

April 25,2018

Great Value Storage

5550 Antoine street , Houston 77091

Scope of work: Haul off and dispose of abandoned goods and clean units

**Provided loading and unloading service to haul off and dispose of
abandoned goods**

units E090, G029,C071, E090, 55B,G118,A72,B65

Haul off of units full of abandoned goods as directed by manager.

63 hours @65.00 = 4,095.00

6 @ 18ft trailer and truck loads dump fees @ 125.00 = 750.00

Total This project \$4,845.00

? 660.71 on list why?

Thanks

*Partial Payment Received
Leaving balance of \$660.71*

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

*Requested by Sergio Archibald, His office is at Location
Performed by Wesley Whitley & crew
8 large units of Trash, managers unlocked, opened, and
inspected when complete. Units locked bay with company locks*

6



GV20180722 Great Value 249 Light bulb replacements 7.27.2018

To: Sergio Archibald

September 26, 2018

14318 Highway 249,

Houston, TX 77086

Scope of work: Electrical service call 7/27/2018

Correction

Purchased and installed 36 light bulbs.

*was 60 Bulbs
Not tube fluorescents*

Total cost project \$368.00

Thanks

~~scribble~~

Notes from Day Book Marshall Reed

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

Requested by Sergio Archibald

Performed by Marshall Reed

*One of two Bulb calls to property one for office
and other for Hallways*

6U20180801

Email
Request

Fwd: Broke Window in Apartment

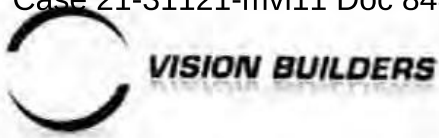
From: Sergio Archibald (sarchibald@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Cc: fac047@greatvaluestorage.com

Date: Tuesday, July 31, 2018 10:09 AM CDT

Hi Van - at La Porte the apartment exterior plate glass window has fallen out and needs to be replaced as soon as possible. Right now the manager has a temporary board on it to prevent the a/c from getting out. Let me know thanks



GV20180801 Invoice La porte Fairmont Broken windoe repair apartment

To: Sergio Archibald

August 9, 2018

Great Value Storage

10601 W Fairmont Parkway, La Porte Tx 77571

Scope of work: Broken window apartment second floor

Replaced Glass in second floor apartment window.

46"x22" x 1/8 Bronze tinted

Total Materials and labor **\$633.95**

*-? 368.07 on list why?
Partial Payment of Invoice
265.88 Leaving balance of
\$368.07*

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 State Highway 150 west, Coldspring Texas 77331

*Sergio Requested work in Email
Performed by Lokman Glass*

Included site visit by [signature]

025607

LOHMAN GLASS COMPANY
 228 N. 8th Street
 La Porte, TX 77571
 Business: (281) 471-9452
 Fax: (281) 471-0830

Invoice

Number 025607
Date 8/8/2018

Bill To
 John Corly
 10601 Fairmont Pkwy
 La Porte, TX, 77571

Ship To
 John Corly
 10601 Fairmont Pkwy
 La Porte, TX, 77571

PO Number	Terms	Customer #	Service Rep	Project
-----------	-------	------------	-------------	---------

Description	Quantity/Hours	Price/Rate	Tax1	Amount
(1) Ea. 46"x22"x1/8" Bronze Annealed Installed on customers second floor opening	1.00	\$63.69	✓	\$63.69
Labor	1.00	\$365.00		\$365.00

Completed on 8/08/18

Amount Paid \$0.00
Amount Due \$433.95

Sub Total \$428.69
Sales Tax 8.25% on \$63.69 \$5.26
Total \$433.95

0 - 30 days	31 - 60 days	61 - 90 days	> 90 days	Total
\$433.95	\$0.00	\$0.00	\$0.00	\$433.95



03/15/22 18:37:25
Email Request

Fwd: #350 - Princess Nwaudobi - Roofing Issue

From: Austin Garrison (agarrison@greatvaluestorage.com)
To: vanbrookshire@yahoo.com
Cc: fac024@greatvaluestorage.com
Date: Tuesday, July 31, 2018 05:32 PM CDT

Hi Van,

Please see message below from Dyonna at 024 Cook in regards to a leaking space.

Any ideas for this specific instance?

Thank you!

----- Forwarded message -----

From: **GVS 04-024** <fac024@greatvaluestorage.com>
Date: Tue, Jul 31, 2018 at 5:26 PM
Subject: #350 - Princess Nwaudobi - Roofing Issue
To: Austin Garrison <agarrison@greatvaluestorage.com>

Good Afternoon,

The tenant has a hole in her roof and would like to have it fixed so her things aren't getting wet. She is not able to transfer due to not having help moving. Will you please advise on when we may be able to get a vendor to check the roof so I am able to get a key?

Thank you,
Dyonna

Dyonna Evans-Flemon | Site Manager

Great Value Storage |
8450 Cook Rd | Houston, TX, 77072
T 281-810-9314(GVS website listed phone) T 281-568-0801(direct office line)
fac024@greatvaluestorage.com | www.greatvaluestorage.com

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Vision Builders

GV20180802 Invoice Great Value Cook rd Roof leak call 8.02.2018

To: Sergio Archibald

August 8, 2018

Cook Rd property

8450 Cook RD, Houston Texas 77072

Scope of work: Roof leak service call 8/2/2018

Repaired roof leaks units 350 cracked area and 255 bullet hole

Sealed with roof sealant

Total project cost: **\$260.00**

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

TACLA19999E

Requested by Austin Garrison by email & phone
Performed by Marshall Reed
Inspected and seen by property manager Dyonna Evans

6U20180804

Email
Work
Request

Cut Fence @ ^_Kuykendahl^_

From: Sergio Archibald (sarchibald@greatvaluestorage.com)
To: vanbrookshire@yahoo.com
Cc: fac059@greatvaluestorage.com
Date: Wednesday, August 1, 2018 11:24 AM CDT

Hi Van – at Kuykendahl I need a chain link fence that has been cut and needs repairing as soon as possible. Let me know – thanks,

Sergio Archibald | Regional Manager

Great Value Storage

5550 Antoine Dr | Houston, Texas 77091

T 512.809.2772 | F 916.675.8659

sarchibald@greatvaluestorage.com | www.greatvaluestorage.com



VISION BUILDERS

**GV20180804 Invoice Great Value Kuykendahl Fence repair
8.1.2018**

Vision Builders

Facilities Services Contractors

August 2, 2018

To: Sergio Archibald

Great Value Storage

15300 Kuykendahl Rd

Houston Texas

DESCRIPTION OF WORK PERFORMED : Fence repair chain link section

Repaired chain link fence next to retention area. Had been cut to take tires and wheels off truck parked next to area. Tried back together and installed hardened steel wire panel.

Project Total Materials and labor \$248.00

Thanks for your time and consideration

Van Brookshire

936 524 0910

Vision Builders 8130 State highway 150 west, Coldspring Texas 77331

*Requested by Sergio
Performed by Van Brookshire, materials from Home Depot
Pictures sent to Sergio for Approval at Completion*

6/2/20180806

Approval

RE: RE: Fort Worth

From: jwright@greatvaluestorage.com

To: vanbrookshire@yahoo.com; vperez@greatvaluestorage.com

Date: Tuesday, July 17, 2018 04:56 PM CDT

Van,

I'd like to move forward but without the removal of the concrete bases. Approved.

Jeremy

Jeremy Wright | Chief Operating Officer

Great Value Storage

401 Congress Avenue, 33rd Floor | Austin, Texas 78701

T 512.327.3300 | F 512.322.9238 | M 512.749.9719

jwright@greatvaluestorage.com | www.greatvaluestorage.com

From: Van Brookshire [mailto:vanbrookshire@yahoo.com]

Sent: Tuesday, July 17, 2018 4:20 PM

To: Veronica Perez GVS <vperez@greatvaluestorage.com>; Jeremy Wright <jwright@world-class.com>

Subject: Re: RE: Fort Worth

Attached is estimate for the doors, locks, removing the concrete bases

I will have camera system estimate to you next few days

Thanks

Van Brookshire

On Tuesday, July 3, 2018 11:11:04 AM CDT, Jeremy Wright <jwright@world-class.com> wrote:

6120180806

Request

Fort Worth North

From: Jeremy Wright (jwright@world-class.com)

To: vanbrookshire@yahoo.com

Date: Friday, September 21, 2018 03:47 PM CDT

Van,

I would like to include the Fort Worth work on my next bank draw request. Please get me that proposal, a 50% deposit invoice, and conditional lien waiver ASAP.

Thanks,

Jeremy

Jeremy Wright | Senior Vice President, Private Equity Operations

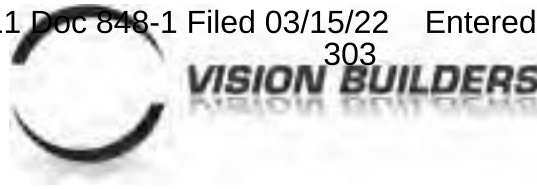
WORLD CLASS EQUITY

401 Congress Avenue, 33rd Floor | Austin, TX 78701

T 512.420.4125 | F 512.322.9238 | M 512.749.9719

jwright@world-class.com | www.world-class.com

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**GV20180806 Invoice Great Value Storage South Ft Worth
property repairs project doors, locks, Half down**

Vision Builders

September 24,2018

To: Jeremy Wright

Great Value Storage

4901 S freeway, Ft Worth Texas, 78115

DESCRIPTION OF WORK TO BE PERFORMED :

Supply 44 HM doors (ordered to fit special openings on those buildings)

Supply 33 simplex L1011 Locks.

**Install 44 doors , 33 simplex locks transfer existing door closures and paint doors
and frames. Haul off old doors and waste.**

Doors are 8 to 10 weeks out after order

Simplex locks are 6 to 8 weeks out after order

Total Materials and Labor \$51,393.00

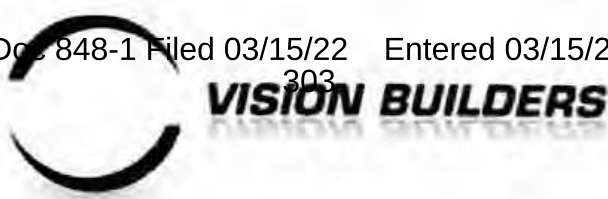
Half down This invoice of \$25,696.50 Then Balance upon completion

Thanks for your time and consideration

Van Brookshire

936 524 0910

Vision Builders 8130 State highway 150 west, Coldspring Texas 77331



GV20180806 Invoice Great Value Storage South Ft Worth property repairs project doors, locks, Half down

Vision Builders

September 24,2018

To: Jeremy Wright

Great Value Storage

4901 S freeway, Ft Worth Texas, 78115

DESCRIPTION OF WORK TO BE PERFORMED :

Supply 44 HM doors (ordered to fit special openings on those buildings)

Supply 33 simplex L1011 Locks.

Install 44 doors , 33 simplex locks transfer existing door closures and paint doors and frames. Haul off old doors and waste.

Doors are 8 to 10 weeks out after order

Simplex locks are 6 to 8 weeks out after order

Total Materials and Labor \$51,393.00

Half down This invoice of \$25,696.50 Then Balance upon completion

Thanks for your time and consideration

Van Brookshire

936 524 0910

Vision Builders 8130 State highway 150 west, Coldspring Texas 77331

*Requested by Jeremy Wright
Performed by Richard McBride Company
First of Two Invoices for Project*

GV 20180807

Email Request

FW: Need rooms moved out do to mold and walls needing fixing

From: Sergio Archibald (sarchibald@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Date: Tuesday, July 10, 2018 04:47 PM CDT

Hi Van, I've got more units with mold at Kuykendahl that need to be treated and painted can you get me an estimate to repair this? Thanks,

Sergio Archibald | Regional Manager

Great Value Storage

5550 Antoine Dr | Houston, Texas 77091

T 512.809.2772 | F 916.675.8659

sarchibald@greatvaluestorage.com | www.greatvaluestorage.com

From: GVS 04-059 [mailto:fac059@greatvaluestorage.com]

Sent: Thursday, June 28, 2018 9:54 AM

To: Richard Aleman <raleman@greatvaluestorage.com>; Sergio Archibald <sarchibald@greatvaluestorage.com>

Subject: Need rooms moved out do to mold and walls needing fixing

Rooms with mold 1036,1048,1074,1090,1098,1100,1120. Rooms with wall repairs 305,311,350,362,1022

Andy Cantu | Property Manager

Sofia Cantu | Associate Manager

Great Value Storage #59

15300 Kuykendahl Road, Houston, TX. 77090

Store: 281-444-5209

fac059@greatvaluestorage.com | www.greatvaluestorage.com



311 - Spray mold, patch and touch up (Large Patch) sheet-rock/paint, remove sheet-rock to 3 feet and install metal. (Door Jammed)

305 - Spray mold, patch and touch up (Large Patch) sheet-rock/paint, remove sheet-rock to 3 feet and install metal.

350 - Spray mold, patch and touch up (2 Large Patches) sheet-rock/paint, remove sheet-rock to 3 feet and install metal.

362 - Spray mold, patch and touch up (3 Large Patches) sheet-rock/paint, remove sheet-rock to 3 feet and install metal.

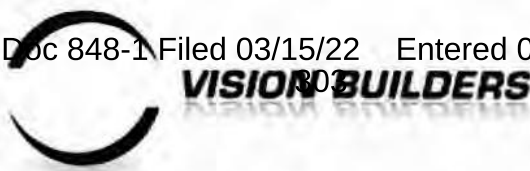
Total materials and labor : \$ 4,892.00

Thanks for your time and consideration

Van Brookshire

936 524 0910

Vision Builders 8130 State highway 150 west, Coldspring Texas 77331



GV20180807 Invoice Great Value Kuykendahl repairs to units, second project

BB#00-v0004050-4059p

Vision Builders

November 28, 2018

To: Sergio Archibald

Great Value Storage

15300 Kuykendahl Rd

Houston Texas

Scope of Work: Removed the sheetrock that was getting wet over and over. Spray inside of wall cavity before metal is installed.

Metal to be R pannel Galvanized

6' Hallway Units

1036 - Spray mold, patch and touch up sheet-rock/paint, remove sheet-rock to 3 feet and install metal.

1048 - Spray mold, patch and touch up sheet-rock/paint, remove sheet-rock to 3 feet and install metal.

1074 - Spray mold, patch and touch up sheet-rock/paint, remove sheet-rock to 3 feet and install metal.

1090 - Spray mold, patch and touch up sheet-rock/paint, remove sheet-rock to 3 feet and install metal.

1100 - Spray mold, patch and touch up sheet-rock/paint, remove sheet-rock to 3 feet and install metal.

1120 - Spray mold, patch and touch up sheet-rock/paint, remove sheet-rock to 3 feet and install metal.

1022 - Spray mold, patch and touch up (Large Patch) sheet-rock/paint, remove sheet-rock to 3 feet and install metal.

Phone Approval

12' Exterior Units

Requested by Sergio and Mr Wright part of ongoing District clean up and unrentable unit plan.

Performed by Wesley Whitley & crew.

Inspected and Managed with Andy Carter Property Manager



SPECIAL SERVICES CUSTOMER INVOICE

6/20/18 0808

Store 6558 WESTHEIMER
8400 WESTHEIMER ROAD
HOUSTON, TX 77063

Phone: (713) 917-0510
Salesperson: LDA6590
Reviewer: sv995

No. H6558-62269

Name
VAN BROOKSHIRE

Home Phone

Address
8130 STATE HIGHWAY 150 W

Work Phone

City
COLDSPRING

Company Name
VAN BROOKSHIRE

State
TX

Zip
77331

County
SAN JACINTO

Job Description
Westward

REPRINT

2018-08-31 14:50

CARRY OUT MERCHANDISE

MERCHANDISE AND SERVICE SUMMARY

REF # W02 SKU # 0000-515-664 The items listed in this section will be carried out of the store by the customer at time of sale.

We reserve the right to limit the quantities of merchandise sold to customers

REF #	SKU	QTY	UM	DESCRIPTION	PI	TAX	PRICE EACH	EXTENSION
R01	0000-147-343	2.00	EA	75-Watt 8 ft. ALTO S /		Y	\$94.97	\$189.94
MERCHANDISE TOTAL:								\$189.94
END OF CARRY OUT MERCHANDISE - REF #W02								

TOTAL CHARGES OF ALL MERCHANDISE & SERVICES

Policy Id (PI):

The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in stores for details.

ORDER TOTAL	\$189.94
SALES TAX	\$15.67
TOTAL	\$205.61
BALANCE DUE	\$0.00

END OF ORDER No. H6558-62269

Check your current order status online at
www.homedepot.com/orderstatus

No. H6558-62269

Customer Copy



GV20180808 Invoice Great Value Westward Light bulbs 8ft

BB#00-v0004050-4022p

To: Austin Garrison

Property 022 Westward

6250 Westward Lane, Houston TX 77081

Scope of work: Delivered two cases of 8ft light bulbs (15 each case)

Delivered August 31,2018 to office

Two cases of T8 8ft bright white

Total project cost: **\$345.62**

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

TACLA19999E

*Requested by Austin Garrison
Performed by Marshall Reed
VB purchase bulbs at Home Depot*

From: Sergio Archibald (sarchibald@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Cc: fac055@greatvaluestorage.com

Date: Monday, July 2, 2018 10:33 AM CDT

Hi Van, another cut fence at Rosslyn, can you send a man to repair as soon as possible. Thanks,

Sergio Archibald | Regional Manager

Great Value Storage

5550 Antoine Dr | Houston, Texas 77091

T 512.809.2772 | F 916.675.8659

sarchibald@greatvaluestorage.com | www.greatvaluestorage.com

From: Gvs 04-055 [mailto:fac055@greatvaluestorage.com]

Sent: Monday, July 2, 2018 9:58 AM


To: Sergio Archibald <sarchibald@greatvaluestorage.com>

Subject: Hole in the fence

Good Morning Sergio,

I was outside and I found this hole in the fence. Can we get someone out here to fix it.

July


Site Manager: July Rodriguez

Asst Manager: Alyssa Gignac

5811 North Houston Rosslyn Rd | Houston, TX 77091



GV20180811 Invoice Great Value Rosslyn Rd Fence repair 7.27.2018

To: Sergio Archibald

September 26, 2018

Great Value Storage

5811 North Rosalyn Rd

Scope of work: Fence repair service call 7/27/18

Repaired cut chain link fence. Tied back together and installed hardened wire pannel over area.

Total Materials and labor \$248.00

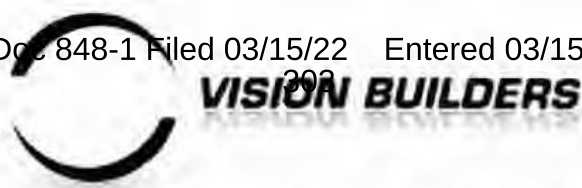
Thanks

Van Brookshire

936 524 0910

*Requested by Sergio Archibald email & phone
Performed by Van Brookshire & JTK*

*Numerous cut fence Projects at Rosslyn until
Rhino fence install.*



**GV20180812 Invoice Great Value Storage Wirt RD Fence repair
7.28.2018**

Vision Builder

September 26 ,2018

To: Sergio Archibald

Great Value Storage

2150 Wirt Road

Houston Texas

DESCRIPTION OF WORK TO BE PERFORMED : Fence repair 7/28/2018

Tyed chain link fence back together

**Installed hardened wire pannel over area that was cut to help prevent
addional entry.**

Total Project cost \$248.00

Thanks for your time and consideration

Van Brookshire

936 524 0910

Vision Builders 8130 State highway 150 west, Coldspring Texas 77331

Requested by Sergio Archibald phone
Performed by FTC - John Thomas Corley
Materials by VB from shop supply.



GV20180813 Invoice Great Value Antoine Fence repair call 8.15.2018

To: Sergio Archibald

September 26, 2018

Great Value Storage

5550 Antoine street , Houston 77091

Scope of work: Fence repair call 8/15/2018

Tyed chainlink fence back where it was cut to gain access to property by theives.

Installed hardened wire pannel over area to slow down future cutting of fence.

Total This project **\$248.00**

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

*Requested by Sergio Archibald phone
Performed by John Corley
Materials from IB Shop.*

16



GV20180814 Invoice Great Value Storage Wirt RD new refrigerator 8.28.2018

September 26 ,2018

To: Sergio Archibald

Great Value Storage

2150 Wirt Road

Houston Texas

DESCRIPTION OF WORK TO BE PERFORMED :New refrigerator purchased for property.

Purchased new refrigerator for the Wirt rd property apartment.

Total Project cost \$636.15

Thanks for your time and consideration

Van Brookshire

936 524 0910

Vision Builders 8130 State highway 150 west, Coldspring Texas 77331

*Requested by Sergio Archibald phone
Purchase by Van Brookshire
Delivered by Home Depot to Wirt Rd*

SPECIAL SERVICES CUSTOMER INVOICE
 Store 6985 SPRING VALLEY
 8400 KATY FREEWAY
 SPRING VALLEY, TX 77024

Phone: (713) 984-2741
 Salesperson: RXT5238
 Reviewer: sv995

REPRINT

SOLD TO

Name: **PEREZ LUIS** Phone 1: **(832) 388-5107**

Address: 2150 WIRT RD Phone 2: (713) 686-6294

City: HOUSTON Company Name:

State: TX Zip: 77055 County: HARRIS

Job Description:

2018-08-28 12:45

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

VENDOR DIRECT SHIP #1

TO: CUSTOMER

S/O - MERCHANDISE TO BE SHIPPED:	REF #	SKU	QTY	UM	DESCRIPTION	REF # S01	ESTIMATED ARRIVAL DATE:	09/04/2018	P.O. #855052591
S0101	0000-863-701	1.00	EA	DELIVERY / APPLIANCE DELIVERY / FREIGHT					
VENDOR - SPECIAL INSTRUCTIONS: 09/04/18 DELIVERY ONLY AS PER CUSTOMER									
VENDOR WILL SHIP MDSE TO: LUIS PEREZ									
ADDRESS: 2150 WIRT RD									
STATE: TX ZIP: 77055 CITY: HOUSTON									
PHONE: (832) 3885107 COUNTY: HARRIS									
ALTERNATE PHONE:									
SALES TAX RATE: 8.25 MERCHANDISE TOTAL: \$0.00									
PAGER:									

VENDOR DIRECT SHIP #2

TO: CUSTOMER

S/O - MERCHANDISE TO BE SHIPPED:	REF #	SKU	QTY	UM	DESCRIPTION	REF # S02	ESTIMATED ARRIVAL DATE:	09/04/2018	P.O. #855052560
S0202	1000-051-811	1.00	EA	GTS16DTHWW / GTS16DTHWW					
VENDOR - SPECIAL INSTRUCTIONS: 09/04/18 DELIVERY ONLY AS PER CUSTOMER									
VENDOR WILL SHIP MDSE TO: LUIS PEREZ									
SALES TAX RATE: 8.25 MERCHANDISE TOTAL: \$449.10*									
PAGER:									

Check your current order status online at
www.homedepot.com/orderstatus

* Indicates item markdown
 Customer Copy

VENDOR DIRECT SHIP #2
(Continued)

TO: CUSTOMER

ADDRESS: 2150 WIRT RD CITY: HOUSTON

STATE: TX ZIP: 77055 COUNTY: HARRIS SALES TAX RATE: 8.25 MERCHANDISE TOTAL: \$449.00

PHONE: (832) 3885107 ALTERNATE PHONE: PAGER:

END OF VENDOR DIRECT SHIP

TOTAL CHARGES OF ALL MERCHANDISE & SERVICES

ORDER TOTAL	\$449.00
SALES TAX	\$37.05
TOTAL	\$486.05
BALANCE DUE	\$0.00

Policy Id (PI):
A: 90 DAYS DEFAULT POLICY;

'The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in stores for details.'

END OF ORDER No. H6985-93932



GV20180816 Invoice Great Value Covington Pike Concrete repairs for plumbing repair Number two

BB#00-v0004050-4010p

To: Austin Garrison

November 29, 2018

Great Value Storage Covington Pike

1961 Covington Pike

Memphis TN, 38128

Scope of work: Concrete repairs to parking area, almost identical to first repair

Dug out and repaired area of parking lot that plumbers had cut up when they repaired busted water line.

Leveled out , stabalized and poured back 4 inches of new concrete approximatly

Approximatley 6 x 32 square feet

Total Project Materials and labor \$2,351.00

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

*Requested by Austin Garrison email & phone
Second concrete ~~repair~~ repair of same kind for
plumbing done by others / Just alike repairs*

Performed by Colby Brown Masonry

Work Approved by Austin



GV20180818 Invoice EF Lowry Exspressway AC service call leaking water 9.6.2018

To: Austin Garrison

September 18 ,2018

9010 EF Lowry Expressway

Texas City, Texas 77591

Scope of work: Leaking water from unit, service call 9/6/18

Coil and unit frozen up solid with ice and leaking condensation.

Shut system down and let thraw out over night, returned and checked system out.

Cleared drian lines, vacumed up water, put clorine in pan to help keep drains clean.

Reset and adjusted float switch on pan to keep from happening again.

Turned up fan speed to high, should move more air through system

(only charged one trip call out)

Total cost project \$260.00

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

Requested by Austin Garrison phone

Performed by Marshall Reed

Was two trips but only charged one because he was right down the street on other job.

339600

marshall Reed

Invoice

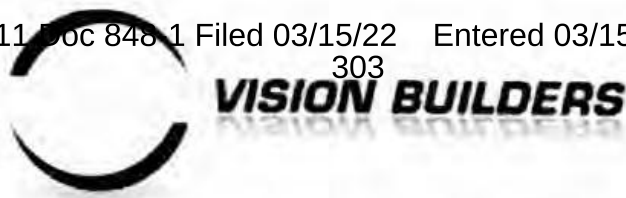
SOLD TO Van		SHIPPED TO		VIA
ADDRESS		ADDRESS		
CITY, STATE, ZIP		CITY, STATE, ZIP		
CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.	DATE

GVS Tues 8/27/18	9010 Lowry Expressway AC leaking water; Turned AC off and drained water into pan & container Coil frozen & # Installed float switch on pan	Gas	40
	Labon 2.5 hr		50
			37.50
GVS Tues 8/27/18	410 Gulf Freeway AC not cooling Section A. Checked AHU's and condensers. 2 RTAC have bad compressors. Condensers should be replaced Over 10 yrs old 5 ton, 460 v, 3Ø		
	Labon 1.5 hr		30
			22.50
	Exsta Fuel \$100.00		
	Total		180.00

GVS 8/27/18
* 20.00

GVS 8/27/18
* 20.00

906 Leppert Backliff



**GV20180819 Invoice Great Value Storage Gulf freeway AC
service call 9.6.2018**

August 14 ,2017

**To: Austin Garrison
Great Value Storage
410 N Gulf freeway
Texas City, Texas 77590**

**DESCRIPTION OF WORK TO BE PERFORMED :Service Call 9/6/2018 Checked
the AC systems for Section A Main building**

Checked all units in section A of main building. Two units are not functioning, condensers have burned up compressors. Both are old and past usefull life.

Will provide quote to replace.

Rest of units are functioning but can not keep section cooled on hot days.

Total Project cost \$260.00

Thanks for your time and consideration

Van Brookshire

936 524 0910

Vision Builders 8130 State highway 150 west, Coldspring Texas 77331

*Requested by Austin Garrison phone
Performed by Marshall Reed combined with other
GV work that day*



**GV20180901 Invoice Great Value Loop 197, 25th Avenue Property AC
service call 9.19.2018**

To: Austin Garrison

September 26, 2018

Property 1910 25th Avenue

Texas City, Texas

Scope of work: Ac reported as not cooling, System was functioning fine when I arrived. Apartment was cool. Checked condenser psi and amperages all OK. Checked AHU all OK. Cleared the primary drain. Checked filters all OK.

Appears that property had power surge and compressor did not start back. It hqs short start safety on it. Need to install new thermostate at next visit to remedy this problem. System restarted after it cooled down later the same day of power surge.

Total Project Materials and Labor: \$260.00

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

*Requested by Austin Garrison phone
Performed by Marshall Reed*

~~RM~~ RM Veterans Memorial;
Moved T-stat from above ceiling + res. to wall below RAG. Installed t-stat cover and gave keys to Ricardo. No water on site, to clean condenser coils

Labor 2 hrs 40'
Gas 25
Materials 20.00

65%

9-19-18
GVS 1910 25th Ave

AC not cooling; System was cooling when I arrived. 70° in apt.

Checked condenser, psi & amperage OK.
Checked AHU, operating properly.
Cleared primary drain, draining slow.
Filters and T-stat OK.

Had power surge & compressor did not re-start
Need new T-stat to prevent short cycling.
Explained all this to manager.

Labor 2 hr 40'
Gas 15

55%

9M
20180808

6V
20180900



GV20180902 Invoice Great Value La porte Fairmont Electrical service call 9.19.2018

To: Sergio Archibald

September 26 2018

Great Value Storage

10601 W Fairmont Parkway, La Porte Tx 77571

Scope of work: AC in south bld not cooling , dignosed as an electrical issue by other vendor. Arrived and completed dignostic, found compressor grounded out. Need to replace condensor , disconect and armaflex to unit.

Materials and labor \$260.00

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 State Highway 150 west, Coldspring Texas 77331

*Requested by Sergio Archibald by phone
Performed by Marshall Reed, lead to condenser replacement as seperate project.
Marshall's Invoice Attached.*

GV20180902

→ GVS 10601 W. Fairmont Parkway, LaPorte
AC in South bldg not cooling.

4,180.00

Checked condenser and found compressor shorted to ground, need to replace condenser: 60K btu (5-ton), 230 v, 1Ø: 1219⁰⁰ plus tax at Goodman, Add \$ for D-box armaflex (25')

200
-25
-15
-25
-15

120

Got Roll-up door back to up position,

60
40
40
40
40

220
-80

140

Labor 3 hr 60'

Gas 25'

85'

9-20-18

GV20180903

→ GVS 11702 Beechnut AC condensate leak; Cleared PVC primary & auxiliary drain lines in attic. Re-set float switch in aux pan. Checked filters (2) OK.

Labor 2 hr 40'

GV20180904

→ GVS 632 Timken Rd, Tomball Install new PC on N. side of office
Labor 2hr 40' Gas 15 PC 15⁰⁰ Total 55'

*Email
Request
for Work*

Fwd: A/C Issue

From: Austin Garrison (agarrison@greatvaluestorage.com)
To: vanbrookshire@yahoo.com
Cc: fac046@greatvaluestorage.com
Date: Wednesday, September 26, 2018 07:23 PM CDT

Hi Van,

Please see message below from Ashley at 046 Beechnut regarding the apartment AC unit.

Could we get someone out tomorrow to service this?

Thank you!

----- Forwarded message -----

From: **Ashley Thornton** <fac046@greatvaluestorage.com>
Date: Wed, Sep 26, 2018 at 6:29 PM
Subject: A/C Issue
To: Austin Garrison <agarrison@greatvaluestorage.com>

Hi Austin

Could you have some one come out and look at the A/C tomorrow it isn't working.

Thanks

--
Ashley Thornton | Site Manager
Ada Hilton | Site Associate
Great Value Storage
11702 Beechnut St. Houston, TX 77072
Ph.(281) 498-6797
fac046@greatvaluestorage.com | www.greatvaluestorage.com

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--
Regards,

Austin Garrison | Regional Manager

GV20180907 Invoice Great Value Beechnut AC service call 9.28.2018

To: Austin Garrison

October 1, 2018

11702 Beechnut St.

Houston, TX 77072

Scope of work: AC service call 9/28/2018

AC reported not cooling

Started and checked all functions of system. Put gauges on and checked pressures. All operating in spec no problems.

Checked float switch and condensate levels no issues.

Believe the thermostat was in fan on position but AC was not switched on, operator error, showed manager how to operate.

Total cost project **\$260.00**

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

*Requested by Austin Garrison email
Performed by Marshall Reed*



7801 Moriarty
Cordova TN 38018

PHONE 901-452-7371
FAX 901-458-2637
www.baltonsigns.com

RETAIL SALES CONTRACT AND SECURITY AGREEMENT

PURCHASER NAME	Great Value Storage	DATE	September 25, 2018
	3951 Lamar Ave.	LOCATION	Great Value Storage
	Memphis, TN 38118		3951 Lamar Ave.
ATTN	Van Brookshire		Memphis, TN 38118
PHONE	936-524-0910	SALES AGENT	Bruce Littman
Email	vanbrookshire@yahoo.com		bruce@baltonsigns.com

DESCRIPTION	AMOUNT
1. Remove "Memphis Mini"	
2. Manufacture and install one (1) set of internally illuminated channel letters on fascia, copy "Great Value".	\$3,850.00
<i>*Price does not include permit fees and tax.</i>	

EXTRAS	INSTALLATION	INCLUDED	BASE PRICE	\$3,850.00
	PERMITS	AS NOTED	PERMITS	TBD
	FREIGHT OR MILEAGE	NONE	STATE TAX	7%
	FOUNDATIONS	NONE	LOCAL TAX	2.25%
	STEEL STRUCTURE	NONE	GF STATE TAX	2.75%
	ELECTRICAL CONNECTION	BY OTHERS	TOTAL	
TERMS	½ DOWN - BALANCE ON COMPLETION			

ALL ELECTRICAL WIRING LOCATED OUT OF DISPLAY IS NOT INCLUDED IN THIS CONTRACT
IF ACCOUNT IS PAST DUE IT WILL BE SUBJECT TO A 2% PER MONTH SERVICE CHARGE (24% APR)

THIS CONTRACT, WITH ALL CONDITIONS AS NOTED, IS HEREWITH ACCEPTED BY BOTH PARTIES.

PURCHASER DOING BUSINESS AS:

BALTON SIGN COMPANY

BY:

BY:

TITLE:

TITLE: Sale Representative

*B trip to site not included
Additional costs incurred.*

GV 20180908

VB
Email Approval

Re: Estimate Great Value ^_Lamar^_ , Memphis Sign remove and install new GV sign

From: Austin Garrison (agarrison@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Cc: fac049@greatvaluestorage.com

Date: Wednesday, September 26, 2018 05:05 PM CDT

Hi Van,

Here's the contract for the signage work, as well as the lien waiver for payment.

Let me know if you have any questions!

Thanks again!!

On Wed, Sep 26, 2018 at 4:27 PM Austin Garrison <agarrison@greatvaluestorage.com> wrote:

Hi Van,

This estimate has been approved. I'll be writing up the contract today and getting it to you shortly.

Thanks so much for your help with this!

On Tue, Sep 25, 2018 at 2:13 PM Van Brookshire <vanbrookshire@yahoo.com> wrote:

Attached is estimate for sign work

Thanks

VB

--
Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.761.0574
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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GV20180908 Invoice Great Value Lamar / Memphis Sign remove and install new GV sign

BB#00-v0004050-4049p

To: Austin Garrison

January 15, 2019

Great Value Storage

3951 Lamar Ave.

Memphis, TN 38118

Scope of work: Re brand signage

Remove the Memphis Mini sign

Fabricate and install new channel letter sign, internal lighted

(Great Value) sign above, in place of old sign.



Channel letters to match existing color and font

Does not include any electrical work other than connecting sign up to existing circuit.

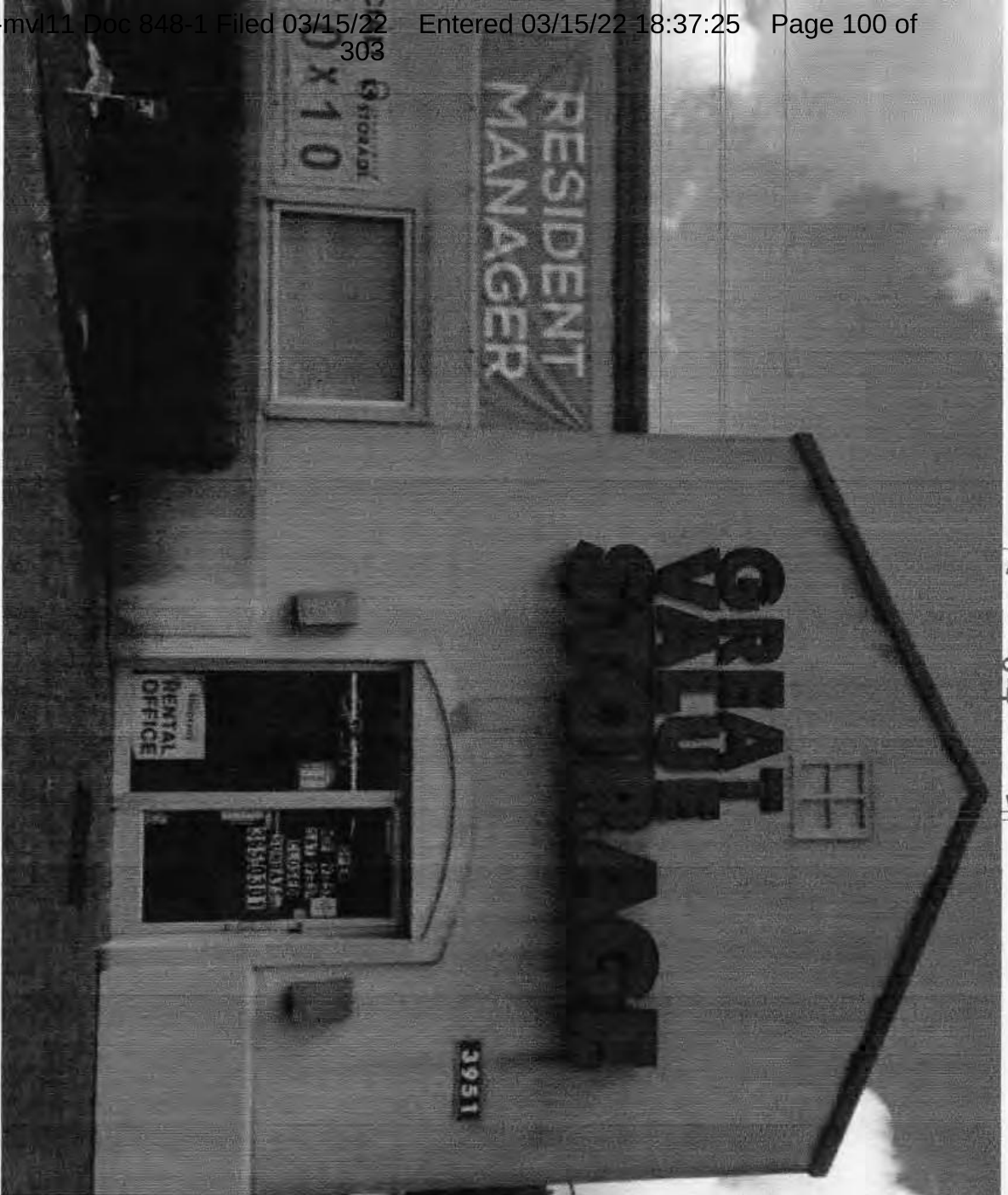
Total materials and labor \$6,358.00

Thanks for your consideration

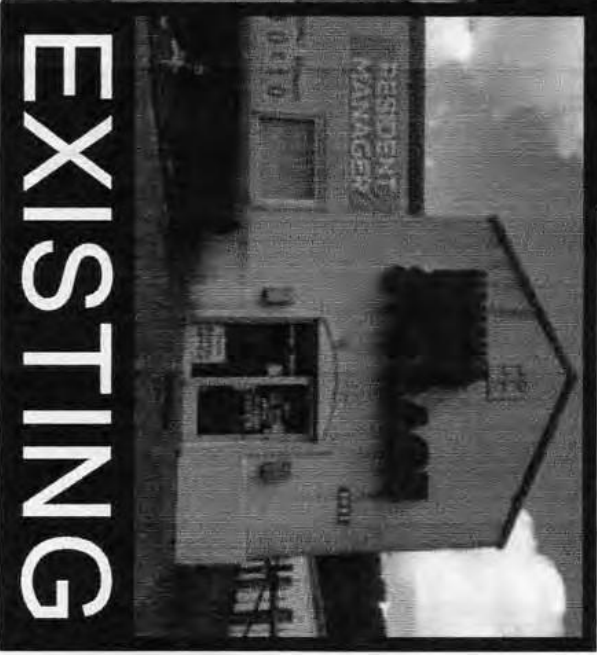
936-524-0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

*Requested by Austin Garrison & Mr Wright
Estimate Approved by Email Attached
Performed by Balton Signs
1/15 Paid half Balance still owed on Project*



MANUFACTURE AND INSTALL
 ONE SET INTERNALLY ILLUMINATED
 CHANNEL LETTERS
 MOUNTED DIRECTLY TO FASCIA
 (REMOVE MEMPHIS MINI)



EXISTING

DATE	2018
ETCH DATE	09/11/2018
SCALE	1/4" = 1'-0"
TITLE NAME	GREAT VALUE STORAGE 09-11-18

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CREATED FOR

ADDRESS
GREAT VALUE STORAGE
 3951 LAMAR AVE
 MEMPHIS, TN 38118

CLIENT APPROVAL _____

LANDLORD APPROVAL _____

SIGNATURE DATE _____

Email Request

Re: Fwd: Lowry Roof Leaks

From: Austin Garrison (agarrison@greatvaluestorage.com)
To: vanbrookshire@yahoo.com
Cc: fac028@greatvaluestorage.com
Date: Tuesday, September 4, 2018 01:06 PM CDT

Yes sir - they're all along the perimeter of the building. We also have a gutter issue at the customer entrance of the building. When it rains, there's a waterfall right in front of that front entrance. Perhaps there's something we could do about that as well.

On Tue, Sep 4, 2018 at 1:01 PM, Van Brookshire <vanbrookshire@yahoo.com> wrote:

Yes sir
It's at the outside wall correct ?

Sent from Yahoo Mail on Android

On Tue, Sep 4, 2018 at 12:51 PM, Austin Garrison
<agarrison@greatvaluestorage.com> wrote:

Good morning, Van,

Please see message below from Julie at 028 Lowry. Roof leaks have been a consistent problem throughout the years, and these seem to never be properly fixed.

Any ideas? Could you perhaps send someone out to have a look at them?

Thank you!

----- Forwarded message -----

From: **GVS 04-028** <fac028@greatvaluestorage.com>
Date: Tue, Sep 4, 2018 at 12:46 PM
Subject: Lowry Roof Leaks
To: Austin Garrison <agarrison@greatvaluestorage.com>

Please damage #101, flooded REALLY bad, standing water. #103, leaking in back right corner and #244, also leaking in back right corner.

Thanks,
Julie



Julie Busby- Property Manager
Tanner Francis-Assistant Manager
Great Value Storage-Lowry



**GV20180909 Invoice EF Lowry Exspressway roof spot repairs
10.2.2018**

BB#00-v0004050-4028p

To: Austin Garrison

November 29 ,2018

9010 EF Lowry Expressway

Texas City, Texas 77591

Scope of work: Sealed areas wher leaks where reported by manager

Units 101,103,242,244,262,264,498

Cleaned areas first then

Rolled on seal coat elastimeric roof coating in areas that appeared to be cracked or maybe leaking

Two men & materials

Total cost project \$488.00

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

*Requested by Austin Garrison Email, approval by phone
Performed by Marshall Reed & Helper Mathew
Materials from VB supply*

01/20/180910

Email Request For Work

Fwd: a/c in office

From: Austin Garrison (agarrison@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Cc: fac022@greatvaluestorage.com

Date: Thursday, October 4, 2018 10:52 AM CDT

Hi Van,

Please see message below from Tricia at 022 Westward regarding her down AC unit in the office. How quick could we get someone scheduled to fix this?

Thanks!

----- Forwarded message -----

From: **GVS 04-022** <fac022@greatvaluestorage.com>

Date: Thu, Oct 4, 2018 at 10:21 AM

Subject: a/c in office

To: Austin Garrison <agarrison@greatvaluestorage.com>

Sorry to bother you again. Will you please call Van? The a/c is out in the office and its 86 degrees in here.

Thank you and

*Make it a **GREAT** day !!!!*

<http://wccapitalgroup.com/images/greatvalue.jpg>

Tricia Kyle | Site Manager

Carmen Cuero | Site Associate

George Luna | Site Associate

Great Value Storage |

6250 Westward St | Houston, TX 77081

T 713-988-3823

fac022@greatvaluestorage.com | www.greatvaluestorage.com

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GV20180910 Invoice Great Value 022 Westward AC service 10.4 – 10.6.2018

To: Austin Garrison

Property 022 Westward

6250 Westward Lane, Houston TX 77081

Scope of work: October 4, 2018

Service call

check 2 AC systems, we need to clean the evaporators, blower wheels, flush the draining line and check the freon levels after the cleanup.

For now I added 2lbs of R22 freon for the office AC system.

Service call.

2lbs of R22. \$ 60.00

October 6, 2018

cleaned 2 evaporator coils.

Cleaned 2 blower wheels.

Flushed the draining lines.

Treat the AHUs With mildew and disinfectant cleaner.

Replace the evaporator motor and capacitor for the second floor AHU.

Replace the capacitor for the condenser for the second floor and add 2 lbs of R22 freon.

2 AHU CLEAN UP



Freon R22 2lbs. \$30.00/pound.

Blower motor replace

Blower motor.

Capacitor. 7.5uf.

Condenser capacitor

Coil cleaner. 4.

Nitrogen 2.

Total project cost: **\$1,473.00**

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

*Requested by Austin Garrison in email
Performed by Reyes Contreras Services*

NOTES

Thursday, Oct 04

6250 Great Value Storage

100418

Service call

check 2 AC systems, we need to clean the evaporators, blower wheels, flush the draining line and check the freon levels after the cleanup.

For now I add 2lbs of R22 freon for the office AC system.

Service call.	\$130.00
2lbs of R22.	\$ 60.00

Total.	\$190.00
---------------	-----------------

100618

6250 Great Value Storage

clean 2 evaporator coils.

Clean 2 blower wheels.

Flush the draining lines.

Treat the AHU With mildew and disinfectant cleaner.

Replace the evaporator motor and capacitor for the second floor AHU.

Replace the capacitor for the condenser for the second floor and add 2 lbs of R22 freon.

2 AHU CLEAN UP	\$220.00 each.	\$440.00
Freon R22 2lbs.	\$30.00/pound.	\$60.00
Blower motor replace		\$125.00
Blower motor.		\$140.00
Capacitor. 7.5uf.		\$10.00
Condenser capacitor 35+5.		\$ 35.00
Coil cleaner. 4. \$12.00each.		\$48.00
Nitrogen 2. \$25 each.		\$25.00

Total.	\$883.00
---------------	-----------------



Estimate La porte Fairmont Water damage 9.26.2018

To Sergio Archibald

10601 West Fairmont Parkway, LaPorte, Tx 77571

Scope Of Work:

1) Interior

- * Remove sheetrock from interior front walls of office/office kitchen/storage room at the end of the front porch and connecting walls back to ten feet.
- * Remove insulation from areas where sheetrock was removed and treat these areas with diluted bleach solution to help smell and kill anything growing on the structure.
- * Remove approximately 10'x12' carpet from office area.
- * When area is sufficiently dry reinsulate, hang/tape/float/texture/paint newly sheet rocked areas.
- * Replace carpet in office area.

2) Exterior

- * Seal with mastic around two sets of mulled windows on floor two of the building 1- triple 4050 1 double 4050.
- * Cut five downspouts off at plate height for top plate floor one.
- * Install new horizontal gutter to receive water from these five downspouts and flow water towards the front gate of the property.
- * Install downspout at the corner of the building carrying water down and extending outflow to the sloped concrete drive there water will flow from downspout to box drain in the driveway of the property entrance.
- * Seal wall at front porch up to six inches to help slow water transfer.
- Install drain at front of office to extend 30 ft past the end of the front porch which will take water runoff from front of property and kick it out to the ditch at the road (two inlets and flex pipe)

Total materials and labor: \$19,682.00

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 State Highway 150 west, Coldspring Texas 77331

GV20181001 Invoice La porte Fairmont Water damage 9.26.2018

To Sergio Archibald
10601 West Fairmont Parkway, LaPorte, Tx 77571

October 18, 2018

Scope Of Work:

1) Interior

- * Remove sheetrock from interior front walls of office/office kitchen/storage room at the end of the front porch and connecting walls.
- * Remove insulation from areas where sheetrock was removed and treat these areas with diluted bleach moldicide solution to help smell and kill anything growing on the structure.
- Remove 10x12 black flooring and install tile to match rest of office close as possible
- * When area is sufficiently dry reinsulate, hang/tape/float/texture/paint newly sheet rocked areas.
- * Replace carpet in office area.

2) Exterior

- * Seal with clear silicon around two sets of mulled windows on floor two of the building 1- triple 4050 1 double 4050.
- * Cut five downspouts off at plate height for top plate floor one.
- * Install new black pipe drain lines underground at downspouts and flow water towards the front ditch of the property.
- * Install downspout and black drain pipe at the corner of the building carrying water down and extending outflow to the sloped concrete drive there water will flow from downspout to box drain in the driveway of the property entrance.
- * Seal wall at front porch up to six inches to help slow water transfer.

Total materials and labor: \$19,682.00

Thanks

Van Brookshire

936 524 0910

Requested by Sergio Archibald, estimate provided and approved

Vision Builders, 8130 State Highway 150 west, Coldspring Texas 77331

*Performed by Reyes Services, John Corley, Van Brookshire
Completed and inspected by Sergio on walk through*

Re: Estimate La porte Fairmont Water damage 9.26.2018

From: Sergio Archibald (sarchibald@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Date: Friday, September 28, 2018 09:08 AM CDT

Hi Van - this job has been approved please proceed. Thanks,

On Fri, Sep 28, 2018 at 7:34 AM Van Brookshire <vanbrookshire@yahoo.com> wrote:

Attached is your estimate

Thanks

VB



303
GU20181002

Estimate

Estimate Great Value Antoine new golf cart

To: Sergio Archibald

October 15, 2018

Great Value Storage

5550 Antoine street , Houston 77091

Scope of work: Provide and deliver a White 2015 used club car golf cart for property. Includes charger and cords. All paper work included. Cart in like new condition with bad weather roll downs included.

Total This project **\$3,888.00**

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

Approved by Sergio Archibald



Estimate Great Value Antoine new golf cart

To: Sergio Archibald

October 15,2018

Great Value Storage

5550 Antoine street , Houston 77091

Scope of work: Provide and deliver a White 2015 used club car golf cart for property. Includes charger and cords. All paper work included. Cart in like new condition with bad weather roll downs included.

Total This project **\$3,888.00**

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331



GV20181002 Invoice Great Value Antoine new golf cart

To: Sergio Archibald

October 18, 2018

Great Value Storage

5550 Antoine street , Houston 77091

Scope of work: Provide and delivered a White 2015 used club car golf cart for property. Included charger and cords. All paper work was left with office. Cart in like new condition with bad weather roll downs included.

Total This project **\$3,888.00**

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

*Requested by Sergio Archibald
Estimate approved by Sergio on phone
Delivered by Van Brookshire to property*

603
2018/05
Project Approval

Wirt roof

From: jwright@greatvaluestorage.com

To: vanbrookshire@yahoo.com

Cc: sarchibald@greatvaluestorage.com; fac048@greatvaluestorage.com

Date: Thursday, June 28, 2018 05:58 PM CDT

Van,

The option 2 to replace the roof on building 6 A/B is approved.

Next time you are at Wirt can you look at the roof on building 4. I had another roofing company that tried to talk us into replacing it too. I'd like your opinion.

Thanks,

Jeremy

Jeremy Wright | Chief Operating Officer

Great Value Storage

401 Congress Avenue, 33rd Floor | Austin, Texas 78701

T 512.327.3300 | F 512.322.9238 | M 512.749.9719

jwright@greatvaluestorage.com | www.greatvaluestorage.com

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048_Wirt_RoofReplacement_2018.05.15_first bid.pdf
98.1kB



2 of 2

9. Provide Renewable Ten-Year Warranty

10. Our price for the above work is \$4.68 per foot Total\$81,900.00

Option 2 Tear off existing system, install new ISO insulation board, install new Firestone 60 mill TPO system. Remove all debris from site. Standard 20yr roof system warranty

Our price for the above work is \$5.61 per foot Total\$98,175.00

Thanks for your time and consideration

Van Brookshire

936 524 0910

Vision Builders 8130 State highway 150 west, Coldspring Texas 77331



VISION BUILDERS

W 20181003

10f2

Estimate Great Value Storage Wirt RD Roof replacement Building 6 both sections 4.10.2018

Vision Builders

April 10,2018

To: Sergio Archibald

Great Value Storage

2150 Wirt Road

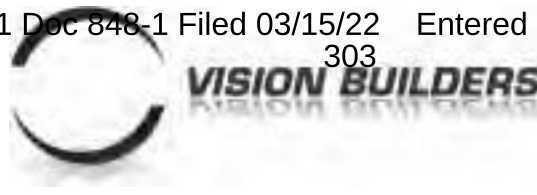
Houston Texas

DESCRIPTION OF WORK TO BE PERFORMED : Two options for roof system New roof and or coating for both sections of building 6, back next to street. 2 buildings Roof Area approx. 11,250 feet and 6250 feet Total 17,500 square feet

Option 1: Polyurethane Foam/Silicone Coating Roof Application

Provide all required safety equipment, PPE, etc. as necessary for this application.

1. Pressure wash clean roof surface
2. Use primer as needed for system
3. Apply an average of 1 inch of spray applied rigid polyurethane foam over the prepared roof surface areas. Polyurethane foam shall have an average density of 3.0 lbs. PCF, and an average compressive strength of 45 PSI.
4. Low areas will be built up to create positive drainage. Additional work to be done over existing silicone to make roof receive foam.
5. All curbs, penetrations, etc. shall be sealed in with new polyurethane foam as part of the new seamless, monolithic application.
6. All polyurethane foam shall be protected from UV rays daily. This shall be accomplished by either roof coating basecoat, or polyurethane foam primer daily.
7. Apply roof coating basecoat/topcoat over the new polyurethane foam assembly. Application shall be at a rate to achieve an average DFT of 24 mils.
8. Clean and remove all roofing debris.



Estimate Great Value Storage Wirt RD Roof replacement Building 6 both sections 4.10.2018

Vision Builders

April 10,2018

To: Sergio Archibald

Great Value Storage

2150 Wirt Road

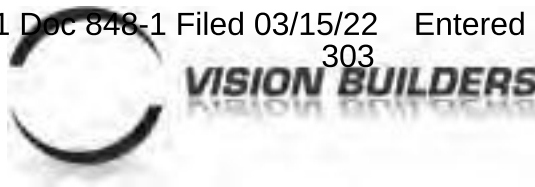
Houston Texas

DESCRIPTION OF WORK TO BE PERFORMED : Two options for roof system New roof and or coating for both sections of building 6, back next to street. 2 buildings Roof Area approx. 11,250 feet and 6250 feet Total 17,500 square feet

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Provide all required safety equipment, PPE, etc. as necessary for this application.

1. Pressure wash clean roof surface
2. Use primer as needed for system
3. Apply an average of 1 inch of spray applied rigid polyurethane foam over the prepared roof surface areas. Polyurethane foam shall have an average density of 3.0 lbs. PCF, and an average compressive strength of 45 PSI.
4. Low areas will be built up to create positive drainage. Additional work to be done over existing silicone to make roof receive foam.
5. All curbs, penetrations, etc. shall be sealed in with new polyurethane foam as part of the new seamless, monolithic application.
6. All polyurethane foam shall be protected from UV rays daily. This shall be accomplished by either roof coating basecoat, or polyurethane foam primer daily.
7. Apply roof coating basecoat/topcoat over the new polyurethane foam assembly. Application shall be at a rate to achieve an average DFT of 24 mils.
8. Clean and remove all roofing debris.



303

9. **Provide Renewable Ten-Year Warranty**

10. **Our price for the above work is \$4.68 per foot Total\$81,900.00**

Option 2 Tear off existing system, install new ISO insulation board, install new Firestone 60 mill TPO system. Remove all debris from site. Standard 20yr roof system warranty

Our price for the above work is \$5.61 per foot Total\$98,175.00

Thanks for your time and consideration

Van Brookshire

936 524 0910

Vision Builders 8130 State highway 150 west, Coldspring Texas 77331

GV20181003

TPO Roofing Houston

2809 Avenue R Galveston, Texas 77550

Ph. 832-671-1357 Email: culverroofing@gmail.com

Web: www.tporoofinghouston.com

Client: VISION BUILDERS

8130 State Highway 150 West Coldspring, Texas 77331

Ph. 936-524-0910

Project: GREAT VALUE STORAGE

2150 Wirt Rd. Houston, Texas 77055

Ph. 713-364-0279

2 of rear buildings

Scope of work: Install a new Versico TPO roof system over existing Bur roof. Mechanical attach system with 3 inch insulation plates and 2 3/8 inch seam plates and screws.

- System includes:**
1. 1 inch polyiso insulation.
 2. 60 mil Versico TPO robotic weld.
 3. Termination bar around perimeter.
 4. Haul away debris.

Warranty: 20 year manufacture 20 year labor guarantee.

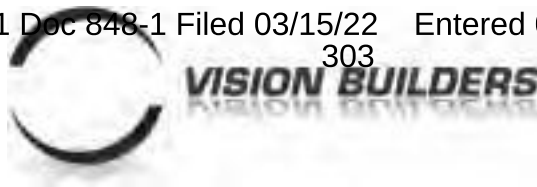
Total cost for 2 buildings: \$ 53,000.00

Sign: R Culver.

Date: Oct.29 2018.

Sign:

Per pricing in volume.



**GV20181003 Invoice Great Value Storage Wirt RD Balance
Roof replacement Building 6 both sections**

BB#00-v0004050-4048p

November 20,2018

To: Jeremy Wright

Great Value Storage

2150 Wirt Road

Houston Texas

**DESCRIPTION OF WORK PERFORMED : New TPO roof installed for both sections of building
6, back next to street. 2 buildings Roof Area approx. 11,250 feet and 6250 feet**

Total 17,500 square feet

**Tear off existing system, install new ISO insulation board, install new Firestone 60 mill TPO system.
Remove all debris from site. Standard 20yr roof system warranty**

This invoice remaining Balance materials and labor : \$ 49,087.50

Additional Replaced approx 96 sqft of rotted metal decking \$960.00

Total due this project \$50,047.50

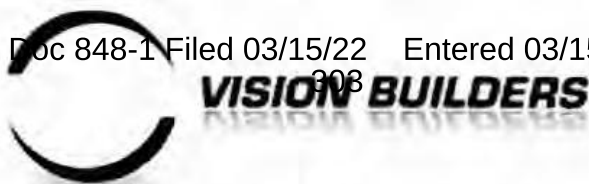
Balance upon completion

Thanks for your time and consideration

Van Brookshire

936 524 0910

Vision Builders 8130 State highway 150 west, Coldspring Texas 77331



**GV20181003 Invoice Great Value Storage Wirt RD Balance
Roof replacement Building 6 both sections**

BB#00-v0004050-4048p

November 20,2018

To: Jeremy Wright

Great Value Storage

2150 Wirt Road

Houston Texas

**DESCRIPTION OF WORK PERFORMED : New TPO roof installed for both sections of building 6, back next to street. 2 buildings Roof Area approx. 11,250 feet and 6250 feet
Total 17,500 square feet**

**Tear off existing system, install new ISO insulation board, install new Firestone 60 mill TPO system.
Remove all debris from site. Standard 20yr roof system warranty**

This invoice remaining Balance materials and labor : \$ 49,087.50

Additional Replaced approx 96 sqft of rotted metal decking \$960.00

Total due this project \$50,047.50

Balance upon completion

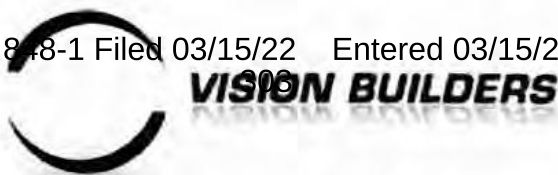
Thanks for your time and consideration

Van Brookshire

936 524 0910

Vision Builders 8130 State highway 150 west, Coldspring Texas 77331

*Requested by Jeremy Wright
Performed by Culver Roofing TPO Houston
Approved by Jeremy Wright*



GV20181004 Invoice Great Value Storage Gulf freeway two new ac condnsers section A

BB# 00-v0004050-4029p

November 20 ,2018

To: Austin Garrison

Great Value Storage

410 N Gulf freeway

Texas City, Texas 77590

DESCRIPTION OF WORK TO BE PERFORMED :Two new roof top ac condnsers

Provide and install two new Goodman roof top ac condnsers.

5 ton, 460 volt 3 phase , 14 seer

Old ones are past 10 years old and beyond ervice life in the costal enviroment

New ones will have new filter dryers and full factory warrenty 5 year on equipment

Includes crane to set new equipment and remove old from building.

Original project cost \$9,886.00

Replaced two electrical breakers and rewired supply lines to units Additional \$322.00

Total cost this invoice \$10,208.00

Thanks for your time and consideration

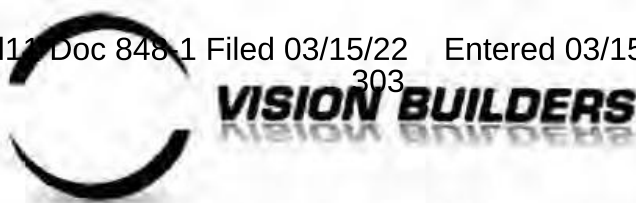
Van Brookshire

936 524 0910

Vision Builders , 8130 State Highway 150 west, Coldspring tx 77331

*Requested By Austin Garrison
Estimate approved by email
Performed by Marshall Reed & Matthew
Equipment Purchased by VB @ Goodman*

GV20181004



Estimate Great Value Storage Gulf freeway two new ac condnsers section A

October 1 ,2018

**To: Austin Garrison
Great Value Storage
410 N Gulf freeway
Texas City, Texas 77590**

DESCRIPTION OF WORK TO BE PERFORMED :Two new roof top ac condnsers

Provide and install two new Goodman roof top ac condnsers.

5 ton, 460 volt 3 phase , 14 seer

Old ones are past 10 years old and beyond ervice life in the costal enviroment

New ones will have new filter dryers and full factory warrenty 5 year on equipment

Includes crane to set new equipment and remove old from building.

Total project cost \$9,886.00

Thanks for your time and consideration

Van Brookshire

936 524 0910

Vision Builders , 8130 State Highway 150 west, Coldspring tx 77331

*Approved by email 10/11/2018
Austin Garrison*

GV 20181004

Approval Email

Re: Estimate Great Value Storage Gulf freeway two new ac condnsers section A

From: Austin Garrison (agarrison@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Cc: fac029@greatvaluestorage.com

Date: Thursday, October 11, 2018 04:53 PM CDT

Hi Van,

We just received approval on this estimate. I'll get you the full contract sometime tonight.

Thanks!

On Mon, Oct 1, 2018 at 6:22 PM Van Brookshire <vanbrookshire@yahoo.com> wrote:

Attached is your estimate

Thanks

VB

--
Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.761.0574
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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Roto-Rooter Services Company
 Remittance Address:
 5672 Collections Center Drive
 Chicago IL 60693-0056

JIMMY MALITZ MPL # 18592
 ALL CALLS ANSWERED & DISPATCHED
 FROM 1003 OAK CREEK DRIVE

INVOICE DATE	P.O. NUMBER
10/26/18	VAN
INVOICE NUMBER	SERVICE DATE
04520542651	10/23/18

Bill to:

Service Address:

VISION BUILDERS
 8130 STATE HIGHWAY 150 W
 COLDSRING, TX 77331

GREAT VALUE STORAGE
 8801 BOONE RD
 HOUSTON, TX 770991657

JOB CODE	DESCRIPTION OF SERVICE PERFORMED	GUARANTEE
0202	Clean sewer pipe from access point with high pressure water. Remove debris from pipe to allow for maximum possible flow. Discuss with customer reason(s) for flow restrictions and solutions.	30 Days

LABOR \$ 325.00
 TAX \$ 26.81

Billing Questions?

Call 713-934-8208
 or email MONICA.GONZALES@RRSC.COM

Need Service?

Call 1-800-GET-ROTO (438-7686) 24 Hours a Day, 365 Days a Year

INVOICE AMOUNT \$ 351.81

NO OVERTIME CHARGES FOR NIGHTS, WEEKENDS OR HOLIDAYS FOR PLUMBING & DRAIN SERVICES!

TERMS: Net 10 days

TOTAL DUE \$ 351.81

Thank you for choosing Roto-Rooter!

Bill to:

VISION BUILDERS
 8130 STATE HIGHWAY 150 W
 COLDSRING, TX 77331

Service Address:

GREAT VALUE STORAGE
 8801 BOONE RD
 HOUSTON, TX 770991657

INVOICE NUMBER	TOTAL DUE
04520542651	\$351.81

Method of Payment:



- Check # _____
- Master Card VISA Discover Am Ex

Card # _____

Expiration Date _____

Card Billing Zip Code _____

Authorized Signature _____

Remit to:

Roto-Rooter Services Company
 5672 Collections Center Drive
 Chicago, IL 60693-0056



(Please return stub with payment)



SAVE THIS INVOICE FOR YOUR GUARANTEE
 SEE BINDING TERMS ON REVERSE
Roto-Rooter Services Company
 Remit to: 5672 Collections Center Drive, Chicago IL 60693-0056
 For Service Please Call 1-800-GET-ROTO (438-7686)
General (281) 509-9713 • FAX (281) 260-0413
 3403 North Sam Houston Pkwy. West, Ste. 400, Houston TX 77086
 Jimmy Mallit, MPL #18592
 Texas State Board of Plumbing Examiners, 929 East 41st St., PO
 Box 4200, Austin TX 78765 • (800) 845-6584

DATE OF SERVICE: 10/23/18 LOCATION: Houston
 SERVICE TECHNICIAN'S NAME: Michael
 INVOICE NO.: 45-20542651

CUSTOMER NAME: Great Value Storage CUSTOMER NO.:
 BILLING ADDRESS: 3001 Baerle Rd APT. NUMBER:
 CITY: Deer Park STATE/PROVINCE: TX ZIP/POSTAL: 770 FEDERAL I.D. #: 42-0499300
 SERVICE ADDRESS (IF DIFFERENT THAN BILLING ADDRESS): CITY: STATE/PROVINCE: ZIP/POSTAL:

WORK ORDER AUTHORIZATION I authorize the services indicated and agree to pay the amounts specified. I have read and agree to the terms on the reverse side, including the limits on Roto-Rooter's responsibility specified in those terms. I acknowledge that under paragraph 2(b) of those terms, if Roto-Rooter equipment gets stuck in a pipe, I may be responsible for the cost of removing that equipment, including any required excavation.

(SIGNATURE) [Signature] (PRINT NAME) Beatriz Ledesma

REPAIR CODE: ESTIMATE AND DESCRIPTION OF WORK TO BE PERFORMED (The approximate starting date is 10-23-18, and the approximate completion date is 10-23-18. Neither date is guaranteed. Unexpected conditions or problems could cause delays. A definite completion date is not of the essence.)
High pressure water jet main storm drain pipes for the parking lot all the way out
New fuel line by open and draining

ADJUSTMENTS/CHANGES IN WORK TO BE PERFORMED (Use additional invoice if needed to describe changes)
Jet Storm drain main pipe #424119

RESIDENTIAL GUARANTEE	COMMERCIAL GUARANTEE	PAYMENT	
<input type="checkbox"/> Main/Branch Lines 6 months <input type="checkbox"/> Toilet Auger 7 days <input type="checkbox"/> Plumbing Repair 6 months <input type="checkbox"/> Plumbing Replacement 1 year <input type="checkbox"/> Extended Guarantee 1 year REASON FOR NO GUARANTEE:	<input checked="" type="checkbox"/> Main/Branch Lines 30 days <input type="checkbox"/> Toilet Auger 24 hours <input type="checkbox"/> Plumbing Repair 90 days <input type="checkbox"/> Plumbing Replacement 90 days	<input type="checkbox"/> CASH <input type="checkbox"/> CHECK NO. _____ <input type="checkbox"/> CREDIT CARD <input checked="" type="checkbox"/> NET 10 DAYS OVER 30 DAYS = LATE CHARGE OF 1 1/2% PER MONTH * In the event check is returned, the CUSTOMER is responsible for all related bank fees.	LABOR \$ <u>325</u> LABOR TAX \$ _____ PARTS \$ _____ DISCOUNT \$ _____ PRODUCTS \$ _____ OTHER \$ _____ TAX \$ <u>26.81</u> TOTAL \$ <u>351.81</u>

COMPLETION I acknowledge completion of the above described work which has been done to my complete satisfaction.

(SIGNATURE) [Signature] (PRINT NAME) Beatriz Ledesma

SUGGESTIONS FOR REPAIR / REPLACEMENT			
ITEM	LOCATION	ESTIMATED COST	YOU SAVE TODAY
WATER HEATER			
DISPOSER			
SINK			
TOILET			
BATHTUB			
SHOWER			
FAUCET			
DRAIN			
OTHER			

FROM O/S OR TRUCK				PARTS USAGE		
VENDOR	PART #	QTY USED	T/OS	DESCRIPTION	TOTAL COST	SELL PRICE

(Service Technician's Signature) [Signature] (CLERK'S SIGNATURE) _____
TOTALS → **45-324526**
 OFFICE COPY INV-BR-TC1-3/8/17



GV20181005 Invoice Boone Rd Drain lines jet out 10.23.2018

BB#00-v0004050-4023p

November 29,2018

To: Austin Garrison

Great Value Storage

8801 Boone rd, Houston tx. 77099

Scope of work: Jetted out drain and sewer lines with high presure water.

Provided truck and crew to clean out lines from building and under parking lot.

Total Materials and labor \$561.81

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 State Highway 150 west, Coldspring Texas 77331

*Requested by Austin Garrison by email
Performed by Roto Rooter / Denton Scott*

6/2018/1005

Request Work Email

Fwd: Sewer

From: Austin Garrison (agarrison@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Cc: fac023@greatvaluestorage.com

Date: Tuesday, October 23, 2018 09:57 AM CDT

Hi Van,

Please see message below from Carlos at 023 Boone. This is an emergency. Can we get something scheduled out today?

Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.392.6828
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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Begin forwarded message:

From: GVS 04-023 <fac023@greatvaluestorage.com>
Date: October 23, 2018 at 9:11:43 AM CDT
To: Austin Garrison <agarrison@greatvaluestorage.com>
Subject: Sewer

Hi Austin, the sewer by the 5000 building is not draining and the driveway is full of water, i have tenants complaining. Can you please send someone to clean it.

-

Carlos Lopez | Property Manager
Betty Ledesma | Associate Manager

Great Value Storage |
8801 Boone Rd |Houston TX 77099
T (281) 940-7598

GV20181006 Invoice Great Value 022 Westward Heater service call office 11.13.2018

BB#00-v0004050-4022p

November 29,2018

To: Austin Garrison

Property 022 Westward

6250 Westward Lane, Houston TX 77081

Scope of work: Service call 11/13/2018

Checked the AHU unit for the first floor, power to heat element was OK, All circuits OK, thermostat OK, Heat element was burned up and non functioning.

Went and purchased new heat kit for compatable with system

Installed new heater element and full kit. Started and checked all functions.

Total project cost: **\$755.00**

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

*Requested by Austin Garrison
Performed by Reyes Contreras
Materials by Reyes Contreras*

Re: Fwd: Westward's heat

From: Austin Garrison (agarrison@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Cc: fac022@greatvaluestorage.com

Date: Tuesday, November 13, 2018 10:53 AM CST

Great, thanks!

On Tue, Nov 13, 2018 at 10:48 AM Van Brookshire <vanbrookshire@yahoo.com> wrote:

Man on his way now
Will be there shortly
VB

Sent from Yahoo Mail on Android

On Tue, Nov 13, 2018 at 10:11 AM, Austin Garrison
<agarrison@greatvaluestorage.com> wrote:

Hi Van,

Please see message below from Tricia at 022 Westward - can we have someone come check out the HVAC unit to get the heater working?

Thank you!

----- Forwarded message -----

From: **GVS 04-022** <fac022@greatvaluestorage.com>

Date: Tue, Nov 13, 2018 at 10:05 AM

Subject: Westward's heat

To: Austin Garrison <agarrison@greatvaluestorage.com>

Can you please send Van to take a look at the heat. It is freezing in the office.

Thank you and

*Make it a **GREAT** day !!!!*

<http://wccapitalgroup.com/images/greatvalue.jpg>

Tricia Kyle | Site Manager

Carmen Cuero | Site Associate

George Luna | Site Associate

Great Value Storage |

6250 Westward St | Houston, TX 77081

T 713-988-3823

fac022@greatvaluestorage.com | www.greatvaluestorage.com

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--

Regards,

Austin Garrison | Regional Manager

Great Value Storage

410 Gulf Freeway | Texas City, TX 77591

T 409.761.0574

agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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--

Regards,

Austin Garrison | Regional Manager

Great Value Storage

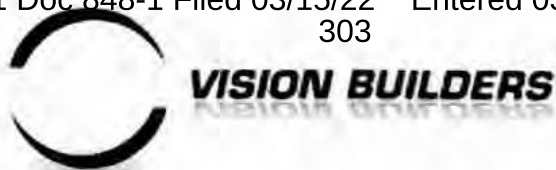
410 Gulf Freeway | Texas City, TX 77591

T 409.761.0574

agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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GV20181007 Invoice Great Value Rosslyn Rd Rino fence installation for security

BB#00-v0004050-4055p

To: Sergio Archibald

November 29, 2018

Great Value Storage

5811 North Rosalyn Rd

Scope of work: Rino Fence property

Install 5 bars, 3/8 inch heavy steel bars on existing fence.

* Spacing to be 6 inches up from the bottom of the fence with the first bar and 12 inch spacing there after.

* Bars shall over lap where joined no less than 12 inches and be tied with wire to the existing fence no less than every three feet.

* All debris and waste related to the project will be picked up and disposed of at the end of the project.

Installed approximatly 1,900 ft

Total materials and labor \$11,970.00

Thanks

Van Brookshire

936 524 0910

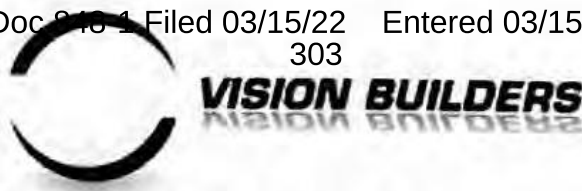
Requested by Sergio Archibald

Approved in person

Completed by John Corley + Helpers + Van Brookshire

Materials by VQ

Inspected by Sergio Archibald when complete.



20181007
Estimate

Estimate Great Value Rosslyn Rd Rino fence installation for security

To: Sergio Archibald

September 6, 2018

Great Value Storage

5811 North Rosalyn Rd

Scope of work: Rino Fence property

Install 5 3/8 inch heavy steel bars on existing fence.

- * Spacing to be 6 inches up from the bottom of the fence with the first bar and 12 inch spacing there after.
- * Bars shall over lap where joined no less than 12 inches and be tied with wire to the existing fence no less than every three feet.
- * All debris and waste related to the project will be picked up and disposed of at the end of the project.

Option 1 - Rhino Fence the whole Property

2840 feet x \$17,892.00

Option 2 - There are several areas on the property where the neighboring property has a fence a few feet from the GVS fence. Option 2 would be to do all areas that have only the single fence and not Rhino Fence the areas that have the double fence.

1550 feet x \$9,765.00

Thanks

Van Brookshire

936 524 0910

Sergio Walked Property with John Corley, they painted marks on fence to show areas he wanted completed. Changed footage to 1900 ft.

RE: Unit 275

From: Sergio Archibald (sarchibald@greatvaluestorage.com)

To: vanbrookshire@yahoo.com; fac045@greatvaluestorage.com

Date: Wednesday, September 26, 2018 11:24 AM CDT

Okay – great thank you!

Sergio Archibald | Regional Manager

Great Value Storage

5550 Antoine Dr | Houston, Texas 77091

T 512.809.2772 | F 916.675.8659

sarchibald@greatvaluestorage.com | www.greatvaluestorage.com

From: Van Brookshire [mailto:vanbrookshire@yahoo.com]
Sent: Wednesday, September 26, 2018 11:12 AM
To: Gvs 04-45 <fac045@greatvaluestorage.com>; Sergio Archibald <sarchibald@greatvaluestorage.com>
Subject: Re: Unit 275

I believe the guys are there or on the way to Baytown today.

Will follow up and see.

Thanks

VB

On Wednesday, September 26, 2018 11:06:15 AM CDT, Sergio Archibald <sarchibald@greatvaluestorage.com> wrote:

This and a few other units were also brought to my attention and just waiting on Van to come and removing them. I'll send a reminder to Van now as well. Thanks

On Wed, Sep 26, 2018 at 11:03 AM Gvs 04-45 <fac045@greatvaluestorage.com> wrote:

Also unit 275 is full of junk and there is a mattress hanging out where you cannot even shut the door, so i can imagine it is soaking wet and stinks. We need someone to come clean out that unit asap.

Thank you,

Natalie Alvarado | Site Manager
| Site Associate

Great Value Storage

3412 Garth Rd | Baytown, Texas 77521

T 281.427.8949

fac045@greatvaluestorage.com | www.greatvaluestorage.com

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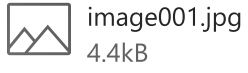


image001.jpg
4.4kB



GV20181008 Invoice Great Value Garth Rd trash haul and unit clean 9.27.2018 - 10.10.2018

BB#00-v0004050-4045p

To: Sergio Archibald

Great Value Storage Garth Rd

3412 Garth Rd in Baytown, TX

November 28, 2018

Scope of work: Unit clean out and trash haul off

9/27/18 12 hours , trailer one trip dump

10/1/18 12 hours , trailer one trip dump

10/4/18 12 hours, trailer one trip dump

10/8/18 13 hours, trailer one trip dump

10/10/18 12 hours, trailer one trip dump

Total hours 61 at \$65.00 = \$3,965.00

5 @ 18ft trailer and truck loads dump fees @ 125.00 = 625.00

Total Materials and labor \$4,590.00

Thanks

Van Brookshire

936 524 0910

He is paid for Drive time and loading and unloading

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

*Requested by Sergio Archibald in Email & phone
Completed by Wesley Whitley & crew
Each unit, unlcked & inspected with property manager, cleaned
then inspected for complete and relocked with company locks.*

Fwd: Junk & Haul spaces

From: Austin Garrison (agarrison@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Cc: fac023@greatvaluestorage.com

Date: Monday, October 22, 2018 10:21 AM CDT

Hi Van,

Please see message below from Carlos at 023 Boone in regards to junk & haul spaces at his facility.

What's the soonest we can get these scheduled?

I'll send you some more emails as I get counts throughout the Houston/Texas City properties.

----- Forwarded message -----

From: **GVS 04-023** <fac023@greatvaluestorage.com>

Date: Fri, Oct 19, 2018 at 4:31 PM

Subject: Junk & Haul spaces

To: Austin Garrison <agarrison@greatvaluestorage.com>

Hey Austin,

Here are the spaces that need to be cleaned out:

3009 - 1%

4173 - 75%

5029 - 50%

4009 - 80%

5023 - 90%

2127 - 20%

4162 - 50%

Large concrete mixer on a trailer hitch that someone left in a corner of the property, can be towed using a truck but probably need a jack in order to lift it high enough to hook it up.

That should do it for now

--

Carlos Lopez | Property Manager
Betty Ledesma | Associate Manager

Great Value Storage |
8801 Boone Rd |Houston TX 77099
T (281) 940-7598

fac023@greatvaluestorage.com | www.greatvaluestorage.com

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--

Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.761.0574

agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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GV20181009 Invoice Boone Rd Unit clean and haul off 11.1 – 11.3.2018

BB#00-v0004050-4023p

November 29,2018

To: Austin Garrison

Great Value Storage

8801 Boone rd, Houston tx. 77099

Scope of work: Haul off and dispose of abandoned goods and clean units

Provided loading and unloading service to haul off and dispose of abandoned goods 11/1 units 4162,3012,4009

11/3 units 5029,5023,4173

Haul off of units full of abandoned goods as directed by manager. Cleaned and scaped unit floors if needed.

24 hours @65.00 = 1,560.00

2 @ 18ft trailer and truck loads dump fees @ 125.00 = 250.00

Total Materials and labor \$1,810.00

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 State Highway 150 west, Coldspring Texas 77331

*Requested by Austin Garrison
Performed by Wesley Whitley + crew*

AG Regional Issues

From: Austin Garrison (agarrison@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Cc: fac022@greatvaluestorage.com; fac023@greatvaluestorage.com; fac025@greatvaluestorage.com; fac028@greatvaluestorage.com; fac029@greatvaluestorage.com; fac046@greatvaluestorage.com; fac076@greatvaluestorage.com; fac077@greatvaluestorage.com

Date: Monday, November 5, 2018 09:29 AM CST

Hi Van!

Here's a quick list of facilities that have some outstanding issues:

022 Westward:

Drywall units (already contracted and approved)
Camera Job (19 cameras down - never bid)

023 Boone:

6 Junk units

025 Harwin:

Gutter growth at front of facility
Bollards needed at office entrance (need bid)

028 Lowry:

Multiple roof leaks need solid patchwork
Camera Job (4 outside cameras needed - need bid)

029 Gulf Freeway:

Multiple roof leaks need solid patchwork
HVAC condenser replacement completion status?

046 Beechnut:

6 junk units

076 Bay St:

Multiple door/hasp issues that are causing down unit build-up
Roof leak issues throughout facility

077 Loop 197:

Concrete water flow job at front of facility (need bid)

Please feel free to call me to discuss any of these. I've cc'd all properties as well if you have any questions for them individually.

Thank you!!

--

Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.761.0574

agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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**GV20181010 Invoice Great Value Beechnut Unit clean and haul off
11.17 – 11.25.2018**

BB#00-v0004050-4046p

To: Austin Garrison

November 29, 2018

Property 046 Beechnut

11702 Beechnut , Houston TX 77072

Scope of work: Haul off and dispose of abandoned goods and clean units

Provided loading and unloading service to haul off and dispose of abandoned goods

Haul off of units full of abandoned goods as directed by manager. Cleaned and scaped unit floors.

11/17 units 6067,5017,4018,7005

11/18 units 1033,1026,1001 started, 1002 started

11/24 units 6062

11/25 units 1001 finished up

48 hours @65.00 = 3120.00

4 @ 18ft trailer and truck loads dump fees @ 125.00 = 500.00

Total project cost: \$3,620

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

*Requested by Austin Garrison
Completed by Wesley Whitley & crew
Property Manager unlocked & relocked units as completed*

AG Regional Issues

From: Austin Garrison (agarrison@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Cc: fac022@greatvaluestorage.com; fac023@greatvaluestorage.com; fac025@greatvaluestorage.com; fac028@greatvaluestorage.com; fac029@greatvaluestorage.com; fac046@greatvaluestorage.com; fac076@greatvaluestorage.com; fac077@greatvaluestorage.com

Date: Monday, November 5, 2018 09:29 AM CST

Hi Van!

Here's a quick list of facilities that have some outstanding issues:

022 Westward:

Drywall units (already contracted and approved)
Camera Job (19 cameras down - never bid)

023 Boone:

6 Junk units

025 Harwin:

Gutter growth at front of facility
Bollards needed at office entrance (need bid)

028 Lowry:

Multiple roof leaks need solid patchwork
Camera Job (4 outside cameras needed - need bid)

029 Gulf Freeway:

Multiple roof leaks need solid patchwork
HVAC condenser replacement completion status?

046 Beechnut:

6 junk units

076 Bay St:

Multiple door/hasp issues that are causing down unit build-up
Roof leak issues throughout facility

077 Loop 197:

Concrete water flow job at front of facility (need bid)

Please feel free to call me to discuss any of these. I've cc'd all properties as well if you have any questions for them individually.

Thank you!!

--

Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.761.0574

agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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Re: Estimate Great Value Westward Offline units repairs project 1

From: Austin Garrison (agarrison@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Date: Monday, August 27, 2018 11:53 AM CDT

Hi Van,

Attached is the contract for the work proposed as well as the lien waiver.

Thanks for your help, as always!

On Thu, Aug 16, 2018 at 11:47 AM, Austin Garrison <agarrison@greatvaluestorage.com> wrote:

Thanks! Just input this for approval. I'll let you know when we can move forward.

On Thu, Aug 16, 2018 at 11:29 AM, Van Brookshire <vanbrookshire@yahoo.com> wrote:

Attached is estimate for Westward offline units
This is not all of them, but is a good start
Others are inaccessible with door issues or have stuff in them

These 45 units will be ready to rent after this work.

Thanks

Van Brookshire
936 524 0910

--

Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.761.0574
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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Regards,

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Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.761.0574
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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FULL CONTRACT Van Brookshire DBA Vision Builders FSB - 022 Westward - Drywall Repair 8.27.18.pdf
518.9kB



CONDITIONAL Van Brookshire DBA Vision Builders FSB - Conditional Waiver and Release on Progress Payment.pdf
57.2kB



GV20181101 Invoice Great Value Westward Offline units repairs project 1

BB#00-v0004050-4022p

To: Austin Garrison

December 20, 2018

Property 022 Westward

6250 Westward Lane, Houston TX 77081

Scope of work: Offline unit repairs

We repaired sheet rock holes and busted walls through out the listed units with OSB. Covered holes with patches using OSB and screws. Any studs and or structural damage was fixed as we found it, making units rent ready. Included spraying units with cleaner and moldicide for odor and mold control..

Units:016,028,030,035,084,088,140,199,205,291,292,295,427,467,066,073,166,178,179,389,189,212,205,251,300,323,337,376,384,420,425,444,456,483,387,486,492,507,512,514,518,520

Did not include removing any abandoned goods put in units since inspection

Total 45 units this project (some units where switched with others because of occupancey at time of project)

Total project cost: **\$17,572.00**

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

*Requested by Austin Garrison
Completed by John Conley + crew
Materials purchased by VB
Units inspected and put back on Rentable List as completed*

Re: Junk and Haul Service

From: Austin Garrison (agarrison@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Cc: fac046@greatvaluestorage.com

Date: Tuesday, September 25, 2018 09:31 AM CDT

Thanks, Van!

Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.392.6828
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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On Sep 24, 2018, at 7:03 PM, Van Brookshire <vanbrookshire@yahoo.com> wrote:

NO problem
Will get on schedule and let you know when he is coming

Thanks

VB

On Monday, September 24, 2018 03:20:20 PM CDT, Austin Garrison <agarrison@greatvaluestorage.com> wrote:

Hi Van,

Here's Ashley's response in regards to the junk & haul units.

Thanks!!

Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591

T 409.392.6828

agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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Begin forwarded message:

From: Ashley Thornton <fac046@greatvaluestorage.com>
Date: September 24, 2018 at 2:32:11 PM CDT
To: Austin Garrison <agarrison@greatvaluestorage.com>
Subject: Re: Junk and Haul Service

I have 8 but its just sofas mattress and they aren't full of things I just can't move it.

On Mon, Sep 24, 2018 at 2:28 PM Austin Garrison <agarrison@greatvaluestorage.com> wrote:

Hi Van,

Please see message below from Ashley at 046 Beechnut regarding junk spaces that need cleaning.

Ashley - roughly how many spaces and how full are they?

Thanks!

Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.392.6828
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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Begin forwarded message:

From: Ashley Thornton <fac046@greatvaluestorage.com>
Date: September 24, 2018 at 2:08:47 PM CDT
To: Austin Garrison <agarrison@greatvaluestorage.com>

Subject: Junk and Haul Service

Hi Austin

Could you send out the junk n haul guys I have a lot of things customer's left behind.

--

Ashley Thornton | Site Manager
Ada Hilton | Site Associate
Great Value Storage
11702 Beechnut St. Houston, TX 77072
Ph.(281) 498-6797
fac046@greatvaluestorage.com | www.greatvaluestorage.com

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--

Ashley Thornton | Site Manager
Ada Hilton | Site Associate
Great Value Storage
11702 Beechnut St. Houston, TX 77072
Ph.(281) 498-6797
fac046@greatvaluestorage.com | www.greatvaluestorage.com

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Fwd: Junk and Haul Service

From: Austin Garrison (agarrison@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Cc: fac046@greatvaluestorage.com

Date: Monday, September 24, 2018 02:28 PM CDT

Hi Van,

Please see message below from Ashley at 046 Beechnut regarding junk spaces that need cleaning.

Ashley - roughly how many spaces and how full are they?

Thanks!

Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.392.6828
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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Begin forwarded message:

From: Ashley Thornton <fac046@greatvaluestorage.com>
Date: September 24, 2018 at 2:08:47 PM CDT
To: Austin Garrison <agarrison@greatvaluestorage.com>
Subject: Junk and Haul Service

Hi Austin

Could you send out the junk n haul guys I have a lot of things customer's left behind.

--

Ashley Thornton | Site Manager
Ada Hilton | Site Associate
Great Value Storage
11702 Beechnut St. Houston, TX 77072
Ph.(281) 498-6797
fac046@greatvaluestorage.com | www.greatvaluestorage.com

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**GV20181102 Invoice Great Value Beechnut Unit clean and haul off
11.28 – 12.4.2019**

BB#00-v0004050-4046p

To: Austin Garrison

March 29, 2018

Property 046 Beechnut

11702 Beechnut , Houston TX 77072

Scope of work: Haul off and dispose of abandoned goods and clean units

Provided loading and unloading service to haul off and dispose of abandoned goods

Haul off of units full of abandoned goods as directed by manager. Cleaned and scaped unit floors.

11/28 Picked up 20 5 gallon buckets of used oil, antifreeze etc

Took to disposal and paid to have disposed.

12/3 Units 503, 504 started 7001 plus 4 mattresses

12/4 Continued unit 7001 plus trash by dumpster

36 hours @65.00 = 2,340.00

3 @ 18ft trailer and truck loads dump fees @ 125.00 = 375.00

Total project cost: \$2,715.00

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

*Requested By Austin Garrison
Performed By Wesley Whitley and crew
All units Locked & Unlocked by property manager as inspected
and Completed*

Re: Lighting

From: Austin Garrison (agarrison@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Date: Wednesday, November 28, 2018 10:30 AM CST

Awesome,

Thanks!

On Wed, Nov 28, 2018 at 10:27 AM Van Brookshire <vanbrookshire@yahoo.com> wrote:

On his way to start lights today

VB

On Sunday, November 25, 2018 06:14:34 PM CST, Austin Garrison <agarrison@greatvaluestorage.com> wrote:

Awesome.

Thanks, Van!

Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.392.6828
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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On Nov 25, 2018, at 6:13 PM, Van Brookshire <vanbrookshire@yahoo.com> wrote:

Scheduled for Tuesday start on this project

VB

[Sent from Yahoo Mail on Android](#)

On Sat, Nov 24, 2018 at 1:16 PM, Austin Garrison <agarrison@greatvaluestorage.com> wrote:

Hi Van,

Please see message below from Carlos at 023 Boone regarding his lighting at the facility. Please let us know when we can schedule this out.

Thanks!

Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.392.6828
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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Begin forwarded message:

From: GVS 04-023 <fac023@greatvaluestorage.com>
Date: November 24, 2018 at 1:11:48 PM CST
To: Austin Garrison <agarrison@greatvaluestorage.com>
Subject: Lighting

Hey Austin,

Both my external and internal lighting has been needing some work for a while now.

I will get back to you on the external lighting (which lights are out and which are always on) in a few days. Since it get's darker earlier now it shouldnt be a problem but I want to make sure im getting the right one's looked at so ill take a few days on it.

The internal lighting; I havent heard from anyone with regards to replacing the burnt out bulbs in my hallways in a few month's now. Any word on this?

--

Carlos Lopez | Property Manager
Betty Ledesma | Associate Manager

Great Value Storage |
8801 Boone Rd |Houston TX 77099
T (281) 940-7598

fac023@greatvaluestorage.com | www.greatvaluestorage.com

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--
Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.761.0574
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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GV20181103 Invoice Boone Rd Inside hall lights repairs

BB#00-v0004050-4023p

March 29, 2019

To: Austin Garrison

Great Value Storage

8801 Boone rd, Houston tx. 77099

Scope of work: Repairs and bulb replacements hallways

Installed 4 cases bulbs , fixed short in 1st hall way

10 hours, two tips, two men and tools

Total Materials and labor \$1,046.00

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 State Highway 150 west, Coldspring Texas 77331

*Requested by Austin Garrison
Completed by Marshall Reed & Matthew
Materials from Home Depot purchased by Van Brookshire*

Re: Lighting

From: Austin Garrison (agarrison@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Date: Wednesday, November 28, 2018 10:30 AM CST

Awesome,

Thanks!

On Wed, Nov 28, 2018 at 10:27 AM Van Brookshire <vanbrookshire@yahoo.com> wrote:

On his way to start lights today

VB

On Sunday, November 25, 2018 06:14:34 PM CST, Austin Garrison <agarrison@greatvaluestorage.com> wrote:

Awesome.

Thanks, Van!

Regards,

Austin Garrison | Regional Manager
Great Value Storage
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T 409.392.6828
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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On Nov 25, 2018, at 6:13 PM, Van Brookshire <vanbrookshire@yahoo.com> wrote:

Scheduled for Tuesday start on this project

VB

[Sent from Yahoo Mail on Android](#)

On Sat, Nov 24, 2018 at 1:16 PM, Austin Garrison <agarrison@greatvaluestorage.com> wrote:

Hi Van,

Please see message below from Carlos at 023 Boone regarding his lighting at the facility. Please let us know when we can schedule this out.

Thanks!

Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.392.6828
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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Begin forwarded message:

From: GVS 04-023 <fac023@greatvaluestorage.com>
Date: November 24, 2018 at 1:11:48 PM CST
To: Austin Garrison <agarrison@greatvaluestorage.com>
Subject: Lighting

Hey Austin,

Both my external and internal lighting has been needing some work for a while now.

I will get back to you on the external lighting (which lights are out and which are always on) in a few days. Since it get's darker earlier now it shouldnt be a problem but I want to make sure im getting the right one's looked at so ill take a few days on it.

The internal lighting; I havent heard from anyone with regards to replacing the burnt out bulbs in my hallways in a few month's now. Any word on this?

--

Carlos Lopez | Property Manager
Betty Ledesma | Associate Manager

Great Value Storage |
8801 Boone Rd |Houston TX 77099
T (281) 940-7598

fac023@greatvaluestorage.com | www.greatvaluestorage.com

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--
Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.761.0574
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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GV20181104 Invoice Boone Rd Electrical call outside lights 12.3.18

BB#00-v0004050-4023p

March 29, 2019

To: Austin Garrison

Great Value Storage

8801 Boone rd, Houston tx. 77099

Scope of work: Repairs security lights 12/3/18

Several lights not functioning through out property. Traced out shorts and repaired, replaced wire in conduit to bypass short. Installed 8 new photo cells

Total Materials and labor \$631.00

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 State Highway 150 west, Coldspring Texas 77331

Requested by Austin Garrison in email
Performed by Marshall Reed & Mathew
Materials by VB From Home Depot & VB stock

Fwd: Harwin's issues

From: Austin Garrison (agarrison@greatvaluestorage.com)
To: vanbrookshire@yahoo.com
Cc: fac025@greatvaluestorage.com; tkelly@greatvaluestorage.com
Date: Wednesday, December 5, 2018 12:39 PM CST

Hi Van,

Please see message below from Therron at 025 Harwin. We've had these outstanding issues for some time now. When can we get these scheduled?

Thanks!

----- Forwarded message -----

From: **Therron Kelly** <tkelly@greatvaluestorage.com>
Date: Wed, Dec 5, 2018 at 12:35 PM
Subject: Harwin's issues
To: Austin Garrison <agarrison@greatvaluestorage.com>

Hello Austin,

Per our discussion earlier today, here are some, *but not limited to*, 🤖 issues here at our great facility....

1. **A Building electrical issue**-several tenants are saying that their lights are not working. When breakers are flipped on, they flip right back off
2. **The C Building** still have those **gutters** that will fall off any day now.
3. **The parking lot drain** is still filled with mud.
4. The bathroom needs a **new pipe** due to the other pipe rusting and causing the bathroom pipes to leak..(rusted part fell off completely)
5. May have mentioned before, but the **marquee does not light up at night**, no clue as to why.....
6. Still waiting to hear about those **bollards** that were requested.

.....okay, okay...I'll stop there....but that's the gist of it..

Thank You!

Have an **AWESOME** rest of the day!!!
.....and remember.....I'm just the messenger..

~Therron~

Make it a GREAT day!!!

Thërron Kelly | Property Manager ~~ Customer Service Issues

Great Value Storage-Harwin
9951 Harwin Dr.| Houston, Texas 77036

1. T 713.780.4950- Office line

T 512.786.7243-Customer Service Line

tkelly@greatvaluestorage.com

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Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.761.0574
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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**GV20181105 Invoice Great Value Harwin Mis repairs elctrical
12.20.18**

To: Austin Garrison

March 29,2019

Great Value Storage Harwin

9951 Harwin Dr, Houston Texas 77036

Scope of work: Mis electrical repairs in first building and in office

Trached out short in plug and fixed

Found grounded wire in first building and fixed

4 Hours plus fuel

Total Materials and labor **\$320.00**

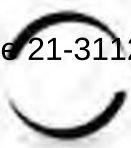
Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

*Requested by Austin Garrison in Email
Completed by Marshall Reed*



GV20181106 Invoice Great Value Alabonson Repairs break in 12.19-12.21.2018

To: Sergio Archibald

March 29 ,2019

Great Value Storage

8320 Alabonson Houston Tx

Scope of work: Repairs from breakin untis and hallways

Secured units after break in, Hallways 70,71,72,73 multiple doors damaged and or destroyed

Rebuild two wall sections, reinforced damaged doors and latches, replaced doors that where needed

Total Materials and labor:\$1,460.00

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

Requested by Sergio Archibald by phone emergency call because of breakins

Performed by Wesley Whitley

Materials supplied by Wesley Whitley

Property Manager & Sergio saw & inspected work

FW: 045 Garth Junk/Damage Units

From: Sergio Archibald (sarchibald@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Cc: fac045@greatvaluestorage.com

Date: Wednesday, December 19, 2018 10:44 AM CST

Hi Van, below are the junk units that need to be removed from Baytown. Let me know – thanks,

Sergio Archibald | Regional Manager

Great Value Storage

5550 Antoine Dr | Houston, Texas 77091

T 512.809.2772 | F 916.675.8659

sarchibald@greatvaluestorage.com | www.greatvaluestorage.com

From: Gvs 04-45 [mailto:fac045@greatvaluestorage.com]

Sent: Tuesday, December 18, 2018 1:53 PM

To: Sergio Archibald <sarchibald@greatvaluestorage.com>

Subject: 045 Garth Junk/Damage Units

Units 41, 53, 80, 172, 198, 211, and 227 need to be cleared up.

Units 25 and 271 doors are damaged and need to be fixed

Thank you,

Natalie Alvarado | Site Manager

| Site Associate

Great Value Storage


3412 Garth Rd | Baytown, Texas 77521

T 281.427.8949

fac045@greatvaluestorage.com | www.greatvaluestorage.com

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 image010.jpg
4.4kB



GV20190102 Invoice Great Value Garth Rd trash haul and unit clean 12.20.2018

BB#00-v0004050-4045p

To: Sergio Archibald

Great Value Storage Garth Rd

March 29, 2019

3412 Garth Rd in Baytown, TX

Scope of work: Unit clean out and trash haul off

12/20/2018 Cleared un trash at dumpster then units 171, 174

Total hours 12 at \$65.00 = \$780.00

@ 18ft trailer and truck loads dump fees @ 125.00 = 125

Total Materials and labor \$905.00

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

*Requested by Sergio Archibald in email
Performed by Wesley Whitley and crew
Invoice is for first day of multiday project at property
to clean units & make rentable.*

Re: Fwd: Apartment Issues

From: Austin Garrison (agarrison@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Cc: fac046@greatvaluestorage.com

Date: Monday, December 17, 2018 10:35 AM CST

Thanks!

On Mon, Dec 17, 2018 at 10:28 AM Van Brookshire <vanbrookshire@yahoo.com> wrote:

Will get it resolved
VB

Sent from Yahoo Mail on Android

On Mon, Dec 17, 2018 at 10:04 AM, Austin Garrison
<agarrison@greatvaluestorage.com> wrote:

Hi Van,

Please see message below from Ashley at 046 Beechnut regarding repairs at the apartment that we discussed. Could you please reach out to the gentleman to get in touch with Ashley?

Thanks!

----- Forwarded message -----

From: **Ashley Thornton** <fac046@greatvaluestorage.com>

Date: Mon, Dec 17, 2018 at 9:30 AM

Subject: Apartment Issues

To: Austin Garrison <agarrison@greatvaluestorage.com>

Goodmorning, Austin

So the guy that came to fix the toilet he said he would be back after 6, and never came back the garbage disposal isn't working and he said he would fix the leak in the shower. I gave him my number just haven't heard from him.

Thanks,

--

Ashley Thornton | Site Manager

Ada Hilton | Site Associate

Great Value Storage

11702 Beechnut St. Houston, TX 77072

Ph.(281) 498-6797

fac046@greatvaluestorage.com | www.greatvaluestorage.com

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--
Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.761.0574
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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GV20190104 Invoice Great Value Beechnut Apartment repairs

BB#00-v0004050-4046p

To: Austin Garrison

January 21, 2019

Property 046 Beechnut

11702 Beechnut , Houston TX 77072

Scope of work: Apartment repairs 12/31/18

Check for a water leak at the apartment bathroom.(fixed)

We need to replace the internal parts for the toilet.

We need to replace the water conector for the toilet and the cutoff valve.

We also need to repair the sower.

Work performed January 7, 2019

Repair the toilet and replace the cutoff valve and the water connector.

Replace the internal parts for the shower valve and the handle

Replace the shower head and flexible water connector.

Install a new spout and repipe it.

Reset and clean the garbage disposer

Total project cost: \$761.00

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331



GV20190104 Invoice Great Value Beechnut Apartment repairs

BB#00-v0004050-4046p

To: Austin Garrison

January 21, 2019

Property 046 Beechnut

11702 Beechnut , Houston TX 77072

Scope of work: Apartment repairs 12/31/18

Check for a water leak at the apartment bathroom.(fixed)

We need to replace the internal parts for the toilet.

We need to replace the water conector for the toilet and the cutoff valve.

We also need to repair the sower.

Work performed January 7, 2019

Repair the toilet and replace the cutoff valve and the water connector.

Replace the internal parts for the shower valve and the handle

Replace the shower head and flexible water connector.

Install a new spout and repipe it.

Reset and clean the garbage disposer

Total project cost: \$761.00

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

*Requested by Austin Garrison by phone then emails
Performed by Reyes Contreras
leaks where resolved on the 7th of January*

NOTES

Monday, Jan 07

11702 Beechnut GVS

121318

Check for a water leak at the apartment bathroom.
We need to replace the internal parts for the toilet.
We need to replace the water conector for the toilet and the cutoff valve.
We also need to repair the sower.

4:00pm-6:00pm. \$45.00hrs

010719

Repair the toilet and replace the cutoff valve and the water connector.
Replace the internal parts for the shower valve and the handle
Replace the shower head and flexible water connector.
Install a new spout and repipe it.
Reset and clean the garbage disposer

Material. \$161.00
Labor.
Toilet repair. \$45.00
Shower repair. \$180.00
Garbage disposer. \$25.00

Total parts and labor. \$411.00

FW: 045 Garth Junk/Damage Units

From: Sergio Archibald (sarchibald@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Cc: fac045@greatvaluestorage.com

Date: Wednesday, December 19, 2018 10:44 AM CST

Hi Van, below are the junk units that need to be removed from Baytown. Let me know – thanks,

Sergio Archibald | Regional Manager

Great Value Storage

5550 Antoine Dr | Houston, Texas 77091

T 512.809.2772 | F 916.675.8659

sarchibald@greatvaluestorage.com | www.greatvaluestorage.com

From: Gvs 04-45 [mailto:fac045@greatvaluestorage.com]

Sent: Tuesday, December 18, 2018 1:53 PM

To: Sergio Archibald <sarchibald@greatvaluestorage.com>

Subject: 045 Garth Junk/Damage Units

Units 41, 53, 80, 172, 198, 211, and 227 need to be cleared up.

Units 25 and 271 doors are damaged and need to be fixed

Thank you,

Natalie Alvarado | Site Manager

| Site Associate

Great Value Storage


3412 Garth Rd | Baytown, Texas 77521

T 281.427.8949

fac045@greatvaluestorage.com | www.greatvaluestorage.com

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4.4kB



GV20190106 Invoice Great Value Garth Rd trash haul and unit clean 12.28 – 1.10.2019

BB#00-v0004050-4045p

To: Sergio Archibald

Great Value Storage Garth Rd

March 29,2019

3412 Garth Rd in Baytown, TX

Scope of work: Unit clean out and trash haul off

12/28/18 12 hours , trailer one trip dump units 227,172

12/9/18 12 hours , trailer one trip dump units 80 and started 198

1/8/19 12 hours, trailer one trip dump units 198,53,333

1/9/19 13 hours, trailer one trip dump Unit 211 30ft deep of trash

Total hours 49 at \$65.00 = \$3,185.00

4 @ 18ft trailer and truck loads dump fees @ 125.00 = 500

Total Materials and labor \$3,685.00

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331



GV20190106 Invoice Great Value Garth Rd trash haul and unit clean 12.28 – 1.10.2019

BB#00-v0004050-4045p

To: Sergio Archibald

Great Value Storage Garth Rd

March 29, 2019

3412 Garth Rd in Baytown, TX

Scope of work: Unit clean out and trash haul off

12/28/18 12 hours , trailer one trip dump units 227,172

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4 @ 18ft trailer and truck loads dump fees @ 125.00 = 500

Total Materials and labor \$3,685.00

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

*Requested by Sergio Archibald in Email
Performed by Wesley Whitley and crew
Continuation of cleaning and making units rentable
Manager unlocked units and relaxed upon completion + inspection*

FW: Major electrical issue

From: Sergio Archibald (sarchibald@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Cc: fac026@greatvaluestorage.com

Date: Monday, January 7, 2019 04:27 PM CST

Hi Van – Hempstead has an electrical power issue going to the climate control. Can you send a man out to the store to see what the problem is? Thanks,

Sergio Archibald | Regional Manager

Great Value Storage

5550 Antoine Dr | Houston, Texas 77091

T 512.809.2772 | F 916.675.8659

sarchibald@greatvaluestorage.com | www.greatvaluestorage.com

From: GVS 04-026 [mailto:fac026@greatvaluestorage.com]

Sent: Monday, January 7, 2019 4:24 PM

To: Sergio Archibald <sarchibald@greatvaluestorage.com>

Subject: Major electrical issue

Good afternoon, half of my climate controlled building is dark, I checked all breakers and reset them, still no luck. The lights attempt to come on but don't, I need someone out asap, thank you. It is very dark in this building and someone is likely to get hurt not to mention the complaints from people paying climate controlled prices.

--

[]

Site Manager: Richard Aleman
Asst Manager: Benny Ramos
10640 Hempstead Rd | Houston, TX 77092
T: 713-682-6559



GV20190107 Invoice Great Value Hempstead Electrical repairs 1.9 – 31.2019

To: Sergio Archibald

Great Value Storage

March 29,2019

Hempstead highway

Houston Texas

Scope of work: Electrical repairs 1/9 – 31/2019

1/9 Lights not working in hall ways, traced out short to one fixture, found and replaced bured wired behind light fixture, reset and tested, all working

1/31 Lights not working in buildings A and E Need 2 new ballasts 2 new fixtures and 1 timer switch

Proquried parts and installed

Total Materials and labor: \$1020.00

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 State Highway 150 west, Coldspring Texas 77331



GV20190107 Invoice Great Value Hempstead Electrical repairs 1.9 – 31.2019

To: Sergio Archibald

Great Value Storage

March 29,2019

Hempstead highway

Houston Texas

Scope of work: Electrical repairs 1/9 – 31/2019

1/9 Lights not working in hall ways, traced out short to one fixture, found and replaced buried wired behind light fixture, reset and tested, all working

1/31 Lights not working in buildings A and E Need 2 new ballasts 2 new fixtures and 1 timer switch

Procured parts and installed

Total Materials and labor: \$1020.00

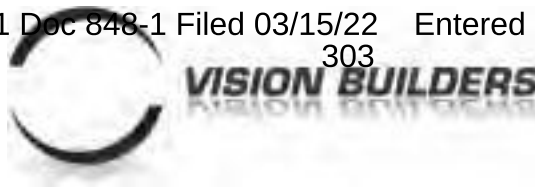
Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 State Highway 150 west, Coldspring Texas 77331

*Requested by Sergio Archibald by email
Performed by Marshall Reed
Materials purchased by VB from Home Depot*



**GV20190108 Invoice Great Value Kuykendahl Fence repair
1.7.2019**

BB#00-v000-4050-4059p

Vision Builders

January 21 ,2019

To: Sergio Archibald

Great Value Storage

15300 Kuykendahl Rd

Houston Texas

DESCRIPTION OF WORK PERFORMED : Fence repair chain link section

**Repaired chain link fence north side property area. Tyed back together
and installed hardened steel wire panel.**

Project Total Materials and labor \$252.00

Thanks for your time and consideration

Van Brookshire

936 524 0910

Vision Builders 8130 State highway 150 west, Coldspring Texas 77331



GV20190109 Invoice Great Value 25th Avenue Wind building damage service call repairs 1.8.19

Billbox #00-v0004050-4077p

To: Austin Garrison

January 21.2019

Property 1910 25th Avenue

Texas City, Texas

Scope of work: Two men repair wind damage to buildings and clean up

Repaired sheet metal trim on building

Cleaned up metal on drives

Repaired, put back in place metal header panels above doors multiple units on property.

Took samples and measurements of metal for additional replars to mansard front of building.

Total material and labor: \$375.00

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

Re: Fwd: falling metal

From: Van Brookshire (vanbrookshire@yahoo.com)

To: agarrison@greatvaluestorage.com

Date: Saturday, December 8, 2018 11:07 PM CST

Men will be there tomorrow if rain will stop

VB

Sent from Yahoo Mail on Android

On Sat, Dec 8, 2018 at 7:44 AM, Austin Garrison <agarrison@greatvaluestorage.com> wrote:

Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.392.6828
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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Begin forwarded message:

From: GVS 04-077 <fac077@greatvaluestorage.com>
Date: December 8, 2018 at 9:20:06 AM CST
To: Austin Garrison <agarrison@greatvaluestorage.com>
Subject: falling metal

Good morning,
I have a tenant Michelle Billiot D004A d004D she has 2 units right under were the metal has fallen and shes pretty mad that it has not been fixed and its going on 2 months saying she almost slipped and the nails sticking up from the metal and I understand where she is coming from. But she wants you to call her because she irritated shes paying for storage's that she can barely get to.

--

Regards,

Jackie Flynn | Property Manager

Carla Breaux | Associate Manager

Great Value Storage

1910 25th Ave N | Texas City, Texas 77590

T 409.948.1567 |

fac077@greatvaluestorage.com | www.greatvaluestorage.com

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**GV20190109 Invoice Great Value 25th Avenue Wind building damage
service call repairs 1.8.19**

Billbox #00-v0004050-4077p

To: Austin Garrison

January 21.2019

Property 1910 25th Avenue

Texas City, Texas

Scope of work: Two men repair wind damage to buildings and clean up

Repaired sheet metal trim on building

Cleaned up metal on drives

Repaired, put back in place metal header panels above doors
multiple units on property.

Took samples and measurements of metal for additional replars to
mansard front of building.

Total material and labor: \$375.00

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

*Requested by Austin Garrison
Completed by Marshall Reed & helper
Part of bigger project ~~the~~ ongoing wind damage
that needs approval*



INVOICE

Date: February 8, 2019

Purchase Order Number:

To:
 John Corley
 c/o Great Value Storage
 1585 Lexington Avenue
 Mansfield, Ohio 44907

Project:
 Create toilet room
 1585 Lexington Avenue
 Mansfield, Ohio 44907

For Work completed to: February 8, 2019

Quantity	Description	Unit Price	Total
	Partial billing for work complete according to the proposals dated May 22, 2018, May 30, 2018, and February 8, 2019.		
	Base contract		\$51,275.00
	Additions and/or deductions to the contract		<u>+2,635.00</u>
	Total revised contract		53,910.00
	Total value of work complete		53,910.00
	Minus prior payments.		27,750.00

Total Amount Due	\$26,160.00
-------------------------	--------------------

If you have any questions regarding this invoice please feel free to contact me.

Daniel R. Wiegand

Daniel R. Wiegand
 Appleseed Building Company



May 22, 2018

John Corley
c/o Great Value Storage
1585 Lexington Avenue
Mansfield, Ohio 44907

Re: Toilet room

Sir:

My quote to install an ADA toilet facility in two of the small storage rooms at the front of the facility near the office is \$51,275.00. The work will include:

- Architectural fees for drawing and the stamping of drawings for code approval.
- Payment of building and electrical permit fees, plumbing permit drawings and fees, sewer line tap fee and a ¾" water line tap fee.
- To remove the demising wall between two small storage units (one unit is not large enough to create an ADA toilet room). The drywall will be taped, sanded and ready for paint. Two door grilles will be removed and given to the facility if requested. The two openings in the exterior wall will be infilled with metal or wood studs, thermal insulation and painted wood siding (similar to other door infills) on the exterior and drywall on the interior. A door will be installed in the existing partition wall between the proposed toilet room and the existing storage room. The walls will be painted with epoxy paint as required by the building code. The metal door and frame will have hinges, a privacy lock and spring hinges and will be painted with two coats of finish paint. Toilet grab bars, a toilet paper holder and an ADA approved mirror at the lavatory will be installed.
- The removal of a section of the interior floor and the exterior pavement with excavation for the installation of the underground plumbing lines.
- At the exterior to the space one ¾" copper water line will be installed from the City supplied tap to the new water backflow valve inside the building. Also, a sewer tap will be made into the existing 12" sanitary sewer for a connection to a force line which will connect to a new pump inside the building. All pavements will be repaired, all yard areas will be backfilled and topped with topsoil, seed and mulch.
- At the interior of the space an ADA toilet and lavatory will be installed along with an under counter electric water heater and a sump with a sewage ejector pump. All drain and vent lines will be PVC pipe, all water supply lines will be exposed PEX piping. In addition the new water service will have the necessary shut off valves and a ¾" backflow valve. After the inspection of the underground piping the excavation will be backfilled and a 4" thick concrete floor will be installed at the inside and outside of the building.
- One fan/light combination fixture with ducting to the exterior will be installed.

- Electric will include a circuit from the existing panel (if the existing panel has adequate space for an additional circuit) and the installation of a wall switch, a GFI outlet, a six-foot electric baseboard heater, and the connection to the sewage ejector pump. The electric conduits will be exposed.
- Miscellaneous items include removal of trash, supervision of the project and the payment of sales tax on all materials.

Please be aware that, City officials tell me, sometime ago the office was enlarged without the necessary design and/or permitting. The installation of the toilet will not be allowed to proceed until the office expansion is addressed. This quotation does not include any work related to this matter.

This quotation is valid for thirty (30) days.

Thank you for the opportunity to work with you on this project, please feel free to contact me if you have any questions or comments regarding this information.

Please call with questions.

Sincerely,

Daniel R. Wiegand

Daniel R. Wiegand
President

RE: RE: Estimate Great Value Lexington Avenue Restroom addition

From: jwright@greatvaluestorage.com

To: vanbrookshire@yahoo.com; jwright@greatvaluestorage.com

Date: Monday, June 4, 2018 06:29 PM CDT

That is fine. Get started.

Jeremy Wright | Chief Operating Officer

Great Value Storage

401 Congress Avenue, 33rd Floor | Austin, Texas 78701

T 512.327.3300 | F 512.322.9238 | M 512.749.9719

jwright@greatvaluestorage.com | www.greatvaluestorage.com

From: Van Brookshire [mailto:vanbrookshire@yahoo.com]
Sent: Monday, June 04, 2018 6:19 PM
To: jwright@greatvaluestorage.com
Subject: Re: RE: Estimate Great Value Lexington Avenue Restroom addition

Jeremy

I believe the illegal office permitting and changes will be able to be taken care of for around \$5,500.00

Depending on what the inspector finds and wants changed. I think adding an exit and emergency light or two might be it.

I don't see any thing else that might cause a red flag.

If you are ready for us to get started let me know.

I could also use half down on this one if you could arrange it.

Thanks

VB

On Friday, May 25, 2018 01:38:40 PM CDT, <jwright@greatvaluestorage.com> wrote:

Van,

This Lexington Avenue estimate looks good. I would like to move forward. Can you add on the permitting for the illegal office expansion?

Jeremy Wright | Chief Operating Officer

Great Value Storage

401 Congress Avenue, 33rd Floor | Austin, Texas 78701

T 512.327.3300 | F 512.322.9238 | M 512.749.9719

jwright@greatvaluestorage.com | www.greatvaluestorage.com

From: Van Brookshire [<mailto:vanbrookshire@yahoo.com>]

Sent: Friday, May 25, 2018 1:13 PM

To: Jeremy Wright <jwright@greatvaluestorage.com>

Subject: Estimate Great Value Lexington Avenue Restroom addition

Attached is your estimate

Thanks

VB

RE: Estimate Great Value Lexington Avenue Restroom addition

From: jwright@greatvaluestorage.com
To: vanbrookshire@yahoo.com
Cc: aramey@greatvaluestorage.com
Date: Friday, May 25, 2018 01:38 PM CDT

Van,

This Lexington Avenue estimate looks good. I would like to move forward. Can you add on the permitting for the illegal office expansion?

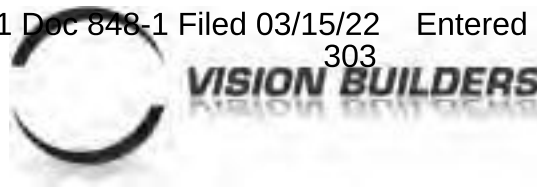
Jeremy Wright | Chief Operating Officer
Great Value Storage
401 Congress Avenue, 33rd Floor | Austin, Texas 78701
T 512.327.3300 | F 512.322.9238 | M 512.749.9719
jwright@greatvaluestorage.com | www.greatvaluestorage.com

From: Van Brookshire [mailto:vanbrookshire@yahoo.com]
Sent: Friday, May 25, 2018 1:13 PM
To: Jeremy Wright <jwright@greatvaluestorage.com>
Subject: Estimate Great Value Lexington Avenue Restroom addition

Attached is your estimate

Thanks

VB



GV20190110 Invoice Great Value Lexington Avenue Restroom addition Final INVOICE competition

Vision Builders

Facilities Services Contractors

February 14 ,2019

To: Roger Burgin

Great Value Storage

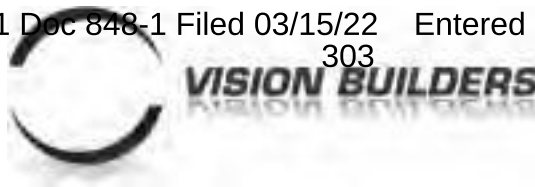
1585 Lexington Avenue

Mansfield, Ohio 44907

Scope of Work: Install an ADA toilet facility in two of the small storage rooms at the front of the facility

The work will include:

- * Architectural fees for drawing and the stamping of drawings for code approval.
- * Payment of building and electrical permit fees, plumbing permit drawings and fees, sewer line tap fee and a $\frac{3}{4}$ " water line tap fee.
- * To remove the demising wall between two small storage units (one unit is not large enough to create an ADA toilet room).
- * The drywall will be taped, sanded and ready for paint.
- * Two door grilles will be removed and given to the facility if requested.
- * The two openings in the exterior wall will be infilled with metal or wood studs, thermal insulation and painted wood siding (similar to other door infills) on the exterior and drywall on the interior.
- * A door will be installed in the existing partition wall between the proposed toilet room and the existing storage room.
- * The walls will be painted with epoxy paint as required by the building code.
- * The metal door and frame will have hinges, a privacy lock and spring hinges and will be painted with two coats of finish paint.
- * Toilet grab bars, a toilet paper holder and an ADA approved mirror at the lavatory will be installed.
- * The removal of a section of the interior floor and the exterior pavement with excavation for the installation of the underground plumbing lines.
- * At the exterior to the space one $\frac{3}{4}$ " copper water line will be installed from the City supplied tap to the new water backflow valve inside the building.
- * Also, a sewer tap will be made into the existing 12" sanitary sewer for a connection to a force line which will connect to a new pump inside the building.
- * All pavements will be repaired, all yard areas will be backfilled and topped with topsoil, seed and mulch.
- * At the interior of the space an ADA toilet and lavatory will be installed along with an under counter electric water heater and a sump with a sewage ejector pump.
- * All drain and vent lines will be PVC pipe, all water supply lines will be exposed PEX piping.
- * In addition the new water service will have the necessary shut off valves and a $\frac{3}{4}$ " backflow valve.



- * After the inspection of the underground piping the excavation will be backfilled and a 4" thick concrete floor will be installed at the inside and outside of the building.
- * One fan/light combination fixture with ducting to the exterior will be installed.
- * Electric will include a circuit from the existing panel (if the exiting panel has adequate space for an addition circuit) and the installation of a wall switch, a GFI outlet, a six-foot electric baseboard heater, and the connection to the sewage ejector pump.
- * The electric conduits will be exposed. •
- * Miscellaneous items include removal of trash, supervision of the project and the payment of sales tax on all materials.

(Currently I am trying to Resolve this) Please be aware that, City officials tell me, sometime ago the office was enlarged without the necessary design and/or permitting. The installation of the toilet will not be allowed to proceed until the office expansion is addressed. This quotation does not include any work related to this matter.

Additional work added for City: Created and provided stamped drawings of original enlargement, Backed up and permitted the work completed years ago, added insulation and sheetrock to perimeter walls as requested by City, Added and changed AC ductwork as city requested, Provided and installed 36 inch doors where City requested, Added KNOX box per City,

Thank you for the opportunity to work with you on this project, please feel free to contact me if you have any questions or comments regarding this information.

Original Total Cost materials and labor \$66,757.50.

First invoice GV20180717 for half of project \$33,378.75 down,

City required Additions and changes \$6,787.50

Total balance due for Project \$40,166.25

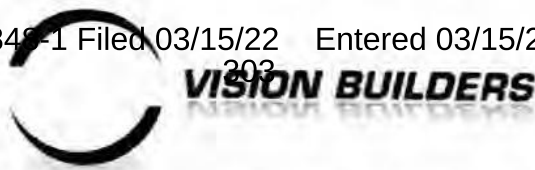
Please call with questions.

Sincerely,

Van Brookshire

936 524 0910

Vision Builders 8130 State highway 150 west, Coldspring Texas 77331



GV20190110 Invoice Great Value Lexington Avenue Restroom addition Final INVOICE competition

Vision Builders

Facilities Services Contractors

February 14, 2019

To: Roger Burgin

Great Value Storage

1585 Lexington Avenue

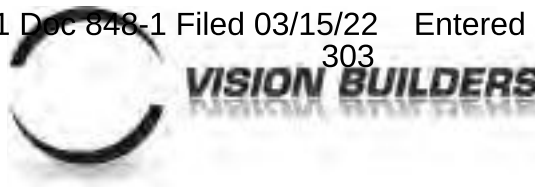
Mansfield, Ohio 44907

Scope of Work: Install an ADA toilet facility in two of the small storage rooms at the front of the facility

The work will include:

- * Architectural fees for drawing and the stamping of drawings for code approval.
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- * Toilet grab bars, a toilet paper holder and an ADA approved mirror at the lavatory will be installed.
- * The removal of a section of the interior floor and the exterior pavement with excavation for the installation of the underground plumbing lines.
- * At the exterior to the space one 3/4" copper water line will be installed from the City supplied tap to the new water backflow valve inside the building.
- * Also, a sewer tap will be made into the existing 12" sanitary sewer for a connection to a force line which will connect to a new pump inside the building.
- * All pavements will be repaired, all yard areas will be backfilled and topped with topsoil, seed and mulch.
- * At the interior of the space an ADA toilet and lavatory will be installed along with an under counter electric water heater and a sump with a sewage ejector pump.
- * All drain and vent lines will be PVC pipe, all water supply lines will be exposed PEX piping.
- * In addition the new water service will have the necessary shut off valves and a 3/4" backflow valve.

Requested by Jeremy Wright approved by email
 Performed by Van Brookshire & Appleseed Construction
 Completed and inspected with CO by City March 21, 2019



Estimate Great Value Lexington Avenue Restroom addition

Vision Builders

Facilities Services Contractors

May 25 ,2018

To: Jeremy Wright

Great Value Storage

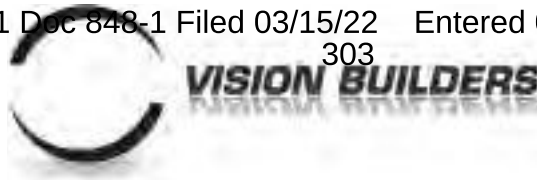
1585 Lexington Avenue

Mansfield, Ohio 44907

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- * At the interior of the space an ADA toilet and lavatory will be installed along with an under counter electric water heater and a sump with a sewage ejector pump.
- * All drain and vent lines will be PVC pipe, all water supply lines will be exposed PEX piping.
- * In addition the new water service will have the necessary shut off valves and a ¾" backflow valve.
- * After the inspection of the underground piping the excavation will be backfilled and a 4" thick concrete floor will be installed at the inside and outside of the building.
- * One fan/light combination fixture with ducting to the exterior will be installed.



- * Electric will include a circuit from the existing panel (if the exiting panel has adequate space for an addition circuit) and the installation of a wall switch, a GFI outlet, a six-foot electric baseboard heater, and the connection to the sewage ejector pump.
- * The electric conduits will be exposed. •
- * Miscellaneous items include removal of trash, supervision of the project and the payment of sales tax on all materials.

(Currently I am trying to Resolve this) Please be aware that, City officials tell me, sometime ago the office was enlarged without the necessary design and/or permitting. The installation of the toilet will not be allowed to proceed until the office expansion is addressed. This quotation does not include any work related to this matter.

This quotation is valid for thirty (30) days.

Thank you for the opportunity to work with you on this project, please feel free to contact me if you have any questions or comments regarding this information.

Total Cost materials and labor \$66,757.50.

Please call with questions.

Sincerely,

Van Brookshire

936 524 0910

Vision Builders 8130 State highway 150 west, Coldspring Texas 77331

6/20/2018
2nd part of 1
3/20/2018
Project Approval

RE: RE: Fort Worth

From: jwright@greatvaluestorage.com

To: vanbrookshire@yahoo.com; vperez@greatvaluestorage.com

Date: Tuesday, July 17, 2018 04:56 PM CDT

Van,

I'd like to move forward but without the removal of the concrete bases. Approved.

Jeremy

Jeremy Wright | Chief Operating Officer

Great Value Storage

401 Congress Avenue, 33rd Floor | Austin, Texas 78701

T 512.327.3300 | F 512.322.9238 | M 512.749.9719

jwright@greatvaluestorage.com | www.greatvaluestorage.com

From: Van Brookshire [mailto:vanbrookshire@yahoo.com]

Sent: Tuesday, July 17, 2018 4:20 PM

To: Veronica Perez GVS <vperez@greatvaluestorage.com>; Jeremy Wright <jwright@world-class.com>

Subject: Re: RE: Fort Worth

Attached is estimate for the doors, locks, removing the concrete bases

I will have camera system estimate to you next few days

Thanks

Van Brookshire

On Tuesday, July 3, 2018 11:11:04 AM CDT, Jeremy Wright <jwright@world-class.com> wrote:

6U20190111

2nd part of 6U20180806

Request

Fort Worth North

From: Jeremy Wright (jwright@world-class.com)

To: vanbrookshire@yahoo.com

Date: Friday, September 21, 2018 03:47 PM CDT

Van,

I would like to include the Fort Worth work on my next bank draw request. Please get me that proposal, a 50% deposit invoice, and conditional lien waiver ASAP.

Thanks,

Jeremy

Jeremy Wright | Senior Vice President, Private Equity Operations

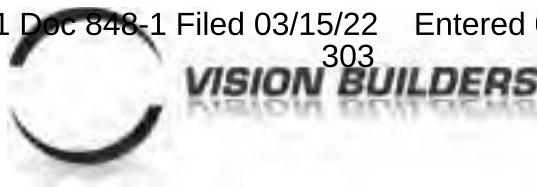
WORLD CLASS EQUITY

401 Congress Avenue, 33rd Floor | Austin, TX 78701

T 512.420.4125 | F 512.322.9238 | M 512.749.9719

jwright@world-class.com | www.world-class.com

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GV20190111 Invoice Great Value Storage South Ft Worth property repairs project doors, locks, paint final invoice

Vision Builders

February 15,2018

To: Veronica Perez

Great Value Storage

4901 S freeway, Ft Worth Texas, 78115

DESCRIPTION OF WORK TO BE PERFORMED :

Supply 44 HM doors (ordered to fit special openings on those buildings)

Supply 33 simplex L1011 Locks.

Install 44 doors , 33 simplex locks transfer existing door closures and paint doors and frames. Haul off old doors and waste.

Total Materials and Labor \$51,393.00

Half down first invoice GV20180806 for \$25,696.50. Then Balance upon completion

**Additions and changes: added 11 more locks to various doors at property,
mis paint touch ups, install locks Total : \$1,462.11**

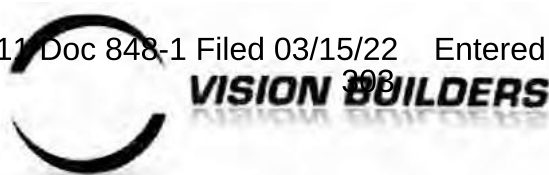
Project Total due materials and Labor \$27,158.61

Thanks for your time and consideration

Van Brookshire

936 524 0910

Vision Builders 8130 State highway 150 west, Coldspring Texas 77331



GV20190111 Invoice Great Value Storage South Ft Worth property repairs project doors, locks, paint final invoice

Vision Builders

February 15,2018

To: **Veronica Perez**

Great Value Storage

4901 S freeway, Ft Worth Texas, 78115

DESCRIPTION OF WORK TO BE PERFORMED :

Supply 44 HM doors (ordered to fit special openings on those buildings)

Supply 33 simplex L1011 Locks.

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Total Materials and Labor \$51,393.00

Half down first invoice GV20180806 for \$25,696.50. Then Balance upon completion

Additions and changes: added 11 more locks to various doors at property, mis paint touch ups, install locks
Total : \$1,462.11

Project Total due materials and Labor \$27,158.61

Thanks for your time and consideration

Van Brookshire

936 524 0910

Vision Builders 8130 State highway 150 west, Coldspring Texas 77331

*Requested by Jeremy Wright, by Email approved by email
Part of Project with two invoices. This is second half.
Performed by Richard McBride, Frontier Painting
Money still owed on project,*

Re: Concrete Repairs

From: Austin Garrison (agarrison@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Cc: fac023@greatvaluestorage.com; fac024@greatvaluestorage.com

Date: Thursday, January 10, 2019 10:12 AM CST

Hi Van,

Do we have an update on pothole repairs for these two properties? These are becoming bigger the longer we hold off on them.

Thanks!

On Wed, Dec 19, 2018 at 9:45 PM Austin Garrison <agarrison@greatvaluestorage.com> wrote:

Hi Van,

Do we have a day in mind on when we can schedule out these pothole repairs for 023 Boone and 024 Cook? I've copied the managers to keep them in the loop.

Thanks!

--

Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.761.0574
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

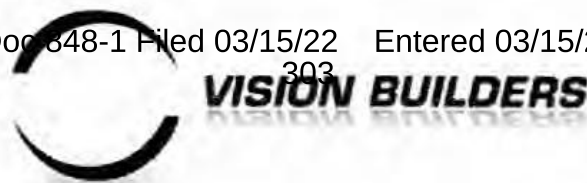
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Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.761.0574
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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GV20190112 Invoice Great Value Storage Boone Rd concrete repair entrance key pad

Vendor BB#00-v0004050-4023p

Vision Builders

Facilities Services Contractors

February 20 ,2019

To: Austin Garrison

Great Value Storage Boone Rd

8801 Boone Rd

Houston Texas

DESCRIPTION OF WORK PERFORMED :Concrete repair entrance key pad

Saw cut and busted out damaged concrete at the key pad area front entrance. Approximatly 80 sqft. Stabalized under base, poured back new concrete with #3 rebar , 6 inches thick , 3000 psi

Cleaned up all debris and busted concrete, removed from site

Total Project cost \$2,489.00

Thanks for your time and consideration

Van Brookshire

936 524 0910

Vision Builders 8130 State highway 150 west, Coldspring Texas 77331

*Requested by Austin Garrison by phone and email
Performed by Danny Wells Masonary all materials & labor.
Inspected & approved by Austin Garrison*

Plumber & Electrician Baytown

From: Sergio Archibald (sarchibald@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Cc: fac045@greatvaluestorage.com

Date: Friday, November 9, 2018 01:41 PM CST

Hi Van, I need the office toilet at Baytown unclogged also the new front door due to powerful wind, slammed open and destroyed the outside light you installed over the summer. Can you repair the outside office light and also put a limiter on the door so it won't slam the building light and break it again. Let me know - thanks,

Sergio Archibald | Regional Manager

Great Value Storage

5550 Antoine Dr | Houston, Texas 77091

T 512.809.2772 | F 916.675.8659

sarchibald@greatvaluestorage.com | www.greatvaluestorage.com

Request



GV20190113 Invoice Great Value Garth Rd Mis repairs gas line call 2.14.19

BB#00-v0004050-4045p

To: Sergio Archibald

Great Value Storage Garth Rd

March 29,2019

3412 Garth Rd in Baytown, TX

Scope of work: Service call gas line damage / mis repairs

Dug out gas line and found break, meter is diconected, made list for needed materials to repair. — Reason Heater not working

Installed new light on front of office with motion sensor.

Installed hardware kit on office door

Total Materials and labor \$695.42

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

*Requested by Sergio Archibald by email
Performed by Marshall Reed & helper*

Re: #350 - Princess Nwaudobi - Roofing Issue

From: Austin Garrison (agarrison@greatvaluestorage.com)

To: fac024@greatvaluestorage.com

Cc: vanbrookshire@yahoo.com

Date: Thursday, March 7, 2019 11:39 AM CST

Hi Dyonna,

Van is having a guy come out there this afternoon. Be sure to show him the unit that's affected :)

On Thu, Mar 7, 2019 at 10:58 AM Austin Garrison <agarrison@greatvaluestorage.com> wrote:

Thanks, Dyonna.

Van - can we get this fixed?

Dyonna, if we have to, we can reach out to some local vendors and have them bid the work!

On Thu, Mar 7, 2019 at 8:47 AM GVS 04-024 <fac024@greatvaluestorage.com> wrote:

Good Morning,

This still hasn't been resolved and the tenant still isn't able to transfer. Please advise. She called yesterday upset about the hole still not being fixed and she made us aware 7/2018.

Thank you,
Dyonna

On Thu, Jan 10, 2019 at 12:27 PM GVS 04-024 <fac024@greatvaluestorage.com> wrote:

Good Afternoon,

The tenant still hasn't had this repaired and is asking for an update on when the roof for will be fixed. I offered a transfer but that isnt an option for her. She said her things are getting ruined on rainy days. Please advise for scheduling.

Thank you,
Dyonna

On Tue, Jul 31, 2018 at 5:32 PM Austin Garrison <agarrison@greatvaluestorage.com> wrote:

Hi Van,

Please see message below from Dyonna at 024 Cook in regards to a leaking space.

Any ideas for this specific instance?

Thank you!

----- Forwarded message -----

From: **GVS 04-024** <fac024@greatvaluestorage.com>

Date: Tue, Jul 31, 2018 at 5:26 PM

Subject: #350 - Princess Nwaudobi - Roofing Issue

To: Austin Garrison <agarrison@greatvaluestorage.com>

Good Afternoon,

The tenant has a hole in her roof and would like to have it fixed so her things aren't getting wet. She is not able to transfer due to not having help moving. Will you please advise on when we may be able to get a vendor to check the roof so I am able to get a key?

Thank you,
Dyonna

--

Dyonna Evans-Flemon | Site Manager

Great Value Storage |
8450 Cook Rd | Houston, TX. 77072
T 281-810-9314(GVS website listed phone) T 281-568-0801(direct office line)
fac024@greatvaluestorage.com | www.greatvaluestorage.com

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Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.761.0574
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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Dyonna Evans-Flemon | Site Manager

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Dyonna Evans-Flemon | Site Manager

Great Value Storage |
8450 Cook Rd | Houston, TX. 77072
T 281-810-9314(GVS website listed phone) T 281-568-0801(direct office line)
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Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.761.0574
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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Vision Builders

GV20190114 Invoice Great Value Cook rd Roof leak call 3.72019

BB#00-v0004050-4024p

To: Austin Garrison

March 25,2019

Cook Rd property

8450 Cook RD, Houston Texas 77072

Scope of work: 03/07/19 Water leak at unit #350.

Check and inspect / cleaned the roof for water leaks, I found several roof screws corroded and some possible water leaks at the metal roof. Made list of materials needed

03/15/19

Repaired a Hole at the metal wall by the light fixture for Unit #350.

Sealed all the screws and the joints for the roo panels for unit #350 and adjacent units, Used a special elastimeric sealer for metal roof.

Total project cost: **\$1,007.00**

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

TACLA19999E

*Requested by Austin Garrison by email + phone
Performed by Reyes Contrares, invoice and pictures attached*

NOTES

Thursday, Mar 07

GVS cook Rd

030719

8450 Cook Rd

Water leak at unit #350.

Check and inspect the roof for water leaks, I found several roof screws corroded and some possible water leaks at the metal roof.

I need to get material to make the repair.

INSPECTION \$75.00

031519

8450 Cook Rd

Unit #350

Repair a Hole at the metal wall by the light fixture for Unit #350.

Seal all the screws and the joints for the roo panels for unit #350, I use an special sealer for metal roof.

Material. \$160.00

Labor. \$272.00

TOTAL REPAIR AND MATERIAL. \$507.00



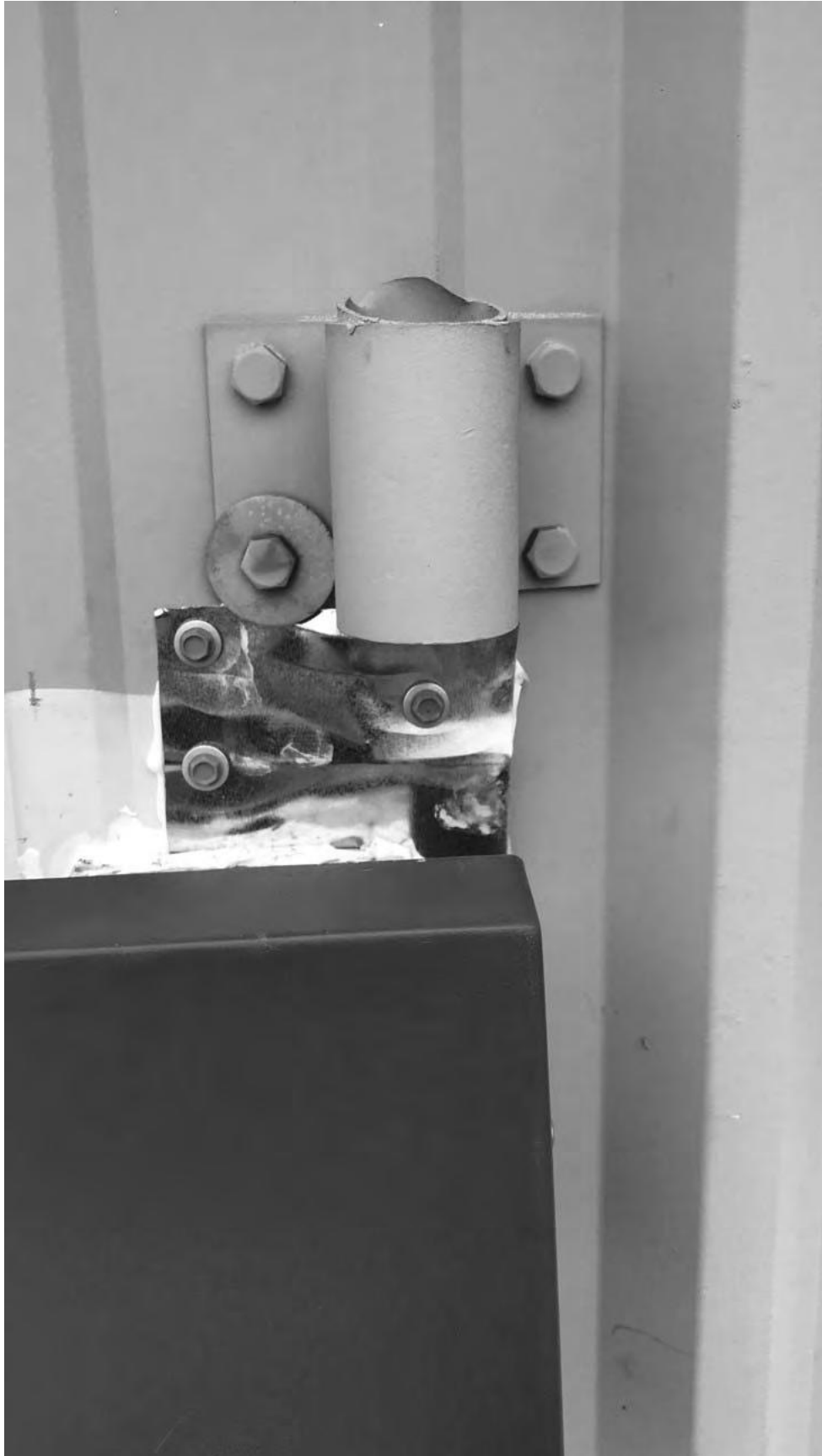




















Fwd: C19

From: Austin Garrison (agarrison@greatvaluestorage.com)
To: vanbrookshire@yahoo.com
Cc: fac076@greatvaluestorage.com
Date: Thursday, March 14, 2019 01:47 PM CDT

Hi Van,

Please see message and pics below regarding header damage on a customer roll up door at 4076 Bay Street in Texas City. Is this something we can get done quickly? This customer is needing access to his boat that's stored inside and cannot get it out with the header down.

Thanks for your time!

Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.392.6828
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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Begin forwarded message:

From: GVS 04-076 <fac076@greatvaluestorage.com>
Date: March 14, 2019 at 1:52:13 PM EDT
To: Austin Garrison <agarrison@greatvaluestorage.com>
Subject: Fwd: C19

Hey Austin,
Salvador Beltran in unit C19 said this just happened as he was trying to open his unit. Is there any way we can get someone here to fix this? He left his lock off and we I put one of our on so we would have access to the unit. He has a boat inside and he can't get his boat out with this hanging down like this. He said as he was raising the door it fell and when I was looking at it with him we both noticed the hole in the roof as well. He is wanting to take his boat out this weekend.
Thanks,
Carla

----- Forwarded message -----
From: Carla Breaux <carlapbreaux@gmail.com>
Date: Thu, Mar 14, 2019 at 12:47 PM
Subject: C19
To: <fac076@greatvaluestorage.com>

--

Regards,

Emily Morgan | Site Manager

Carla Breaux | Associate Manager

Great Value Storage

2502 Bay St. | Texas City, Texas 77590

T 409.945.5544 |

fac076@greatvaluestorage.com | www.greatvaluestorage.com

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GV20190115 InvoiceGV Bay Street, Texas City Header and roof repairs

To: Austin Garrison

March 25 ,2019

Property 068 Bay Street

BB#00-v0004050-4076p

Texas City, Texas

Scope of work: 03/15/19 Unit # C19

Check and inspect unit # C19 for metal panel damage and water leak on the metal roof.

Reinstalled the metal panel above the curtain door so it can be opened and closed.

Repair hole for the roof on unit C19.

Installed new galvanized metal and a covered with special roof sealer.

03/16/19 second trip

Unit # C34

Reinstalled the metal panel above the curtain door.

Inspected the metal roof for Building C we need to repair and seal several metal roof panels they are rusty.

Inspect 2 curtain door We need to replace the springs.

Total cost project: \$1292.00

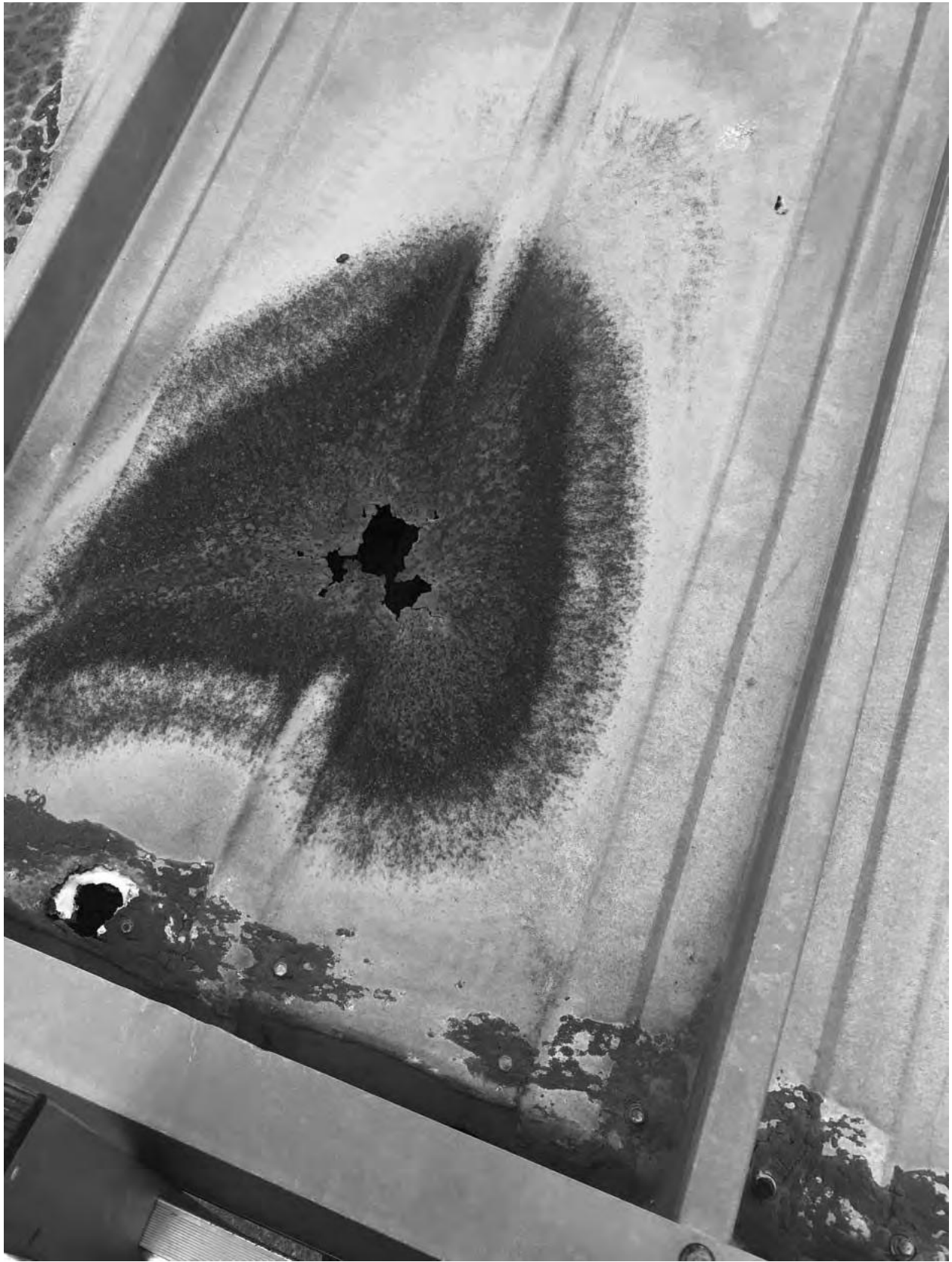
Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

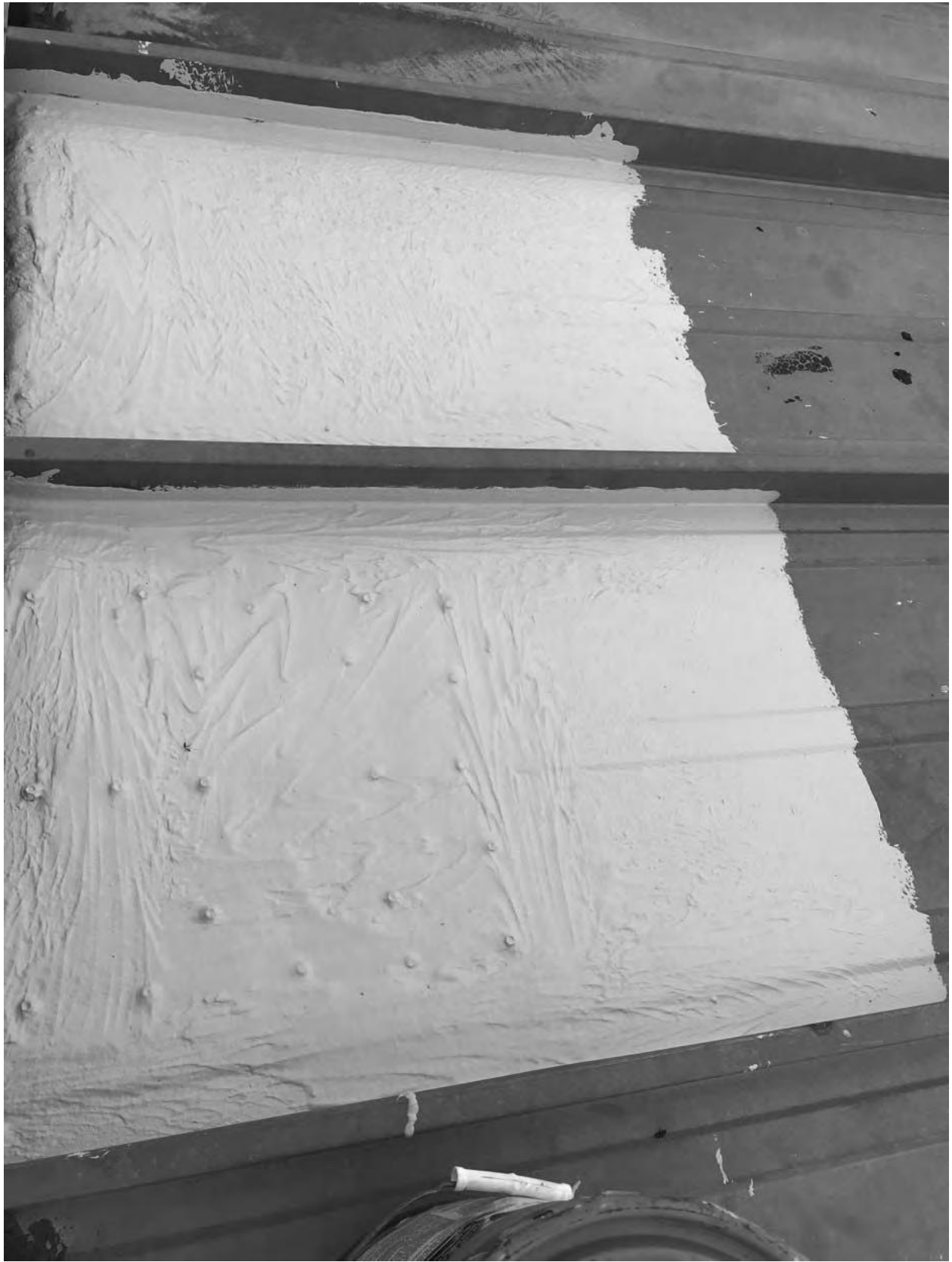
Requested by Austin Garrison
Performed by Reyes Contreras, invoice and pictures Attached





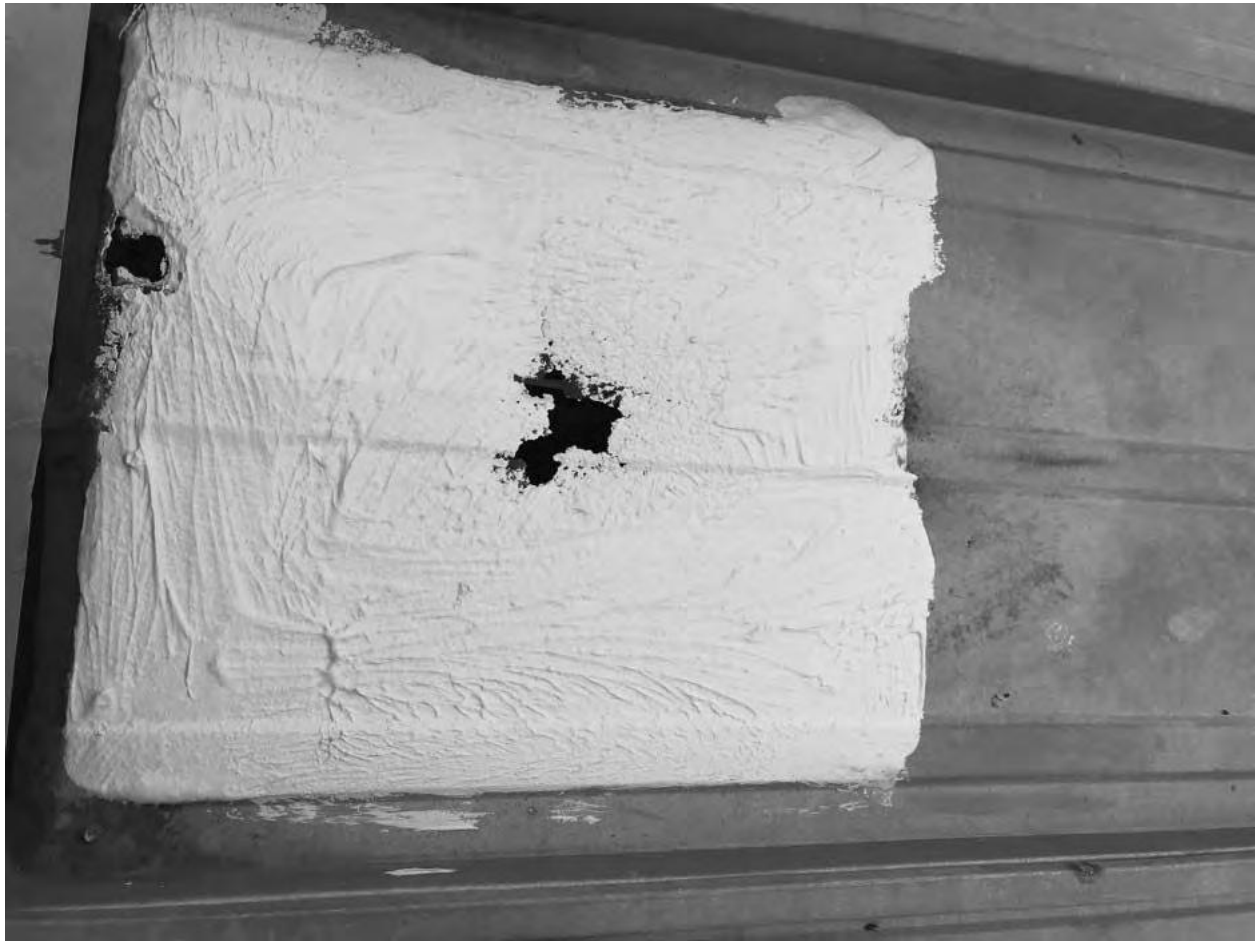














NOTES

Friday, Mar 15

GVS 2502 Bay st

031519

Unit # C19

Check and inspect unit # C19 for metal panel damage and water leak on the metal roof.

Reinstall the metal panel above the curtain door.

Repair a damage an the metal panels for the roof for unit C19.

I use galvanized metal and a special roof sealer.

Material \$180.00

Labor. \$408.00

031619

Unit # C34

Reinstall the metal panel above the curtain door.

Inspect the metal roof for Building C we need to repair and seal several metal roof panels they are rusty.

Inspect 2 curtain door We need to replace the springs.

Labor to reinstall the metal panel and inspect 2 door and the roof for C building

Labor. \$204.00

Total material and repairs. \$792.00

Re: Robert Pilkington G11

From: Austin Garrison (agarrison@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Cc: fac076@greatvaluestorage.com

Date: Friday, January 25, 2019 08:48 AM CST

Sounds great. Thanks a lot, Van.

Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.392.6828
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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On Jan 25, 2019, at 8:18 AM, Van Brookshire <vanbrookshire@yahoo.com> wrote:

Marshall is at tx city today again, will get him by there for doors
He can assess and tell what he can do

Sent from Yahoo Mail on Android

On Thu, Jan 24, 2019 at 4:51 PM, Austin Garrison
<agarrison@greatvaluestorage.com> wrote:

Hi Van,

A week or two ago, I sent you a list of downed units due to door issues. This is only getting worse by the day. Last year, we fully tackled then then-existent door issues, but now we're back again with more.

Could you please help us out with this?

Thank you!

----- Forwarded message -----

From: **GVS 04-076** <fac076@greatvaluestorage.com>

Date: Thu, Jan 24, 2019 at 4:32 PM

Subject: Robert Pilkington G11

To: Austin Garrison <agarrison@greatvaluestorage.com>

Hey Austin,

Just wanted to let you know that this tenant complained today about his door getting stuck and it is getting to hard to open. he was offered a transfer and he said this was already his 2nd transfer and would like to have the door repaired and was not wanting to move again. He has been here several years and is a very nice customer. He also stated that he got another rental increase which he said he was not happy about because of his door situation. So can we get his door repaired and maybe drop the increase until the door is fixed? And also the tenant Chad Jones the one who is upset about the electricity and who filled the dumpster well he has 2 guys at his unit and to me it looks like they are working out of the unit and I wasn't sure what to do because he is already so mad and he is already gonna complain about the trash so do I say anything to them or just let it go for now?

Carla

--

Regards,

Emily Morgan | Site Manager

Carla Breaux | Associate Manager

Great Value Storage

2502 Bay St. | Texas City, Texas 77590

T 409.945.5544 |

fac076@greatvaluestorage.com | www.greatvaluestorage.com

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--

Regards,

Austin Garrison | Regional Manager

Great Value Storage

410 Gulf Freeway | Texas City, TX 77591

T 409.761.0574

agarrison@greatvaluestorage.com | www.greatvaluestorage.com

The information contained in this e-mail is strictly confidential and for the intended use of the addressee only and may also be privileged or otherwise protected by other legal rules. Any disclosure, use or copying of the information by anyone other than the intended recipient is

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GV20190116 InvoiceGV Bay Street, Texas City service call 1.25.19

To: Austin Garrison

March 25 ,2019

Property 068 Bay Street

BB#00-v0004050-4076p

Texas City, Texas

Scope of work: 1/25/19 Repaired doors on units G-11, E-40, F-21, F-30

Started tracing out electrical shorts bld E at units E-16

6.5 hrs

Total cost project: \$422.50

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

Requested by Austin Garrison by email & phone
Performed by Marshall Reed



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To: Austin Garrison

March 25 ,2019

Property 068 Bay Street BB#00-v0004050-4076p

Texas City, Texas

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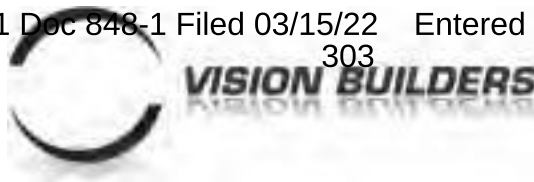
Total cost project: \$422.50

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331



GV20190117 Invoice Great Value Storage Gulf freeway Electric service call 1.26.2019

BB# 00-v0004050-4029p

March 29 ,2019

To: Austin Garrison

Great Value Storage

410 N Gulf freeway

Texas City, Texas 77590

DESCRIPTION OF WORK TO BE PERFORMED :Fixed 3 lights in front building interior hallway, Traced out wirring and found short in J box above office

Repaired and checked function, all good

Total cost materials and labor: \$385.00

Thanks for your time and consideration

Van Brookshire

936 524 0910

Vision Builders , 8130 State Highway 150 west, Coldspring tx 77331



GV20190117 Invoice Great Value Storage Gulf freeway Electric service call 1.26.2019

BB# 00-v0004050-4029p

March 29 ,2019

To: Austin Garrison

Great Value Storage

410 N Gulf freeway

Texas City, Texas 77590

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Repaired and checked function, all good

Total cost materials and labor: \$385.00

Thanks for your time and consideration

Van Brookshire

936 524 0910

Vision Builders , 8130 State Highway 150 west, Coldspring tx 77331

*Requested by Austin Garrison on several calls.
Performed by Marshall Reed*



**GV20190118 Invoice Great Value Loop 197, 25th Avenue Property
service call 1.24.19**

To: Austin Garrison

March 29,2019

Property 1910 25th Avenue

Texas City, Texas

Scope of work: Service call damage to building

Removed metal awning from front of building hanging down, wind damage

Stared tracing out wirring short from mechanical roon to kitchen lights in apartment. Apatment has needs more electrical work when possible

Total Project Materials and Labor: \$320.00

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

Fwd: Metal Damage D building

From: Austin Garrison (agarrison@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Cc: fac077@greatvaluestorage.com

Date: Wednesday, January 2, 2019 07:51 PM CST

Hi Van,

Please see message below from management at 077 Loop 197. The metal is still a BIG deal to tenants and we're coming up on 2 months since this has happened. We need this fixed ASAP.

She also has some issues in her apartment - see below.

Thanks for your help!

----- Forwarded message -----

From: **GVS 04-077** <fac077@greatvaluestorage.com>

Date: Wed, Jan 2, 2019 at 4:56 PM

Subject: Metal Damage D building

To: Austin Garrison <agarrison@greatvaluestorage.com>

Hey Austin,

Just wanted to touch base with you we had another tenant express his concern about the metal being down . He said he has to jump over it to get to his unit and he says it is not safe. He does not want to move out to another building. He said if he has to move his belongings than he will just move out. I know you had said Van would be here but we have yet to have anyone come to fix the metal or the light in my kitchen and still waiting on thermostat to be changed out. I know you are very busy but just wanted to give you a heads up that these things still have not been fixed. Also we still have the beeping camera system. Not trying to be a pain just a reminder.

Have a good evening.

Thanks,

Carla

--

Regards,

Jackie Flynn | Property Manager

Carla Breaux | Associate Manager

Great Value Storage

1910 25th Ave N | Texas City, Texas 77590

T 409.948.1567 |

fac077@greatvaluestorage.com | www.greatvaluestorage.com

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--

Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.761.0574
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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Re: Lighting in apartment

From: Austin Garrison (agarrison@greatvaluestorage.com)

To: vanbrookshire@yahoo.com

Cc: fac077@greatvaluestorage.com

Date: Monday, December 3, 2018 09:51 AM CST

Thank you!

On Mon, Dec 3, 2018 at 9:32 AM Van Brookshire <vanbrookshire@yahoo.com> wrote:

You bet
Will be later in week

VB

Sent from Yahoo Mail on Android

On Mon, Dec 3, 2018 at 9:19 AM, Austin Garrison
<agarrison@greatvaluestorage.com> wrote:

Hi Van,

We have, what we believe to be, a bad ballast in the apartment at Loop 197 in Texas City. We've tried to replace the bulbs, but they go out almost instantly. Could we please have this checked out?

Thanks!

--

Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.761.0574
agarrison@greatvaluestorage.com | www.greatvaluestorage.com

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--
Regards,

Austin Garrison | Regional Manager
Great Value Storage
410 Gulf Freeway | Texas City, TX 77591
T 409.761.0574
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*2 Email requests
Attached.*

**GV20190118 Invoice Great Value Loop 197, 25th Avenue Property
service call 1.24.19**

To: Austin Garrison

March 29, 2019

Property 1910 25th Avenue

Texas City, Texas

Scope of work: Service call damage to building

Removed metal awning from front of building hanging down, wind damage

Started tracing out wiring short from mechanical room to kitchen lights in apartment. Apartment has needs more electrical work when possible

Total Project Materials and Labor: \$320.00

Thanks

Van Brookshire

936 524 0910

Vision Builders, 8130 state highway 150 west, Coldspring Texas 77331

*Requested by Austin Garrison in email & calls
Electrical first then wind damage clean up.
Performed by Marshall Reed*

RE: detention pond maintenance required

From: Perry, John (jperry@auroragov.org)

To: rburgin@greatvaluestorage.com; namiah.williams@greatvaluestorage.com;
vanbrookshire@yahoo.com

Date: Monday, April 8, 2019 08:26 AM CDT

Let me know the anticipated start date please.

Also, the two riser pipes with flow to daylight are suspect to be blocked. It is my understanding that Roter Rooter provided a service call for this, but I am not aware of the action that occurred.

Please advise.

John Perry

Sr.Environmental Inspector | City of Aurora | Aurora Water
office 303-326-8013



[Facebook](#) | [Twitter](#) | [NextDoor](#) | [AuroraTV.org](#)

From: Perry, John

Sent: Monday, April 01, 2019 9:22 AM

To: 'rburgin@greatvaluestorage.com' <rburgin@greatvaluestorage.com>; 'Namiah Williams' <namiah.williams@greatvaluestorage.com>; vanbrookshire@yahoo.com

Subject: RE: detention pond maintenance required

Great!! Good job.

I believe seasonal weather is in our favor now. Let me know the anticipated start.

Thank you

John Perry

Sr.Environmental Inspector | City of Aurora | Aurora Water
office 303-326-8013



[Facebook](#) | [Twitter](#) | [NextDoor](#) | [AuroraTV.org](#)

From: rburgin@greatvaluestorage.com [<mailto:rburgin@greatvaluestorage.com>]
Sent: Thursday, March 28, 2019 3:12 PM
To: Perry, John <jperry@auroragov.org>; 'Namiah Williams' <namiah.williams@greatvaluestorage.com>; vanbrookshire@yahoo.com
Subject: RE: detention pond maintenance required

John, we have Van Brookshire of Vision Builders / Facilities Services Contractors going to assist us with this project. He is only waiting till things thaw out to complete this project. He is copied on this email.

Roger Burgin | Vice President

Great Value Storage

401 Congress Avenue, 33rd Floor | Austin, Texas 78701

T 512.420.4125 | F 512.322.9238 | M 512.749.9719

rburgin@greatvaluestorage.com | www.greatvaluestorage.com

From: Perry, John <jperry@auroragov.org>
Sent: Thursday, March 28, 2019 4:10 PM
To: Namiah Williams <namiah.williams@greatvaluestorage.com>
Cc: Roger Burgin <rburgin@greatvaluestorage.com>
Subject: detention pond maintenance required

Re: Great Value Storage

443 Laredo Street

Aurora, CO 80011

Namiah,

What is the status of your required repairs to the detention basin? The downstream neighbor has continued concerns of flooding. The City is looking to you for voluntary compliance.

Two contractors appear to be available:

John Corley

936-900-7941

johntcorley@yahoo.com

Carlos Valles

970-690-6207

cvalles@vallesconstructionllc.com

Please advise.

Thank you.

John Perry

Sr.Environmental Inspector | City of Aurora | Aurora Water
office 303-326-8013



[Facebook](#) | [Twitter](#) | [NextDoor](#) | [AuroraTV.org](#)

RE: Priority projects

From: rburgin@greatvaluestorage.com
To: vanbrookshire@yahoo.com
Date: Tuesday, April 9, 2019 01:18 PM CDT

Will do Van. I would say the Colorado pond issue is number one.

Roger Burgin | Vice President

Great Value Storage

401 Congress Avenue, 33rd Floor | Austin, Texas 78701

T 512.420.4125 | F 512.322.9238 | M 512.749.9719

rburgin@greatvaluestorage.com | www.greatvaluestorage.com

From: Van Brookshire <vanbrookshire@yahoo.com>
Sent: Tuesday, April 09, 2019 1:16 PM
To: Roger Burgin <rburgin@greatvaluestorage.com>
Subject: Priority projects

Roger

It seems that we are almost resolved on open invoices.

Once that is done, please let me know what projects have the highest priority, so we can get them started.

A list of highest priority projects would be helpful.

As well as any roofs or projects you need bids for.

Thanks

VB

RE: detention pond maintenance required

From: rburgin@greatvaluestorage.com

To: jperry@auroragov.org; namiah.williams@greatvaluestorage.com; vanbrookshire@yahoo.com

Date: Thursday, March 28, 2019 04:12 PM CDT

John, we have Van Brookshire of Vision Builders / Facilities Services Contractors going to assist us with this project. He is only waiting till things thaw out to complete this project. He is copied on this email.

Roger Burgin | Vice President

Great Value Storage

401 Congress Avenue, 33rd Floor | Austin, Texas 78701

T 512.420.4125 | F 512.322.9238 | M 512.749.9719

rburgin@greatvaluestorage.com | www.greatvaluestorage.com

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Sent: Thursday, March 28, 2019 4:10 PM

To: Namiah Williams <namiah.williams@greatvaluestorage.com>

Cc: Roger Burgin <rburgin@greatvaluestorage.com>

Subject: detention pond maintenance required

Re: Great Value Storage

443 Laredo Street

Aurora, CO 80011

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John Corley

936-900-7941

johncorley@yahoo.com

Carlos Valles

970-690-6207

cvalles@vallesconstructionllc.com

Please advise.

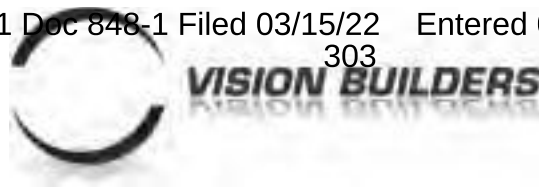
Thank you.

John Perry

Sr.Environmental Inspector | City of Aurora | Aurora Water
office 303-326-8013



[Facebook](#) | [Twitter](#) | [NextDoor](#) | [AuroraTV.org](#)



GV20190501 Invoice Great Value Storage Aurora Retention pond repair thru 4.30.2019

To: Dr Love Paul

May 9,2019

Great Value Storage

443 Laredo Street

Aurora, CO 80011

DESCRIPTION OF WORK PERFORMED : Repairs to retention pond per city inspection and deficieces list

- Mobilization of equipment and tools to complete scope of work listed

~ Locate pipe, Scrape & Grade ~ Call 811 dig and have all lines marked

* Pipe camera to inspect for any damage as well to locate where pipe dispatches water

* Salvage existing rip rap best as possible for reuse.

* Scrape pond (1ft to 6in) of excessive silt & embankment to be hauled off site to landfill

* Estimated embankment to be exported from 115ft by 30ft comes to 100 cubic yards

* Estimated 12 loads, will be hauled, if exceeds then aprval will be required for overage.

~ Rip Rap ~ Only two load are estimated , based on what I think we can save and reuse and put back in place.

Reshape and grade installing Rock as required

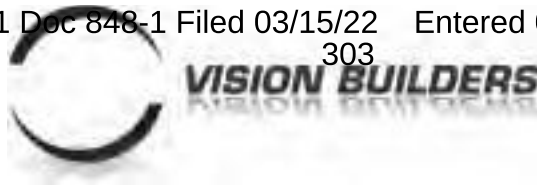
Call for and get inspection by City for approval

- If more rip rap is required a tandom load will cost \$750 per load with an estimate
- If city increases scope of work then changes will be required before additional work is done

Total project materials and labor : \$19,625.00

This Invoice for work completed through April 30,2019.

14 email conversations determining and clarifying scope of project with John Perry City of Arrora engineer. Numerious phone calls and emails with Engineer and various suppliers, trucking companies, equipment operators and local contractors cordinating aspects and completion of project.



All planing, cordination and schedulling that was completed prior to project being put on hold by Great Value. April 30,2019. Constitutes 22% of project completion.

Total this Invoice \$4,317.50

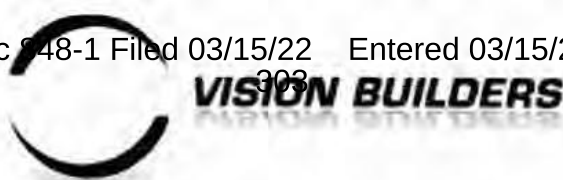
Please let me know in writing if and when you would like to proceed with this project. All parts are in place to continue, Currently no equipment has been left on your job site.

Thanks for your time and consideration

Van Brookshire

936 524 0910

Vision Builders 8130 State highway 150 west, Coldspring Texas 77331



GV20190501 Invoice Great Value Storage Aurora Retention pond repair thru 4.30.2019

To: Dr Love Paul

May 9,2019

Great Value Storage

443 Laredo Street

Aurora, CO 80011

DESCRIPTION OF WORK PERFORMED : Repairs to retention pond per city inspection and deficieces list

- Mobilization of equipment and tools to complete scope of work listed

- ~ Locate pipe, Scrape & Grade ~ Call 811 dig and have all lines marked
- * Pipe camera to inspect for any damage as well to locate where pipe dispatches water
- * Salvage existing rip rap best as possible for reuse.
- * Scrape pond (1ft to 6in) of excessive silt & embankment to be hauled off site to landfill
- * Estimated embankment to be exported from 115ft by 30ft comes to 100 cubic yards
- * Estimated 12 loads, will be hauled, if exceeds then aprval will be required for overage.
- ~ Rip Rap ~ Only two load are estimated , based on what I think we can save and reuse and put back in place.

Reshape and grade installing Rock as required

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*Requested by Roger Burgin phone & mail
Performed by Van Brookshire up to this point*

ATTACHMENTS TO PROOF OF CLAIM

June 17, 2019 Letter re: Ohio Lien



MARK F. CRAIG, ESQ.
345 E. BRIDGE ST. #1140 • ELYRIA, OHIO • 44036
Telephone: (440) 973-6827
MCraig@mfcraiglawn.com

June 17, 2019

Via Certified Mail, Return Receipt Requested
Article #7018 1130 0000 7961 6633

GVS Ohio Holdings II LLC dba Great Value Storage
1585 Lexington Avenue
Mansfield, Ohio 44907

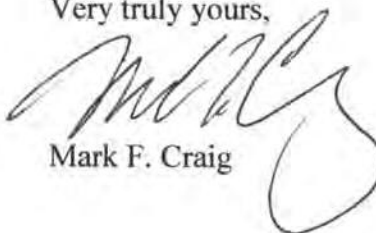
Re: Vision Builders

Dear Sirs:

I represent Vision Builders, who entered into a contract with you for labor, materials and/or services provided for your commercial construction located at 1585 Lexington Avenue, Mansfield, Ohio 44907 (the Property). However, Vision Builders has not been paid for the labor, materials and services provided to improve the Property. Vision Builders is currently owed the principal amount of \$40,166.25, plus accruing interest.

Enclosed please find your service copy of an Affidavit for Mechanics' Lien which was recorded against the Property with the Richland County Recorder's Office at 201900005896 on June 3, 2019. If you have any questions or wish to discuss payment arrangements, please contact me or have your attorney contact me.

Very truly yours,



Mark F. Craig

cc: Vision Builders

201900005396
Filed for Record in
RICHLAND
SARAH N DAVIS, RECORDER
06-03-2019 At 11:17 am.
GILLEN 18.00
DB Book: 2703 Page 389 - 390

201900005896
FIDELITY NATIONAL TITLE
5340 MEADOW COURT
SHEFFIELD VILLAGE OH 44035

AFFIDAVIT FOR MECHANICS' LIEN

Section 1311.06, Ohio Revised Code



BK: 2703 PG: 389

State of Texas
County of Montgomery, ss:

The undersigned, Van Brookshire, after being first duly sworn, says that he is the Owner of Vision Builders ("Claimant") whose address is 8130 State Highway 150 West, Coldspring, Texas 77331 and that Claimant furnished certain material or performed certain labor or work in furtherance of improvements located on or removed to the land hereinafter described, in pursuance of a certain contract, with GVS Ohio Holdings II LLC, a Delaware limited liability company, dba Great Value Storage, the owner, whose address is 2727 LBJ Freeway Suite 806, Dallas, Texas 75234. The first of the labor or work was performed or material was furnished on the 30th day of August, 2018. The last of the labor or work was performed or material was furnished on the 21st day of March, 2019, and there is justly and truly due Claimant from the owner, over and above all legal set-offs, the sum of \$40,166.25 for which amount Claimant claims a lien upon the land, building or leasehold of which GVS Ohio Holdings II LLC, a Delaware limited liability company, dba Great Value Storage is the owner, and which property is located at 1585 Lexington Avenue, Mansfield, Ohio 44907, as more fully described on Exhibit "A" attached hereto and incorporated herein by reference.

Vision Builders

By: [Signature]
Van Brookshire, Owner

Sworn to before me and subscribed in my presence this 24 day of May, 2019.

[Signature]
Notary Public

This instrument prepared by:
Mark F. Craig, Esq
PO Box 1140
Elyria, Ohio 44036
Phone: (440) 973-6827





BK: 2703 PG: 390

EXHIBIT "A"
LEGAL DESCRIPTION
(PPN 0569214302004)

SITUATED IN THE CITY OF MANSFIELD, COUNTY OF RICHLAND AND STATE OF OHIO:

AND KNOWN AS BEING PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 18 WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT AN IRON PIN FOUND AND ACCEPTED AS MARKING THE NORTHEAST CORNER OF LOT NO. 23077 OF THE CONSECUTIVELY-NUMBERED LOTS IN SAID CITY (PLAT REFERENCE: VOLUME 27, PAGE 149);

THENCE, NORTH 88 DEG. 52' 42" WEST WITH THE NORTH LINE OF SAID LOT AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 777.65 FEET TO AN IRON PIN SET ON THE EASTERLY RIGHT OF WAY LINE OF LEXINGTON AVENUE;

THENCE, WITH SAID RIGHT OF WAY LINE, THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 19 DEG. 09' 16" EAST A DISTANCE OF 195.44 FEET TO AN IRON PIN FOUND;
2. NORTH 29 DEG. 21' 30" EAST A DISTANCE OF 254.02 FEET TO AN IRON PIN FOUND
3. NORTH 14 DEG. 16' 09" EAST A DISTANCE OF 194.80 FEET TO AN IRON PIN FOUND AND ACCEPTED AS MARKING THE SOUTHWEST CORNER OF A PARCEL CURRENTLY OWNED BY TIME WARNER ENTERTAINMENT COMPANY (DEED REFERENCE: ORV 587, PAGE 26);

THENCE, SOUTH 70 DEG. 24' 39" EAST WITH THE SOUTH LINE OF SAID TIME WARNER PARCEL, A DISTANCE OF 567.73 FEET TO AN IRON PIN FOUND AND ACCEPTED AS MARKING AN EXISTING CORNER OF A PARCEL CURRENTLY OWNED BY ZARA BROTHERS LTD. (DEED REFERENCE: ORV 1061, PAGE 350, AND ORV 1061, PAGE 354);

THENCE, SOUTH 00 DEG. 48' 47" EAST WITH THE WEST LINE OF SAID ZARA BROTHERS PARCEL, A DISTANCE OF 419.73 FEET TO THE PLACE OF BEGINNING.

CONTAINING 7.83 ACRES, ACCORDING TO SURVEY BY DOUGLAS C. SEILER, PROFESSIONAL SURVEYOR #6869 ON APRIL 2, 2004.

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

GVS Ohio Holdings II LLC
 dba Great Value Storage
 2727 LBJ Freeway Suite 806
 Dallas, Texas 75234



9590 9402 5025 9063 4168 43

7018 1130 0000 7961 6640

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Jane Jaeger

- Agent
- Addressee

B. Received by (Printed Name)

Jane Jaeger

C. Date of Delivery

6-18-19

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
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- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

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9590 9402 5025 9063 4168 43



First-Class Mail
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Postal Service

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Mark F. Craig, Esq.

PO Box 1140
Elyria, OH 44036



SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

GVS Ohio Holdings II LLC
 dba Great Value Storage
 1585 Lexington Avenue
 Mansfield, Ohio 44907



9590 9402 5025 9063 4168 12

2. Article Number (Transfer from service label)

7018 1130 0000 7961 6633

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Donna Kawan*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

6/19/24

D. Is delivery address different from item 1?
 If YES, enter delivery address below:

- Yes
- No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

Domestic Return Receipt



USPS TRACKING#



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•



Mark F. Craig, Esq.
PO Box 1140
Elyria, OH 44036



ATTACHMENTS TO PROOF OF CLAIM

July 16, 2019 Letter re: Texas Liens

THE BRADY FIRM, P.C.

P. O. Box 5050
LIBERTY, TEXAS 77575
(936) 336-7171
FAX (936) 336-7151

July 16, 2019

GVS Texas Holdings I, LLC Via Regular Mail and Certified Mail, RRR 7018-0680-0000-4923-4600
401 Congress Ave, Floor 33
Austin, TX 78701-3792

Cogency Global, Inc Via Regular Mail and Certified Mail, RRR 7018-0680-0000-4923-4617
1601 Elm St., Suite 4360
Dallas, TX 75201

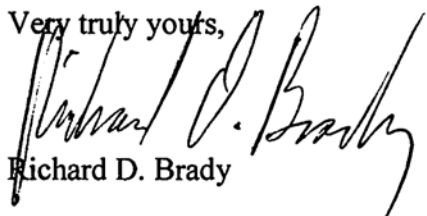
Re: Filing of Affidavits of Lien in Tarrant and Harris Counties
Melvin Van Brookshire, dba Vision Builders

To whom it may concern:

This office represents Melvin Van Brookshire, dba Vision Builders. Enclosed please find a copy of the following Affidavits of Lien:

1. **Tarrant County - Document D219152095** filed on July 12, 2019 by Melvin Van Brookshire, dba Vision Builders, in the amount of \$52,855.11 against your real estate for funds due by reason of labor and material provided to you to improve the real property located at 4901 South Freeway, Fort Worth, Texas 78115, of which you are the owner of record; and
2. **Harris County – Document RP-2019-301681** filed on July 15, 2019 by Melvin Van Brookshire, dba Vision Builders, in the amount of \$50,047.50 against your real estate for funds due by reason of labor and material provided to you to improve the real property located at 2150 Wirt Rd, Houston, Texas 77055, of which you are the owner of record.

Very truly yours,



Richard D. Brady

Enclosures: Affidavits of Lien

Cc: Maryann Norwood, Esq.
Mr. Brookshire

303
RP-2019-301681
07/15/2019 ER \$24.00

AFFIDAVIT CLAIMING LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS)
COUNTY OF SAN JACINTO)

BEFORE ME, a notary public in and for the State of Texas, on this day personally appeared the undersigned, who being by me duly sworn, on oath states:

1. "My name is Melvin Van Brookshire, dba Vision Builders. I am the claimant herein ("Claimant").

2. Claimant furnished labor and/or materials for the improvement of the following described land in Harris County, Texas commonly known as 2150 Wirt Rd., Houston, Texas 77055, having the legal description as follows:

Being a tract or parcel of land containing 3.7561 acres of land out of Lot Seventeen (17), of Economy Suburban Gardens Addition, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 655, Page 308 of the Deed Records of Harris County, Texas and part of Block "A" of Hillendahl Acres Subdivision, a subdivision recorded in Volume 18, Page 17 of the Map Records of Harris County, Texas, and being the same 3.7561 acre tract of land conveyed to YSI XXIX LP, a Delaware limited partnership, by virtue of that certain Special Warranty Deed recorded under County Clerk's File No. Y620525 of the Real Property Records of Harris County, Texas; and being the same property described by metes and bounds as follows, to wit:

Beginning at a set 1/2" iron pin with cap marked RPLS 5593 at the Northwest corner of Block "A" of Hillendahl Acres Subdivision, a subdivision recorded in Volume 18, Page 17 of the Map Records of Harris County Texas, said point being on the East line of Wirt Road (variable width right-of-way);

Thence North 89°48'12" East a distance of 87.76 feet to a set cut "X"

Thence North 40°03'30" East a distance of 634.49 feet to a set Mag nail, said point being on the Southwesterly line of Kilburn Street (60' right-of-way);

Thence South 50°01'04" East along said southwesterly line a distance of 205.70 feet to a set 1/2" iron pin with cap marked RPLS 5593, said point being on the intersection of said southwesterly line with the Northwesterly line of Wirtcrest Lane (60' right-of-way);

Thence South 40°11'05" West along said Northwesterly line a distance of 457.94 to a found 1" pipe;

Thence South 77°73'22" West a distance of 13.45 feet;

Thence South 40°14'55" West a distance of 303.30 feet to a set 1/2" iron pin, said point being on a curve concave to the Southwest having a radius of 226.34 feet, with a chord bearing of North 69°22'57" West at a chord length of 145.66 feet;

Thence Northwesterly along said curve a distance of 148.30 feet to a set 1/2" iron pin with cap marked RPLS 5593;

Thence North 41°05'23" West a distance of 11.42 feet to a set cut "+" said point being on the East line of Wirt Road (variable width right-of-way);

Thence North 01°47'36" West along said East line a distance of 770.76 feet to the Point of Beginning;

Said tract contains 163,639 square feet, or 3.7556 acres, more or less.

RP-2019-301681

3. The labor and/or material was furnished for such improvements to **GVS TEXAS HOLDINGS I, LLC dba Great Value Storage**, under a contract contained in various writings and communications, including an invoice, a copy of which is attached as Exhibit "A" and made a part hereof by this reference.

4. Claimant is the original contractor for such improvements.

5. **GVS TEXAS HOLDINGS I, LLC** is the owner or reputed owner of the land and improvements thereon.

6. The kind of work done and/or material furnished by Claimant is set out in, and as made up of the items shown on Exhibit "A" which reflects the dates of performance and/or delivery. The date of the completion of the work was on or around **March 25, 2019**.

7. The amount unpaid for such furnishing and due and owing to Claimant is **\$50,047.50**, which is true, correct, and just, with all just and lawful offsets, payments, and credits known to affiant allowed.

8. Claimant's address is 8130 State Highway 150 West, Coldspring TX 77331.

9. Claimant provided all notices required under Chapter 53 of the Texas Property Code.

Claimant claims a lien against all the above described land and improvements thereon, including, without limitation, removables, in the amount shown above pursuant to Chapter 53 of the Texas Property Code, and the Texas Constitution and makes this sworn statement of claim in support thereof.

Further Affiant Sayeth Naught."

Signed on this 9 day of July, 2019.

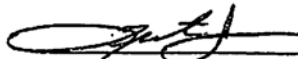

MELVIN VAN BROOKSHIRE

THE STATE OF TEXAS)
COUNTY OF SAN JACINTO)

BEFORE ME, the undersigned authority, on this day personally appeared **MELVIN VAN BROOKSHIRE**, known to me to be the person whose name is subscribed to the foregoing instrument, who after being by me duly sworn acknowledged that the statements contained above are true and correct and that he executed the same for the purposes and consideration therein expressed.

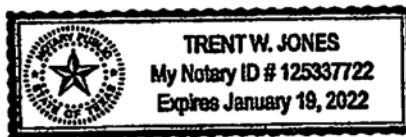
Given under my hand and seal of office this 9th day of July, 2019.

[SEAL]


Notary Public, State of Texas
Notary's printed name: Trent Jones
My commission expires: Jan 19, 2022

After Recording, send to:

Richard D. Brady
The Brady Firm, PC
P. O. Box 5050
Liberty, TX 77575



RP-2019-301681



**GV20181003 Invoice Great Value Storage Wirt RD Balance
Roof replacement Building 6 both sections**

BB#00-v0004050-4048p

November 20,2018

To: Jeremy Wright

Great Value Storage

2150 Wirt Road

Houston Texas

DESCRIPTION OF WORK PERFORMED : New TPO roof installed for both sections of building 6, back next to street. 2 buildings Roof Area approx. 11,250 feet and 6250 feet

Total 17,500 square feet

**Tear off existing system. install new ISO insulation board. install new Firestone 60 mill TPO system.
Remove all debris from site. Standard 20yr roof system warranty**

This invoice remaining Balance materials and labor : \$ 49,087.50

Additional Replaced approx 96 sqft of rotted metal decking \$960.00

Total due this project \$50,047.50

Balance upon completion

Thanks for your time and consideration

Van Brookshire

936 524 0910

Vision Builders 8130 State highway 150 west, Coldspring Texas 77331

RP-2019-301681



RP-2019-301681
Pages 4
07/15/2019 10:19 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2019-301681

D219152095 7/12/2019 3:52 PM PGS 5 Fee: \$32.00 Submitter: CSC ERECORDING SOLUTIONS

Electronically Recorded by Tarrant County Clerk in Official Public Records

Mary Louise Nicholson
Mary Louise Nicholson

AFFIDAVIT CLAIMING LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS)
COUNTY OF SAN JACINTO)

BEFORE ME, a notary public in and for the State of Texas, on this day personally appeared the undersigned, who being by me duly sworn, on oath states:

1. "My name is Melvin Van Brookshire, dba Vision Builders. I am the claimant herein ("Claimant").
2. Claimant furnished labor and/or materials for the improvement of the following described land in Tarrant County, Texas commonly known as 4901 South Freeway, Fort Worth, Texas 78115, having the legal description as follows:

BEING BLOCKS 1 AND 2, OF PILGRIM PARK SOUTH, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 388-88, PAGE 16, OF THE MAP RECORDS OF TARRANT COUNTY, TEXAS, MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PARCEL A

BEING ALL OF BLOCK 1 OF PILGRIM PARK SOUTH. AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-88, PAGE 16, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID BLOCK 1, SAME POINT BEING THE INTERSECTION OF THE EAST LINE OF SOUTH FREEWAY (U.S. HIGHWAY 81 AND INTERSTATE HIGHWAY NO. 35W), WITH THE SOUTH LINE OF OAK GROVE ROAD (HAVING A 65 FOOT RIGHT-OF-WAY);

THENCE SOUTH 79° 54' 00" EAST ALONG THE NORTH LINE OF SAID BLOCK 1 AND THE SOUTH LINE OF OAK GROVE ROAD FOR A DISTANCE OF 493.76 FEET TO AN X-CUT FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID BLOCK 1;

THENCE SOUTH 00° 09' 14" WEST ALONG THE EAST LINE OF SAID BLOCK 1 FOR A DISTANCE OF 286.55 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID BLOCK 1, SAME POINT BEING IN THE NORTH LINE OF A T.E.S. CO., RIGHT-OF-WAY (50.0 FOOT WIDE), AS RECORDED IN VOLUME 2543, PAGE 150, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE IN A NORTHWESTERLY DIRECTION ALONG THE SOUTHERLY LINE OF SAID BLOCK 1 AND THE NORTHERLY LINE OF SAID T.E.S. CO. RIGHT-OF-WAY THE FOLLOWING COURSES;

NORTH 58° 23' 30" WEST FOR A DISTANCE OF 242.71 FEET TO A 3/8 INCH CAPPED IRON ROD FOUND FOR CORNER;

NORTH 00° 12' 57" EAST FOR A DISTANCE OF 65.00 FEET TO A P.K. NAIL FOUND FOR CORNER;

NORTH 89° 47' 03" WEST FOR A DISTANCE OF 25.00 FEET TO A P.K. NAIL FOUND FOR

CORNER;

SOUTH 00° 12' 57" WEST FOR A DISTANCE OF 57.20 FEET TO A P.K. NAIL FOUND FOR CORNER IN THE SOUTH LINE OF SAID BLOCK 1, SAME POINT BEING THE NORTHEAST CORNER OF A T.E.S. CO. RIGHT-OF-WAY RECORDED IN VOLUME 2529, PAGE 294, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 77° 46' 20" WEST ALONG THE SOUTHERLY LINE OF SAID BLOCK 1, AND THE NORTHERLY LINE OF SAID T.E.S. CO., RIGHT-OF-WAY RECORDED IN VOLUME 2529, PAGE 294, FOR A DISTANCE OF 260.25 FEET TO A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SAID BLOCK 1, SAME POINT BEING IN THE EAST LINE OF THE ABOVE MENTIONED SOUTH FREEWAY;

THENCE NORTH 00° 12' 47" EAST ALONG THE WEST LINE OF SAID BLOCK 1 AND THE EAST LINE OF SAID SOUTH FREEWAY FOR A DISTANCE OF 182.92 FEET TO THE POINT OF BEGINNING.

PARCEL B

BEING PART OF BLOCK 2 OF PILGRIM PARK SOUTH, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-88, PAGE 16, OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH CAPPED IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID BLOCK 2, SAME POINT LYING IN THE EAST LINE OF SOUTH FREEWAY, SAME POINT ALSO BEING THE SOUTHWEST CORNER OF A T.E.S. CO. RIGHT-OF-WAY (50.0 FOOT WIDE), AS RECORDED IN VOLUME 2529, PAGE 294, OF THE DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 77° 46' 20" EAST ALONG THE NORTHERLY LINE OF SAID BLOCK 2 AND THE SOUTHERLY LINE OF SAID T.E.S. CO., RIGHT-OF-WAY FOR A DISTANCE OF 260.25 FEET TO A P.K. NAIL FOUND FOR CORNER, SAME POINT BEING THE SOUTHWEST CORNER OF A T.E.S. CO. RIGHT-OF-WAY (50.0 FOOT WIDE) RECORDED IN VOLUME 2543, PAGE 150, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 58° 23' 30" EAST CONTINUING ALONG THE NORTHERLY LINE OF SAID BLOCK 2, AND THE SOUTHERLY LINE OF SAID T.E.S. CO. RIGHT-OF-WAY RECORDED IN VOLUME 2543, PAGE 150, FOR A DISTANCE OF 272.06 FEET TO A 1/2 INCH IRON ROD FOR CORNER AT THE NORTHEAST CORNER OF SAID BLOCK 2;

THENCE SOUTH 00° 09' 15" WEST ALONG THE EAST LINE OF SAID BLOCK 2 FOR A DISTANCE OF 4.67 FEET TO A 5/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID BLOCK 2;

THENCE NORTH 89° 24' 56" WEST ALONG THE SOUTH LINE OF SAID BLOCK 2 FOR A DISTANCE OF 468.28 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, IN THE EAST LINE OF SOUTH FREEWAY, SAME POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND TAKEN BY THE STATE DEPARTMENT OF HIGHWAYS AS RECORDED IN VOLUME 7163, PAGE 330, DEED RECORDS TARRANT COUNTY, TEXAS;

THENCE NORTH 05° 08' 55" WEST ALONG THE EAST LINE OF SOUTH FREEWAY AND THE EASTERLY LINE OF SAID TRACT OF LAND TAKEN BY THE STATE DEPARTMENT OF HIGHWAYS FOR A DISTANCE OF 198.41 FEET TO THE POINT OF BEGINNING,

CONTAINING A COMPUTED AREA OF 59,105 SQUARE FEET OR 1.3569 ACRES OF LAND, MORE OR LESS.

- 3. The labor and/or material was furnished for such improvements to GVS TEXAS HOLDINGS I, LLC dba Great Value Storage, under a contract contained in various writings and communications,**

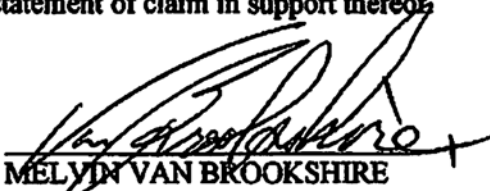
including two invoices, copies of which are attached collectively as Exhibit "A" and made a part hereof by this reference.

- 4. Claimant is the original contractor for such improvements.
- 5. GVS TEXAS HOLDINGS I, LLC is the owner or reputed owner of the land and improvements thereon.
- 6. The kind of work done and/or material furnished by Claimant is set out in, and as made up of the items shown on Exhibit "A" which reflects the dates of performance and/or delivery. The date of the completion of the work was on or around March 25, 2019.
- 7. The amount unpaid for such furnishing and due and owing to Claimant is \$52,855.11, which is true, correct, and just, with all just and lawful offsets, payments, and credits known to affiant allowed.
- 8. Claimant's address is 8130 State Highway 150 West, Coldspring TX 77331.
- 9. Claimant provided all notices required under Chapter 53 of the Texas Property Code.

Claimant claims a lien against all the above described land and improvements thereon, including, without limitation, removables, in the amount shown above pursuant to Chapter 53 of the Texas Property Code, and the Texas Constitution and makes this sworn statement of claim in support thereof.

Further Affiant Sayeth Naught."

Signed on this 9 day of July 2019.



MELVIN VAN BROOKSHIRE

THE STATE OF TEXAS)
COUNTY OF SAN JACINTO)

BEFORE ME, the undersigned authority, on this day personally appeared **MELVIN VAN BROOKSHIRE**, known to me to be the person whose name is subscribed to the foregoing instrument, who after being by me duly sworn acknowledged that the statements contained above are true and correct and that he executed the same for the purposes and consideration therein expressed.

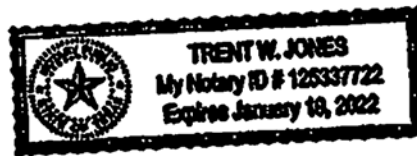
Given under my hand and seal of office this 9th day of July, 2019.

[SEAL]


Notary Public, State of Texas
Notary's printed name: Trent Jones
My commission expires: Jan 19, 2022

After Recording, send to:

Richard D. Brady
The Brady Firm, PC
P. O. Box 5050
Liberty, TX 77575





**GV20180806 Invoice Great Value Storage South Ft Worth
property repairs project doors, locks, Half down**

Vision Builders

September 24,2018

To: Jeremy Wright

Great Value Storage

4901 S freeway, Ft Worth Texas, 78115

DESCRIPTION OF WORK TO BE PERFORMED :

Supply 44 HM doors (ordered to fit special openings on those buildings)

Supply 33 simplex L1011 Locks.

**Install 44 doors , 33 simplex locks transfer existing door closures and paint doors
and frames. Haul off old doors and waste.**

Doors are 8 to 10 weeks out after order

Simplex locks are 6 to 8 weeks out after order

Total Materials and Labor \$51,393.00

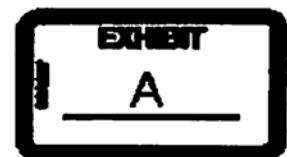
Half down This invoice of \$25,696.50 Then Balance upon completion

Thanks for your time and consideration

Van Brookshire

936 524 0910

Vision Builders 8130 State highway 150 west, Coldspring Texas 77331





**GV20190111 Invoice Great Value Storage South Ft Worth
property repairs project doors, locks, paint final invoice**

Vision Builders

February 15, 2018

To: Veronica Perez

Great Value Storage

4901 S freeway, Ft Worth Texas, 78115

DESCRIPTION OF WORK TO BE PERFORMED :

Supply 44 HM doors (ordered to fit special openings on those buildings)

Supply 33 simplex L1011 Locks.

Install 44 doors , 33 simplex locks transfer existing door closures and paint doors and frames. Haul off old doors and waste.

Total Materials and Labor \$51,393.00

Half down first invoice GV20180806 for \$25,696.50. Then Balance upon completion

**Additions and changes: added 11 more locks to various doors at property,
mis paint touch ups, install locks** **Total : \$1,462.11**

Project Total due materials and Labor \$27,158.61

Thanks for your time and consideration

Van Brookshire

936 524 0910

Vision Builders 8130 State highway 150 west, Coldspring Texas 77331

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

*Cogency Global, Inc.
 1601 Elm St., Suite 4360
 Dallas, TX 75201*



9590 9402 3589 7305 9669 02

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]
 Agent
 Addressee

B. Received by (Printed Name)

[Handwritten Name]
 C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

303

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Electronic Return Receipt

Doc 48 1 ed 03/15/22 Entered 03/15/22 1

ATTACHMENTS TO PROOF OF CLAIM

September 4, 2019 State Court Petition

CAUSE NO. CV _____

MELVIN VAN BROOKSHIRE, doing business as Vision Builders,	§	IN THE DISTRICT COURT OF
	§	
	§	HARRIS COUNTY, TEXAS
Plaintiff,	§	
	§	_____ JUDICIAL DISTRICT
v.	§	
	§	
WORLD CLASS CAPITAL GROUP, LLC, a Domestic Limited Liability Company;	§	
GREAT VALUE STORAGE, LLC, a Domestic Limited Liability Company; GVS TEXAS HOLDINGS I, LLC, a Foreign Limited Liability Company; GVS TEXAS HOLDINGS II, LLC, a Foreign Limited Liability Company; and DOES 1 through 50,	§	
	§	
Defendants.	§	

PLAINTIFF’S ORIGINAL PETITION

TO THE HONORABLE JUDGE OF SAID COURT:

MELVIN VAN BROOKSHIRE, doing business as Vision Builders, Plaintiff herein, and in support of the Plaintiff’s Original Petition against **WORLD CLASS CAPITAL GROUP, LLC**, a Domestic Limited Liability Company; **GREAT VALUE STORAGE, LLC**, a Domestic Limited Liability Company; **GVS TEXAS HOLDINGS I, LLC**, a Foreign Limited Liability Company; **GVS TEXAS HOLDINGS II, LLC**, a Foreign Limited Liability Company; and **DOES 1 through 50**, Defendants herein, would respectfully show as follows:

DISCOVERY LEVEL

1. Discovery in this matter should be conducted pursuant to Level Two of TRCP 190.3 in that it is a suit involving more than \$50,000.

PARTIES

2. Plaintiff is an individual residing in the State of Texas, who does business under

the fictitious business name of Vision Builders, whose address is 8130 State Highway 150 West, Coldspring, Texas 77331.

3. Plaintiff is informed and believes, and thereon alleges that Defendant **WORLD CLASS CAPITAL GROUP, LLC** is a Domestic Limited Liability Company (“WCCG”), located at 401 Congress Avenue, 33rd Floor, Austin, TX 78701, doing business in the State of Texas and may be served with citation and a copy of this petition by serving its Texas registered agent for service: Cogency Global, Inc. at 1601 Elm St., Suite 4360, Dallas, TX 75201.

4. Plaintiff is informed and believes, and thereon alleges that Defendant **GREAT VALUE STORAGE, LLC** is a Domestic Limited Liability Company (“GVS”) located at 1601 Elm St., Suite 4360, Dallas, TX 75201, doing business in the State of Texas and may be served with citation and a copy of this petition by serving its Texas registered agent for service: Cogency Global, Inc. at 1601 Elm St., Suite 4360, Dallas, TX 75201.

5. Plaintiff is informed and believes, and thereon alleges that Defendant **GVS TEXAS HOLDINGS I, LLC** is a Foreign Limited Liability Company (“GVS-Texas I”) located at 401 Congress Avenue, 33rd Floor, Austin, TX 78701, doing business in the State of Texas and may be served with citation and a copy of this petition by serving its Texas registered agent for service: Cogency Global, Inc. at 1601 Elm St., Suite 4360, Dallas, TX 75201.

6. Plaintiff is informed and believes, and thereon alleges that Defendant **GVS TEXAS HOLDINGS II, LLC** is a Foreign Limited Liability Company (“GVS-Texas II”) located at 401 Congress Avenue, 33rd Floor, Austin, TX 78701, doing business in the State of Texas and may be served with citation and a copy of this petition by serving its Texas registered agent for service: Cogency Global, Inc. at 1601 Elm St., Suite 4360, Dallas, TX 75201.

7. Plaintiff is not aware of the true names, identities, or capacities of the defendants

sued herein as **Does 1 through 50**, and therefore sues said defendants by such fictitious names. Plaintiff is informed and believes that, at various relevant times, said Doe defendants participated in, or otherwise were in some manner responsible for the harm to Plaintiff that arose from the facts and occurrences alleged in this complaint. Plaintiff will seek leave of the court to amend this complaint to state the true names of the fictitiously named defendants once they are discovered.

8. Whenever reference is made in this petition to any act of the limited liability company defendant or limited partnership, such allegation shall mean that the limited liability company or limited partnership did the acts alleged in this petition through its officers, directors, employees, agents and/or representatives while they were acting within the actual or ostensible scope of their authority.

9. Whenever reference is made in this petition to any act of any of the defendants, including those named herein as Doe defendants, such allegation shall mean that each defendant and/or Doe defendant acted individually and jointly with the other defendants, including the Doe defendants, named in this complaint.

10. At all relevant times, each defendant, including those named herein as Doe defendants, knew or realized that the other defendants and/or Doe defendants were engaging in or planned to engage in the actions alleged in this complaint. Knowing or realizing that other defendants were engaging in such conduct, each defendant nevertheless facilitated the commission of those acts. Each defendant encouraged, facilitate, or assisted in the commission of the acts, and thereby, aided and abetted the other defendants in the conduct.

11. Defendants, including those named herein as Doe defendants, have engaged in a conspiracy, common enterprise, and common course of conduct to facilitate a common scheme

to profit by the evasion of legal obligations. The conspiracy, common enterprise, and common course of conduct continues to the present.

12. Plaintiff is informed and believes, and thereon alleges that each defendant is the alter ego of the other defendants herein and the Court should disregard the corporate fiction of the defendants to hold each defendant liable for any and all liability of the other defendants for the actions and inactions as set forth herein. The defendants used the limited liability nature of the defendants to perpetrate a fraud upon Plaintiff and each defendant should not be allowed to hide behind, and resort to, the limited liability fiction of the defendants to avoid liability for the actions and inactions as set forth herein. Plaintiff is informed and believes, and thereon alleges that: (1) there is such a unity between the defendants such that the separateness of the defendants from each other did not, or ceased to, exist; (2) Each defendant failed to appropriately observe its limited liability formalities; (3) Each defendant was or became inadequately capitalized; and (4) an adherence to the fiction of the separate existence of these defendants from each other would sanction fraud and promote injustice.

JURISDICTION AND VENUE

13. Jurisdiction and venue are proper in this Court. Plaintiff seeks damages in an amount in excess of the minimum jurisdictional limits of this Court. This Court has subject matter jurisdiction over this matter and *in personam* jurisdiction over Defendants. Pursuant to Texas Rules of Civil Procedure, Rule 47, Plaintiff seeks monetary relief over \$ 200,000 but not more than \$ 1,000,000.

14. Venue is mandatory in Harris County, Texas, pursuant to Tex. Civ. Prac. & Rem. Code § 15.011 because lawsuits to foreclose mechanics' liens on real property are to be maintained in the county in which all or a part of the property is located, and this is the county in

which most of the property at issue is located. Venue is also proper in Harris County, Texas, pursuant to Tex. Civ. Prac. & Rem. Code §§15.002(a)(1) and (3) since all or a substantial part of the events or omissions giving rise to Plaintiff’s claims occurred in Harris County, Texas.

FIRST CAUSE OF ACTION
BREACH OF CONTRACT

15. The foregoing paragraphs 1 through 14 inclusive are incorporated herein.

16. A valid contract exists between Plaintiff and Defendants relating to Plaintiff’s provision of repair services and materials to certain premises owned or operated by one or more of the Defendants. A contractual relationship was established whereby Defendants agreed to pay Plaintiff for repairs in the following manner: Defendants would request certain repairs to be made to certain premises, Plaintiff would make the said repairs to the said premises and present an invoice for said repairs, and Defendants would pay Plaintiff the amount of the invoice for said repairs.

17. Plaintiff performed each and every covenant of the said contract on Plaintiff’s part to be performed. At Defendants’ special request in connection with the said contract, Plaintiff fully performed his covenants to be performed by him under the said contract by providing the proper services and materials to repair the said certain premises. Plaintiff provided to Defendants an invoice for each of the projects. The summary of the invoices as follows:

Invoice #	Invoice date	Total Owed
GV20180301	07/27/18	\$415.00
GV20180309	07/27/18	\$180.00
GV20180604	07/27/18	\$11,430.00
GV20180609	08/04/18	\$6,318.00
GV20180616	06/25/18	\$4,780.00
GV20180705	06/25/18	\$3,237.60
GV20180707	12/29/18	\$575.80
GV20180708	12/29/18	\$444.00
GV20180711	08/03/18	\$1,133.80

GV20180712	07/26/18	\$365.00
GV20180716	08/02/18	\$387.50
GV20180720	08/08/18	\$710.00
GV20180721	09/26/18	\$660.71
GV20180722	09/26/18	\$368.00
GV20180801	08/09/18	\$368.07
GV20180802	08/08/18	\$260.00
GV20180804	09/26/18	\$248.00
GV20180806	09/24/18	\$25,696.50
GV20180807	12/28/18	\$4,892.00
GV20180808	09/26/18	\$345.62
GV20180811	09/26/18	\$248.00
GV20180812	09/26/18	\$248.00
GV20180813	09/26/18	\$248.00
GV20180814	09/26/18	\$636.15
GV20180816	09/26/18	\$2,351.00
GV20180818	09/26/18	\$260.00
GV20180819	09/26/18	\$260.00
GV20180901	09/26/18	\$260.00
GV20180902	09/26/18	\$260.00
GV20180907	10/01/18	\$260.00
GV20180908	01/15/19	\$6,358.00
GV20180909	11/29/18	\$488.00
GV20180910	10/06/18	\$1,473.00
GV20181001	10/18/18	\$19,682.00
GV20181002	10/18/18	\$3,888.00
GV20181003	11/20/18	\$50,047.50
GV20181004	11/20/18	\$10,208.00
GV20181005	11/29/18	\$561.81
GV20181006	11/29/18	\$755.00
GV20181007	11/29/18	\$11,970.00
GV20181008	11/28/18	\$4,590.00
GV20181009	11/29/18	\$1,810.00
GV20181010	11/29/18	\$3,620.00
GV20181101	12/20/18	\$17,572.00
GV20181102	03/29/19	\$2,715.00
GV20181103	03/29/19	\$1,046.00
GV20181104	03/29/19	\$631.00
GV20181105	03/29/19	\$320.00
GV20181106	03/29/19	\$1,460.00
GV20190102	03/29/19	\$905.00

GV20190104	03/29/19	\$761.00
GV20190106	03/29/19	\$3,685.00
GV20190107	03/29/19	\$1,020.00
GV20190108	03/29/19	\$252.00
GV20190109	03/29/19	\$375.00
GV20190110	03/29/19	\$40,166.25
GV20190111	03/29/19	\$27,158.61
GV20190112	03/29/19	\$2,489.00
GV20190113	03/29/19	\$695.42
GV20190114	03/29/19	\$1,007.00
GV20190115	03/29/19	\$1,292.00
GV20190116	03/29/19	\$422.50
GV20190117	03/29/19	\$385.00
GV20190118	03/29/19	\$320.00
GV20190501	05/09/19	\$19,625.00
Total Owed		\$307,600.84

18. Defendants breached the said contract by failing and/or refusing to perform the covenants under the said contract which Defendants promised to perform. Plaintiff requested and demanded Defendants’ performance under the said contract, which was payment of the invoices that were presented to Defendants, but Defendants unreasonably breached the said contract by failing and refusing to pay the said invoices.

19. As a proximate result of Defendants’ breach of the said contract, Plaintiff was injured in an amount to be determined at trial but is in excess of \$307,600.84.

SECOND CAUSE OF ACTION
FRAUD AND DECEIT

20. The foregoing paragraphs 1 through 19 inclusive are incorporated herein.

21. Defendants represented to Plaintiff material facts, including (1) that the Defendants intended to timely pay the invoices Plaintiff presented and (2) that the Defendants had the financial ability to timely pay said invoices.

22. Defendants' said material representations were false, in that Defendants were not willing to timely pay the invoices Plaintiff presented and that the Defendants did not have the financial ability to timely pay said invoices.

23. When Defendants made the said representations, Defendants knew the representations were false and that Defendants had no intention of paying the said invoices when they were presented or in fact to ever pay them and that Defendants lacked the financial ability to timely pay said invoices. Alternatively, when Defendants made the said representations, Defendants knew the representations about the payment of the invoices were made recklessly without any knowledge of the truth. Defendants acted with malice concerning the making of said misrepresentations to Plaintiff.

24. Defendants made the said representations with the intent and purpose to deceive Plaintiff and that Plaintiff would act upon the said representations. Defendants intended to use such misrepresentations to obtain Plaintiff's services and materials to repair the said premises without having to pay for said services and material.

25. Plaintiff acted in justifiable reliance on Defendants' said representations and provided the services and materials in good faith reliance of Defendants' misrepresentations.

26. As a proximate result of Defendants' fraud and deceit upon Plaintiff, Plaintiff was injured in an amount to be determined at trial but is in excess of \$307,600.84.

THIRD CAUSE OF ACTION
PROMPT PAYMENT TO CONTRACTORS
(TEXAS PROPERTY CODE - CHAPTER 28)

27. The foregoing paragraphs 1 through 19 inclusive are incorporated herein.

28. At the multiple requests of Defendants, Plaintiff made improvements, as a contractor, upon the said premises.

29. At the time of the said requests, Defendants either owned, or were authorized to act on behalf of the owner of, the premises upon which the said improvements were made.

30. Plaintiff timely presented written invoices requesting payment for said improvements.

31. Defendants has refused, and continues to refuse, to pay Plaintiff for the said improvements to the said premises, which nonpayment has been more than 35 days from the date that Plaintiff presented the said written invoices to Defendants.

32. Pursuant to Texas Property Code Section 28.001 *et seq.*, Plaintiff is entitled to recover from Defendants the amount of the said invoices, plus pre-judgment interest at the rate of one and one-half percent (1½ %) from the expiration of 35 days after the said presentation of the said invoices to the date of the Judgment herein, plus reasonable attorneys' fees and costs, in an amount to be determined at trial.

FOURTH CAUSE OF ACTION
TEXAS CONSTRUCTION TRUST FUND
(TEXAS PROPERTY CODE - CHAPTER 162)

33. The foregoing paragraphs 1 through 19 inclusive are incorporated herein.

34. Plaintiff is informed and believes, and thereon alleges that Defendants borrowed certain money, and received loan receipts, for the purpose of improving the said premises, and that the said loans were secured in whole or in part by liens on the said premises.

35. As a result, Defendants became fiduciaries for Plaintiff relating to the said loan receipts, which became trust funds for the benefit of Plaintiff. As fiduciaries, Defendants had a fiduciary duty to Plaintiff to use the trust funds solely according to the purposes for which the trust funds were obtained.

36. Plaintiff is informed and believes, and thereon alleges that Defendants breached

their fiduciary duty to Plaintiff by diverting or using some or all of the said trust funds other than as specified in the said loans. Defendants misapplied the trust funds by intentionally, knowingly, or with intent to defraud, directly or indirectly retained, used, disbursed, or otherwise diverted the said trust funds without first fully paying to Plaintiff all current or past due obligations incurred by Defendants, including the said invoices presented to Defendants by Plaintiff.

37. Defendants acted with intent to defraud Plaintiff by retaining, using, disbursing, or diverting these trust funds with the intent to deprive Plaintiff of the trust funds. Defendants also acted with intent to defraud Plaintiff by retaining, using, disbursing, or diverting these trust funds and failing to establish or maintain an account record for the construction account as required by Texas Property Code Section 162.007.

38. Plaintiff demands an accounting of the use of the trust funds and that any property acquired by any proceeds of the trust funds be impressed with an equitable lien in favor of Plaintiff, and such lien foreclosed by this present action or, in the alternative, that such property be declared herein the corpus of a resulting or constructive trust in favor of Plaintiff.

FIFTH CAUSE OF ACTION
FORECLOSURE OF STATUTORY MECHANIC'S LIENS
(TEXAS PROPERTY CODE - CHAPTER 53)

39. The foregoing paragraphs 1 through 19 inclusive are incorporated herein.

40. On July 15, 2019, Plaintiff recorded an Affidavit Claiming Lien in the Real Property Records of **Harris** County as document **RP-2019-301681** against real property owned by Defendant GVS-Texas I located at 2150 Wirt Rd., Houston, Texas 77055 (“Houston Property”). Plaintiff hereby incorporates by reference the statements contained in the recorded Affidavit Claiming Lien as though set forth hereat at length.

41. On July 8, 2019, Plaintiff recorded an Affidavit Claiming Lien in the Real

Property Records of **Tarrant** County as document **D219152095** against real property owned by Defendant GVS-Texas I located at 4901 South Freeway, Fort Worth, Texas 78115 (“Fort Worth Property”). Plaintiff hereby incorporates by reference the statements contained in the recorded Affidavit Claiming Lien as though set forth hereat at length.

42. Plaintiff has taken all steps necessary to perfect and create mechanic’s liens against the Houston Property and Fort Worth Property (collectively “The Statutory Lien Properties”) pursuant to Chapter 53 of the Texas Property Code. Plaintiff gave timely notice to the real property owner, of all unpaid invoice amounts. Plaintiff duly and timely filed his Affidavits claiming Mechanic’s and Materialman’s Liens against the Statutory Lien Properties (“Lien Affidavits”). The Lien Affidavits were indexed and recorded by the respective county clerks. Plaintiff timely and properly sent copies of the Lien Affidavits to Defendant GVS-Texas I. Plaintiff also demanded payment of the Lien Affidavits.

43. Plaintiff provided valuable material and labor to GVS-Texas I, specifically construction and related work. GVS-Texas I accepted the goods or services from Plaintiff, with knowledge that the Plaintiff expected payment for same. In reliance on the promises of GVS-Texas I and/or its agents that it would pay for the labor and materials, Plaintiff provided the requested labor and materials. The actions taken by Plaintiff were reasonable and foreseeable in light of the promises made by GVS-Texas I and/or its agents. Plaintiff, through counsel, filed the Lien Affidavits, claiming mechanic’s and materialmen’s liens against the Statutory Lien Properties (the “Liens”).

44. After all just and lawful offsets, payments, and credits have been allowed, there is a balance due and unpaid to Plaintiff on these lien claims.

45. Plaintiff is entitled to the establishment and foreclosure of his mechanic’s liens on

the Statutory Lien Properties together with all improvements located thereon.

46. Plaintiff is entitled to an Order of Sale and a Writ of Possession to be issued by a sheriff or constable with the State of Texas, directing him/her to seize and sell said property as under execution and satisfaction of Defendant obligations by reason of its failure to pay the sums due and owing as set forth above. If the proceeds of such sale are insufficient to satisfy Defendant GVS-Texas I's obligations, then Plaintiff request that the sheriff or constable take the money and any balance thereof remaining unpaid out of any other property of Defendant GVS-Texas I, as in the case of ordinary execution. Any excess amounts should be paid to Defendant GVS-Texas I.

47. All conditions precedent have been performed, have occurred, or have been waived in order for Plaintiff to have and foreclose on his mechanic's liens on the Statutory Lien Properties.

SIXTH CAUSE OF ACTION
FORECLOSURE OF CONSTITUTIONAL MECHANIC'S LIENS
(TEXAS CONSTITUTION, ARTICLE XVI, SECTION 37)

48. The foregoing paragraphs 1 through 19 inclusive are incorporated herein.

49. Plaintiff is a contractor who entered into a direct contractual relationship with Defendants.

50. Plaintiff provided to Defendants materials and labor which improved certain real property owned by Defendants at the time that Plaintiff provided the said materials and labor.

51. Plaintiff is entitled to the imposition of a constitutional mechanic's lien upon each of the parcels of real property that were improved by Plaintiff's materials and labor, to the extent that the materials and labor provided by Plaintiff improved said real property.

52. Plaintiff is entitled to the establishment and foreclosure of said constitutional

mechanic's liens.

53. Plaintiff is entitled to an Order of Sale and a Writ of Possession to be issued by a sheriff or constable with the State of Texas, directing him/her to seize and sell said property as under execution and satisfaction of Defendants' obligations by reason of its failure to pay the sums due and owing as set forth above. If the proceeds of such sale are insufficient to satisfy Defendants' obligations, then Plaintiff request that the sheriff or constable take the money and any balance thereof remaining unpaid out of any other property of Defendants, as in the case of ordinary execution. Any excess amounts should be paid to Defendants.

SEVENTH CAUSE OF ACTION
QUANTUM MERUIT

54. The foregoing paragraphs 1 through 19 inclusive are incorporated herein.

55. This cause of action is in the alternative to the First Cause of Action herein for Breach of Contract in the event that cause of action is dismissed or is not proven.

56. Plaintiff provided to Defendants valuable services and materials at the Defendants' special request. Plaintiff sought to charge Defendants for said valuable services and materials by providing to Defendants invoices for said services and materials.

57. Defendants accepted, used, and enjoyed the benefits of said valuable services and materials. The circumstances of the provision of the services and materials reasonably notified Defendants that Plaintiff, in performing said services and furnishing said materials, was expecting to be paid by Defendants.

58. Plaintiff is entitled to recover from Defendants the reasonable value of the said services and said materials.

EIGHTH CAUSE OF ACTION
UNJUST ENRICHMENT

59. The foregoing paragraphs 1 through 58 inclusive are incorporated herein.

60. This cause of action is in the alternative to the Seventh Cause of Action herein for Quantum Meruit in the event that cause of action is dismissed or is not proven.

61. Failure to allow Plaintiff to recover for the reasonable value of the labor and materials supplied to Defendants for the real property repairs, the benefit of which Defendants have willingly accepted, but refused to pay for, would result in unjust enrichment to Defendants. Defendants are liable to Plaintiff in the amounts owed, the reasonable value of the materials Plaintiff furnished to Defendants for which Plaintiff has not been paid.

NINTH CAUSE OF ACTION
ATTORNEY'S FEES

62. The foregoing paragraphs 1 through 61 inclusive are incorporated herein.

63. Plaintiff has been required to retain an attorney for the prosecution of this action and is entitled to recover attorneys' fees and costs incurred herein, in an amount to be determined at time of trial.

64. All of the prerequisites of Texas Civil Practice and Remedies Code § 38.001 *et seq.* have been met and entitle Plaintiff to recover all attorneys' fees incurred in this litigation, including without limitation compliance with Texas Civil Practice and Remedies Code § 38.002 in that Plaintiff is represented by an attorney, Plaintiff presented his claim to Defendants, and Defendants failed to tender payment of the just amount of the claim prior to the expiration of thirty days after the presentation of the claim.

65. As an alternative, Texas Property Code Section 28.005 provides that Plaintiff is entitled to recover attorneys' fees from Defendants for the violation of the Prompt Pay to Contractors Act.

TENTH CAUSE OF ACTION

PUNITIVE DAMAGES

66. The foregoing paragraphs 1 through 65 inclusive are incorporated herein.

67. All of the prerequisites of Texas Civil Practice and Remedies Code § 41.003 have been met and entitle the Plaintiff to recover exemplary and punitive damages in this litigation.

ELEVENTH CAUSE OF ACTION
INTEREST – PRE-JUDGMENT AND POST-JUDGMENT

68. The foregoing paragraphs 1 through 67 inclusive are incorporated herein.

69. Plaintiff seeks recovery of prejudgment interest at the maximum rate permitted by law, more specifically, 1.5% compounded monthly under Texas Property Code Chapter 28.

70. Plaintiff seeks recovery of post-judgment interest on the recovery of monetary damages awarded herein.

ELEVENTH CAUSE OF ACTION
SWORN ACCOUNT
(TRCP 185)

71. The foregoing paragraphs 1 through 70 inclusive are incorporated herein.

72. Defendants have defaulted by failing to make payments on the account between Plaintiff and Defendants as to the services and materials provided by Plaintiff to Defendants.

73. The principal balance due to Plaintiff on the account, after all just and lawful offsets, payments, and credits have been allowed is \$307,600.84.

74. Plaintiff has demanded that Defendants pay this amount, but Defendants have not done so. All conditions precedent have been performed or have occurred.

75. This is supported by the attached Sworn Statement.

CONDITIONS SATISFIED

76. Plaintiff has fully or substantially performed all acts necessary to perfect and establish all claims and causes of action asserted in this lawsuit. All conditions precedent to

Plaintiff's right to recover on any of the claims and causes of action asserted in this lawsuit have been discharged, satisfied or fully performed.

PRAYER

WHEREFORE, PREMISES CONSIDERED, Plaintiff respectfully requests the entry of Judgment against Defendants and each of them as follows:

- a. For general damages;
- b. For exemplary and punitive damages;
- c. For costs of suit, including attorneys' fees, incurred herein and in any appellate court;
- d. Costs per Texas Property Code Section 53.156;
- e. For pre-judgment interest at the rate of 18 percent per annum under the Prompt Payment to Contractors Act;
- f. For post-judgment interest at the legal rate;
- g. For the foreclosure of Plaintiff's mechanic's liens against the respective subject real properties;
- h. That an Order of Sale shall issue to any sheriff or any constable within the State of Texas, directing him to seize and sell the subject real properties as under execution, in satisfaction of the judgment; and, if the property cannot be found, or if the proceeds of such sale be insufficient to satisfy the judgment, then to take the money or any balance thereof remaining unpaid, out of any other property of the defendant, as in case of ordinary executions;
- i. That such Order of Sale shall have all the force and effect of a writ of possession as between Plaintiff and Defendants and any person claiming under Defendants to such suit by any right acquired pending such suit, and the sheriff or other officer executing such Order of Sale

shall proceed by virtue of such Order of Sale to place the purchaser of the property sold thereunder in possession thereof within thirty days after the day of sale;

j. That the Defendants are determined to be the “alter ego” of the other Defendants, such that the entity or corporate veil is pierced such that each Defendant shall also be liable for any and all liability found of the other Defendants herein;

k. That the liability established herein shall be a joint and several liability of each of the Defendants; and

l. For such other and further relief, special or general, legal or equitable, as Plaintiff may be shown to be justly entitled to receive.

Dated: September 4, 2019

Respectfully submitted,

/s/ Richard D. Brady

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ATTORNEY FOR PLAINTIFF

REQUEST FOR DISCLOSURE

Pursuant to Texas Rule of Civil Procedure 194, Defendants are hereby requested to disclose, within fifty (50) days of service of this request, the information and material described in Rule 190.2(b)(6) and Rule 194.2 (a) through (l).

Pursuant to Texas Rule of Civil Procedure 193.7, please take notice that documents produced in response to written discovery requests served by Plaintiff will be used against the producing party in any pretrial proceeding and/or trial.

Dated: September 4, 2019

Respectfully submitted,

/s/ Richard D. Brady

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ATTORNEY FOR PLAINTIFF

VERIFICATION FOR SUIT ON SWORN ACCOUNT

BEFORE ME, a notary public in and for the State of Texas, on this day personally appeared the undersigned, who being by me duly sworn, on oath states:

1. "My name is Melvin Van Brookshire.
2. I am at least 18 years of age and am of a sound mind.
3. I have care, custody, and control of all records concerning the projects that I did for Defendants.
4. The facts alleged in Plaintiff's Original Petition are within my personal knowledge, are just and true, and the amounts stated are owed and past due by Defendants to me and that all just and lawful offsets, payments, and credits to this account have been allowed.
5. These records show that a total principal balance of \$307,600.84, exclusive of interest, is due and payable by Defendants to me and that I demanded payment of such amount more than thirty days ago.

Further Affiant Sayeth Naught."

Signed on this 4 day of Sept, 2019.

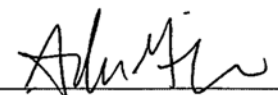

 MELVIN VAN BROOKSHIRE

THE STATE OF TEXAS)
 COUNTY OF SAN JACINTO)

BEFORE ME, the undersigned authority, on this day personally appeared **MELVIN VAN BROOKSHIRE**, known to me to be the person whose name is subscribed to the foregoing instrument, who after being by me duly sworn acknowledged that the statements contained above are true and correct and that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 4th day of Sept, 2019.

[SEAL]


 Notary Public, State of Texas
 Notary's printed name: ADAM GILLEN
 My commission expires: AUG. 20, 2021

