CAUSE NO. 23-03-04613

STATE OF TEXAS,	§	IN THE DISTRICT COURT OF
Plaintiff,	§	
	§	
v.	§	MONTGOMERY COUNTY, TEXAS
	§	MONTGOMENT COUNTY, TEAMS
LIZETTE SANDOVAL d/b/a SAVVY	§	
SKIN STUDIO d/b/a SAVVY SKIN;	§	
SAVVY SKIN STUDIO, LLC; STAR	§	
TREE RE 6, LLC; STAR TREE	§	
HOLDING LLC; and INMOBILIARIA	§	
DANES SA DE CV;	§	
Defendants;	§	
	§	
and	§ ∕Ior	ntgomery County - 457th Judicial District Court
	§	
DAVID MATOS	§	
Relief Defendant.	§	JUDICIAL DISTRICT

PLAINTIFF'S ORIGINAL PETITION AND APPLICATION FOR EX PARTE TEMPORARY RESTRAINING ORDER, TEMPORARY INJUNCTION AND PERMANENT INJUNCTION

Plaintiff, STATE OF TEXAS, acting by and through the Attorney General of Texas, Ken Paxton, files this petition complaining of Defendants LIZETTE SANDOVAL d/b/a SAVVY SKIN STUDIO d/b/a SAVVY SKIN; SAVVY SKIN STUDIO, LLC; STAR TREE RE 6, LLC; STAR TREE HOLDING LLC; and INMOBILIARIA DANES SA DE CV and seeks temporary and permanent injunctive relief to stop the operation of an illicit massage business engaging in a range of unlawful conduct in order to protect the public. Plaintiff also seeks injunctive relief to constrain the related activities of a relief defendant.

I. DISCOVERY CONTROL PLAN

- 1. The State intends to conduct discovery under Level 2 of Texas Rules of Civil Procedure 190.3 and affirmatively plead that this case is not governed by the expedited-actions process in Texas Rule of Civil Procedure 169 for the following reasons:
 - (a) The relief sought includes non-monetary injunctive relief.
 - (b) The claims for monetary relief—including penalties, costs, expenses, consumer redress, and attorney fees— are in excess of \$100,000.

II. JURISDICTION AND STATUTORY AUTHORITY

- 2. This enforcement action is brought by Attorney General Ken Paxton, through his Consumer Protection Division, in the name of the STATE OF TEXAS and in the public interest pursuant to the authority granted by § 17.47 of the Texas Deceptive Trade Practices—Consumer Protection Act (DTPA), Tex. Bus. & Com. Code §§ 17.41–17.63, upon the ground that defendants, as shown *infra*, have engaged in false, deceptive and misleading acts and practices in the course of trade and commerce as defined in, and declared unlawful by, § 17.46(a) and (b) of the DTPA. In enforcement suits filed pursuant to DTPA § 17.47, the Attorney General is authorized to seek civil penalties, redress for consumers, and injunctive relief.
- 3. In addition, the Attorney General brings this suit pursuant to the authority granted by Texas Occupations Code § 455.351, upon the ground that defendants, as shown *infra*, have violated Chapter 455 of the Texas Occupations Code and rules adopted under that chapter. In enforcement suits filed pursuant to Texas Occupations Code § 455.351, the Attorney General may seek civil penalties and injunctive relief.

III. PUBLIC INTEREST AND NOTICE

- 4. The State believes the unlawful practices set forth herein will continue.
- 5. The State has reason to believe defendants is engaging in, has engaged in, or is about to engage in acts and practices declared unlawful by the DTPA due to the conduct alleged herein, including unlawful massage-related activities. Furthermore, this suit will reduce the likelihood of human trafficking in Texas. Therefore, these proceedings are in the public interest. *See* Tex. Bus. & Comm. Code § 17.47(a).
- 6. Pre-suit notice is not required under DTPA § 17.47(a) because, in the opinion of the Consumer Protection Division, there is good cause to believe that Defendants would evade service of process if prior contact were made, one or more of Defendants would destroy relevant records if prior contact were made, and/or that such an emergency exists that immediate and irreparable injury, loss, or damage would occur as a result of the delay in obtaining an ex parte temporary restraining order.

IV. VENUE

- 7. Venue of this suit lies in Montgomery County, Texas, under the DTPA § 17.47(b), for the following reasons:
 - (a) The transactions forming the basis of this suit occurred in Montgomery County,

 Texas.
 - (b) Defendants have done business in Montgomery County, Texas.
 - (c) Defendants' principal places of business are in Montgomery County, Texas.

V. TRADE AND COMMERCE

8. At all times described below, Defendants and their agents have engaged in conduct constituting "trade" and "commerce," defined in § 17.45(6) of the DTPA, as follows:

"Trade" and "commerce" mean the advertising, offering for sale, sale, lease, or distribution of any good or service, of any property, tangible or intangible, real, personal, or mixed, and any other article, commodity, or thing of value, wherever situated, and shall include any trade or commerce directly or indirectly affecting the people of this state.

VI. CLAIM FOR RELIEF

9. Plaintiff seeks monetary relief—including penalties, costs, expenses, consumer redress, and attorney fees—in excess of \$100,000 and could exceed \$1,000,000. Plaintiff also seeks nonmonetary, injunctive relief.

VII. DEFENDANTS

- 10. **Defendant Lizette Sandoval d/b/a Savvy Skin Studio d/b/a Savvy Skin** is a business located in Montgomery County at 25329 Budde Road, Unit 1003, Spring, Texas 77380. Lizette Sandoval is named in her individual capacity and in her capacity as the aforementioned Savvy Skin Studio and Savvy Skin owner and operator. Lizette Sandoval operates an illicit massage business at this location. Lizette Sandoval may be served at either 25329 Budde Road, Unit 1003, Spring, Texas 77380 or at 18431 Memorial Mist Lane, Tomball, TX 77375.
- 11. **Savvy Skin Studio, LLC** is a Texas limited liability company which regularly conducts business in Montgomery County. Defendant's principal office and principal place of business is located at 25329 Budde Road, Unit 1003, Spring, Texas 77380. Defendant may be served by serving its registered agent and managing member, Lizette Eunice Sandoval, at 25329 Budde Road, Unit 1003, Spring, Texas 77380.

12. **Defendant Star Tree RE 6, LLC** is a Texas limited liability company which regularly

conducts business in Montgomery County. Defendant's principal office and principal place of

business is located at 282 Ed English Drive, Suite A, Shenandoah, Texas 77385. Defendant may be

served by serving its registered agent, Matos & Jawad PLLC, at 282 Ed English Drive, Suite A,

Shenandoah, Texas 77385.

13. **Defendant Star Tree Holding LLC** is a Texas limited liability company which regularly

conducts business in Montgomery County. Defendant's principal office and principal place of

business is located at 282 Ed English Drive, Suite A, Shenandoah, Texas 77385. Defendant may be

served by serving its registered agent, Matos & Jawad PLLC, at 282 Ed English Drive, Suite A,

Shenandoah, Texas 77385.

14. Defendant Inmobiliaria Danes SA De CV d/b/a Inmobiliaria Danes SA De CV

Corporation is a Texas-registered foreign for-profit corporation which regularly conducts

business in Montgomery County. Defendant's principal office and principal place of business is

located in Montgomery County. Defendant may be served by serving its registered agent, Matos

& Jawad PLLC, at 282 Ed English Drive, Suite A, Shenandoah, Texas 77385.

15. **Relief Defendant David Matos** is a real estate agent and individual who conducts business

on behalf of Star Tree RE 6, LLC; Star Tree Holding LLC; and Inmobiliaria Danes SA De CV;

and who resides in Montgomery County. Defendant may be served at 282 Ed English Drive, Suite

A, Shenandoah, Texas 77385.

16. For purposes of this petition, references to "**Defendants**" means all defendants named in

this petition, including Relief Defendant David Matos.

VIII. ACTS OF AGENTS

- 17. Whenever in this petition it is alleged that a defendant or defendants did any act, it is meant that:
 - (a) the named defendant or defendants performed or participated in the act, or
 - (b) the named defendant's or defendants' officers, successors in interest, agents, partners, trustees or employees performed or participated in the act on behalf of and under the authority of one or more of the named defendants.

IX. ILLICIT MASSAGE BUSINESS INDUSTRY AND REGULATION

- A. A Brief Overview of Illicit Massage Businesses.
- 18. An estimated 9,000 illicit massage businesses currently operate throughout the country, with 300 estimated to operate in the Houston area. These businesses generate an average revenue of over \$100 million per year, much of it laundered to countries outside of the United States.
- 19. Illicit massage businesses sell commercial sex under the guise of legitimate massage therapy services.³ Many of the women employed at illicit massage businesses are victims of human trafficking.⁴ Recruiters often direct victims to job leads within their communities through fake advertisements promising high wages for work as legal massage therapist, housing, transportation,

¹ POLARIS, HUMAN TRAFFICKING IN ILLICIT MASSAGE BUSINESSES 10 (2018), available at https://polarisproject.org/wp-content/uploads/2019/09/Human-Trafficking-in-Illicit-Massage-Businesses.pdf; Samantha Lopez, *How Illicit Massage Businesses are Shut Down in Houston*, HOUSTON CHRONICLE (July 1, 2019), https://www.chron.com/houston/article/How-illicit-massage-businesses-are-shut-down-in-14059133.php (last visited Dec. 23, 2019).

² POLARIS, pg. 4.

³ *Id.* at 50.

⁴ *Id.* at 19–26.

and assistance with immigration and licensing.⁵ Women take out loans to pay for these services,

often between \$5,000 and \$40,000.6 Upon arrival in the United States, they find that the promised

jobs do not exist, and traffickers force them into prostitution to pay off debt. However, instead of

earning money to pay down debt or to send home to family, the victims' debt continues to accrue,

with wages withheld for room and board, fees for breaking "rules," future bail money, and

potential attorneys' fees.8 Traffickers will also hold victims' identification and immigration

documents at separate locations, using the threat of deportation as additional leverage, and monitor

them on CCTV cameras inside the business to "creat[e] the feeling that they are always

watched."9

20. Illicit massage businesses are often part of larger organized crime networks. ¹⁰ Traffickers

use intricate networks of legitimate and illegitimate businesses and shell corporations to launder

money, obscure their identities, and avoid law enforcement. 11 Often, victims themselves appear as

the owner or manager of the business, which can make it difficult for law enforcement to

distinguish between victims and perpetrators.¹² Traffickers also cycle victims between massage

⁵ *Id*.

⁶ *Id*. at 19.

⁷ *Id*.

⁸ *Id.* at 29–30. In one case in Waco, Texas, victims interviewed as part of a raid reported receiving only 20 percent of their earnings, having their first week's pay withheld as a "deposit," and paying room and board to sleep in the

back of the business. Id. at 12.

⁹ *Id.* at 30, 33.

¹⁰ *Id.* at 35–38.

11 Id. at 36; Lise Olse, Illicit Massage Parlors Prolific and Lucrative, Study Finds, HOUSTON CHRONICLE (October

11, 2017), https://www.chron.com/news/houston-texas/houston/article/Illicit-massage-parlors-prolific-and-lucrative-12256818.php (last accessed Dec. 23, 2019).

¹² Olse, *supra* note 12.

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businesses and across state lines, sometimes as often as every two to six weeks, further fostering dependence on traffickers. ¹³ The victims of trafficking end up disoriented, indebted, and afraid that any cooperation with law enforcement could result in deportation, prosecution, or retaliatory violence. ¹⁴

B. The Texas Legislature's Response to Human Trafficking.

21. In 2017, the Texas Legislature passed House Bill 2552, aimed at combatting human trafficking, sexual offenses, prostitution, and other activity that may constitute a public nuisance.¹⁵ The Legislature's intent was clear:

H.B. 2552 strengthens Texas' response to the ongoing problems of human and sex trafficking by building upon current nuisance and abatement law. This helps local governments shut down illicit massage parlors. The bill also ... provides a means for property owners to evict businesses that are engaging in human trafficking. ¹⁶

Among other amendments, H.B. 2552 added § 17.46(b)(33) to the DTPA laundry list, making it a false, misleading, or deceptive act to own, operate, maintain, or advertise a massage establishment that violates Chapter 455 of the Texas Occupations Code ("Occupations Code"). Tex. H.B. 2552, 85th Leg., R.S. (2017), § 1 (codified at DTPA § 17.46(b)(33)). To own, operate, or advertise massage therapy, a massage establishment must comply with the Occupations Code, which requires obtaining a massage establishment license, employing licensed massage therapists,

¹³ POLARIS, pg. 25.

¹⁴ Rachel Axon, Cara Kelly, & Michael Braun, Sex Trafficking is Behind the Lucrative Illicit Massage Business. Why Police Can't Stop It, USA TODAY (July 30, 2019) https://www.usatoday.com/indepth/news/investigations/2019/07/29/sex-trafficking-illicit-massage-parlors-cases-fail/1206517001/ (last visited Dec. 23, 2019).

¹⁵ Tex. H.B. 2552, 85th Leg., R.S. (2017).

¹⁶ Sen. Res. Ctr., Bill Analysis, Tex. H.B. 2552, 85th Leg., R.S. (2017).

and maintaining client records. ¹⁷ Finally, under DTPA § 17.46(b)(33), it is a false, misleading or

deceptive act to own, operate, maintain or advertise an unlicensed massage establishment, one that

does not employ licensed therapists, and/or one that does not maintain records or meet other

criteria required by Chapter 455.18

C. Chapter 455 of the Occupations Code.

23. As previously stated, illicit massage businesses purport to operate as legitimate ones and

advertise as offering legitimate massage therapy services. In Texas, the offering of massage therapy

services is governed by the Occupations Code, Chapter 455.¹⁹

24. Under Chapter 455, a "massage establishment" is "a place of business that advertises or

offers massage therapy or other massage services[,] ... includ[ing] a place of business that

advertises or offers any service described by a derivation of the terms 'massage therapy' or 'other

massage services." 20 "Massage therapy" is defined as "the manipulation of soft tissue by hand

or through a mechanical or electrical apparatus for the purpose of body massage and includes

effleurage (stroking), petrissage (kneading), tapotement (percussion), compression, vibration,

friction, nerve strokes, and Swedish gymnastics." 21 "Other massage services" are "any services

offered or performed for compensation at a massage establishment that involve physical contact

with a client, and may include the use of oil, lubricant, salt glow, a heat lamp, a hot and cold pack,

¹⁷ Tex. Occ. Code §§ 455.151–455.207 (relating to licensing requirements under Chapter 455).

¹⁸ DTPA § 17.46(b)(33)(A).

¹⁹ Tex. Occ. Code § 455.0511(b)(1).

²⁰ Tex. Occ. Code § 455.001(5).

²¹ Tex. Occ. Code § 455.001(8).

or a tub, shower, jacuzzi, sauna, steam, or cabinet bath."22 A "massage therapist" means "a

person who practices or administers massage therapy or other massage services to a client for

compensation."23

25. Chapter 455 states that "[a] massage establishment may employ only licensed massage

therapists to perform massage therapy or other massage services."²⁴ Several requirements

concerning practices are directly aimed at combating illicit massage businesses' practices: a

massage establishment's employees must be able to work legally in the United States, they may

not engage in sexual contact in the establishment, and they may not reside on the premises of the

establishment.²⁵ Further, a massage establishment "shall properly maintain and secure for each

client the initial consultation documents, all session notes, and related billing records" to be

provided to the Texas Department of Licensing and Regulation upon request.²⁶ A massage

establishment also "may not change the location of the establishment without obtaining a new

massage establishment license."27

X. FACTUAL BACKGROUND

A. Savvy Skin Formation

26. Lizette E. Sandoval owns and operates Savvy Skin Studio a/k/a Savvy Skin, a sole

proprietorship massage business operating from an address generally known as 25329 Budde Road,

²² Tex. Occ. Code § 455.001(11).

²³ Tex. Occ. Code § 455.001(7).

²⁴ Tex. Occ. Code § 455.202(a).

²⁵ Tex. Occ. Code § 455.202(b)(1)–(6).

²⁶ Tex. Occ. Code § 455.202(c)(1),(2).

²⁷ Tex. Occ. Code § 455.206.

Unit 1003, Spring, Texas ("Budde Road Location"). (The Budde Road Location is also referred to as "Building 10 Unit 1003" and also "Suite 1003" in government records.) Lizette E. Sandoval ("Sandoval") registered the assumed name for her Savvy Skin Studio sole proprietorship in May 2020, and she herself has a massage license.

27. Savvy Skin is hidden in a commercial office park, with no significant marques or other advertisements along public roadways, and it has tinted windows which obscure the building's interior. At least one "massage room" contains a large mirror and shower.



Photo of Commercial Office Park²⁸

28. Savvy Skin's sign is posted on the building it leases. It states, "Savvy Skin... Massage – Facials – Waxing," and was crafted, upon reason and belief, by, or at the direction of, the owner of or an affiliate of the owner of the Budde Road Location.

²⁸ https://www.google.com/maps/@30.1297932,-95.4496137,3a,90y,271.58h,94.92t/data=!3m6!1e1!3m4!1s9U60O6ML1bwPok124OLisw!2e0!7i16384!8i8192



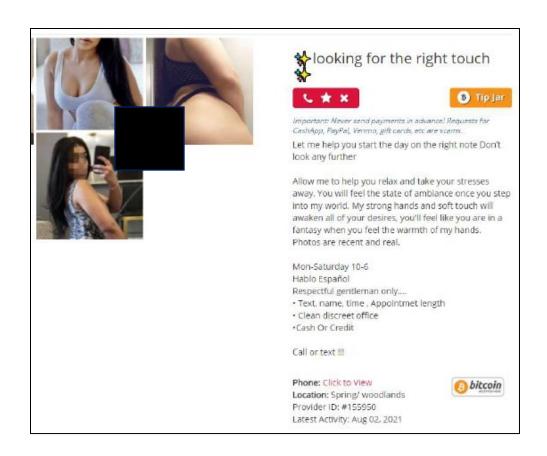
- 29. The Texas Department of Licensing and Regulation ("TDLR") granted Savvy Skin Studio a massage establishment license in May 2020. This license lists Sandoval as the massage business's "owner," and the license reflects an address of 25329 Budde Road, Suite 1003, Spring, Texas, the aforementioned Budde Road Location.
- 30. Later in 2020, Sandoval formed a similarly-named LLC called "Savvy Skin Studio, LLC." Sandoval is the sole managing member of that LLC. Upon reason and belief, Savvy Skin Studio, LLC does not have significant operations. For example, Savvy Skin's website (www.savvyskinstudio.com) refers to "Savvy Skin Studio" (the assumed name) and not "Savvy Skin Studio, LLC." Plus, Savvy Skin Studio, LLC holds no massage-related licenses. However, at times relevant to this lawsuit, it participated in the operation of Sandoval's massage business, since its principal place of business is the Budde Road Location. Accordingly, any and all of Savvy Skin Studio, LLC's unlawful activities were done at the direction of or were ratified by Sandoval or her agents.

B. Sheriff's Initial Investigation

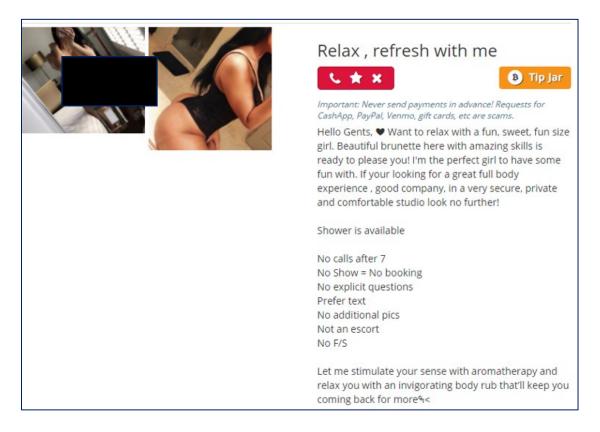
- 31. Right after Savvy Skin started up in May 2020, the Montgomery County Sheriff's Office ("Sheriff") did an Occupations Code compliance inspection. The Sheriff noted the following instances of noncompliance with massage-establishment laws and regulations:
 - (a) No consultation paperwork or documentation was available that would reflect the parts of each client's body that were to be avoided during a massage; and
 - (b) Other mandatory disclosures were not posted.
- 32. The Sheriff forwarded the results of this inspection in approximately June 2020 to the Budde Road Location's owner, which is a defendant in this case.

C. Sheriff's Advertising Investigation

- 33. Savvy Skin did not reform and continued to disregard the Occupations Code. In 2021 and 2022, the Sheriff reviewed online ads for four of Savvy Skin's masseuses, all of which were available publicly:
 - (a) Approximately July 2021 through January 2022: The Sheriff observed one or more sexually explicit online advertisements for **Liz** (no last name) on multiple occasions. Liz operated out of Savvy Skin and advertised massage services, including her "strong hands and soft touch [to] awaken all of your desires." Upon reason and belief, Liz is Lizette Sandoval, the owner of Savvy Skin.



(b) Approximately July 2021 through January 2022: The Sheriff observed one or more sexually explicit online advertisements for Eva (no last name) on multiple occasions. Eva operated out of Savvy Skin and advertised massage services, stating she would "relax you with an invigorating body rub that'll keep you coming back for more." Upon reason and belief, Eva did not have a license as no licensed therapist would advertise and imply sexually-related services were for sale.



- (c) Approximately July 2021 through January 2022: The Sheriff observed one or more sexually explicit advertisements for **Ellie** (no last name). Ellie operated out of Savvy Skin and advertised massage services, including "body work services" and that she was a "therapist[]." Upon reason and belief, Ellie did not have a license as no licensed therapist would advertise and imply sexually-related services were for sale.
- (d) Approximately August 2021 through January 2022: The Sheriff observed one or more sexually explicit advertisements for **Christy** a/k/a Chris ("Christy") (no last name). Christy operated out of Savvy Skin and advertised massage services, including "[m]utual touch," "4 hand available" (two women doing one massage) and "FBSM" (full body sensual or sexual massage). Upon reason and belief, Christy did not have a license as no licensed therapist would advertise and imply sexually-related services were for sale.

- 34. In approximately August 2021, when it was reviewing these four masseuses' ads, the Sheriff also did undercover surveillance of Savvy Skin and witnessed four Savvy Skin individuals at the premises.
- 35. During a follow-up review in approximately January 2022, the Sheriff checked online, and Savvy Skin's four masseuses (Liz, Eva, Ellie, and Christy) were still advertising.

D. Sheriff's Undercover Investigation

- 36. In approximately February 2022, the Sheriff stumbled upon a sexually-suggestive, suspected Savvy Skin advertisement. The advertisement had a phone number which appeared to be connected to Savvy Skin. In approximately March 2022, the Sheriff contacted that number, verifying the advertisement was for Savvy Skin. Then, the Sheriff did a full undercover investigation of Savvy Skin as follows.
 - (a) Approximately March 2022: The Sheriff went to Savvy Skin undercover. The Sheriff got a massage from **Sujey Navarro**, an unlicensed masseuse, who ran her hand near the Sheriff's genitals, and briefly touched them. (Based on the Sheriff's investigative files, Savvy Skin had employed Sujey Navarro since approximately June 2020.)
 - (b) <u>Approximately March 2022</u>: After the previous undercover visit, the Sheriff went to Savvy Skin and got a massage from **Ernestina Espinoza**. During the massage she performed sexual acts. She also offered to do sexual acts topless and fully nude for money. Upon reason and belief, Ernestina Espinoza had no massage license.
- 37. At no time during the undercover investigation did the masseuses use their actual names—instead Savvy Skin and its staff referred to them using the pseudonym "Ellie."
- 38. The investigation revealed another significant matter. No one ever completed any of the legally-mandated clientele paperwork for the undercover officer getting the massages. In fact, no one even asked the Sheriff's name. Sandoval, who was on-site at one point, stated Savvy Skin complied with record-retention-related Occupations Code requirements. However, when asked,

Sandoval produced no clientele paperwork. Such paperwork must be maintained for all massage

clients, and the paperwork would include the clients' names.

E. Real Property Owner's Management and Ownership Structure

39. An entity called Star Tree RE 6, LLC ("Star Tree RE 6") owns the Budde Road Location

from which Savvy Skin operates. Star Tree RE 6 was formed in February 2014, and a year later, it

bought the Budde Road Location from the property's developer.

40. As to management structure, a Texas holding company has always managed Star Tree

RE 6. That entity, Star Tree Holding LLC, in turn, has always been managed by a corporation

called Inmobiliaria Danes SA de CV ("ID Corporation"), which operates out of Shenandoah,

Texas. (Hereinafter, "Star Tree Entities" shall refer to Star Tree RE 6, Start Tree Holding LLC,

and ID Corporation.)

41. One final note regarding the closely intertwined relationships among the Star Tree Entities.

In addition to ID Corporation being the sole manager of Star Tree Holding LLC, and similarly Star

Tree Holding LLC being the sole manager of Star Tree RE 6, the aforementioned ID Corporation

owns 100% of Star Tree Holding LLC, and, in turn, Star Tree Holding LLC owns 100% of Star

Tree RE 6.

F. Management of Budde Road Location Property Owner (Star Tree RE 6)

42. Relief Defendant David Matos ("Matos"), a licensed real estate agent, has been affiliated

with the property owner, Star Tree RE 6, since its formation; he was its organizer. David Matos

owns and/or conducts business out of two different office suites which have served as the Star

Tree Entities' headquarters (i.e., their principal places of business and principal offices). These

office suites, located in an office park at 250 Ed English Drive in Montgomery County²⁹, have been and/or are the headquarters of other businesses operated by David Matos as well.

- 43. Star Tree RE 6 has a history of being accused of not paying assessments and property taxes.³⁰
- 44. The Star Tree Entities rely exclusively on David Matos and/or his affiliates to conduct business. The Star Tree Entities have no officers or employees in Texas. They own no personal or tangible property in Montgomery County.³¹ Without David Matos providing the resources necessary to conduct business, the Star Tree Entities would be dormant and inoperative.
- 45. Given the structure of the Star Tree Entities, all undertakings of the Star Tree Entities applicable to this lawsuit are done at the direction of or are ratified by Matos. Given Matos's relationship with the Star Tree Entities, any awareness Matos may have of facts pertaining to the allegations in this lawsuit are imputed to all of the Star Tree Entities. This includes knowledge of Savvy Skin's noncompliance with massage-establishment laws and regulations, which the Sheriff reported to Matos in 2020.

Additionally, as of August 2022, ID Corporation's mailing address was Suite A (Building #6).

²⁹ The *current* address for all Star Tree Entities is 282 Ed English Drive, Suite A, Shenandoah, Texas, in Montgomery County. This Suite A is in Building #6, which is found in an office park with the official address of 250 Ed English Drive.

Also, the Star Tree Entities have been associated with another suite in that same office park, Suite C in Building #3. Both Suite A (Building #6) and Suite C (Building #3) are associated with Matos; he has an ownership interest in both suites. Specifically, a Matos affiliate, JAMA RE INV 1, LLC, owns Suite A (Building #6) and a Matos affiliate, MATOS RE INV 3 LLC, owns Suite C (Building #3).

³⁰ See Conroe ISD, et al. v. Star Tree Re 6 LLC, et al., Case No. 19-01-01399, in the 284th Judicial District Court of Montgomery County (lawsuit resulted in a civil judgment of up to \$34,834); Notice of Assessment and Lien Affidavit, Montgomery County, Doc. No. 2013103611, Nov. 6, 2019 (claim for ownership association's commonarea maintenance expenses incurred).

³¹ See https://esearch.mcad-tx.org/Advanced-Search.

46. Furthermore, any actions taken by Star Tree RE 6 were either ultimately directed by or

ratified by its owner and manager, Star Tree Holding LLC. Similarly, any actions taken by Star

Tree Holding LLC were ultimately directed by or ratified by its owner and manager, ID

Corporation.

G. The Real Property Owner's Involvement with Savvy Skin

47. Star Tree RE 6 has owned the Budde Road Location since 2015, a property designed and

marketed for standard office use. In a real estate marketing flyer, Matos, who was the listing agent,

promoted the building's four spacious offices, a reception, kitchen, closet, and restroom (and no

shower). Matos marketed the property as a gated community designed to offer a "professional

business environment to meet the needs of small to medium size[d] companies."

48. Despite the Budde Road Location being commercial, the Star Tree Entities permitted the

installation of and/or continued existence of large shower facilities, large enough to contain a

massage table, which have no legitimate purpose in such a commercial office environment.

49. Upon reason and belief, one of the Star Tree Entities crafted and installed Savvy Skin's

sign on the side of the building. This sign advertised the massage establishment for the duration of

the unlawful conduct described in this suit.

50. In addition, the Star Tree Entities had knowledge of Savvy Skin's noncompliance with

massage-establishment laws or regulations since 2020, when the Sheriff notified Matos of several

violations.

XI. VIOLATIONS OF OCCUPATION CODE, CHAPTER 455, AND RULES ADOPTED UNDER THAT CHAPTER

- 51. The State incorporates and adopts by reference the allegations contained in each and every preceding paragraph of this petition.
- 52. Under Occupations Code, Chapter 455, a massage establishment must comply with a range of legal requirements, including § 455.151 (license requirements); § 455.202(b) (general prohibitions), § 455.202(c) (consultation-related documentary requirements) and § 455.204(c) (license-related requirements).
- Also under Chapter 455, the Attorney General may institute an action for civil penalties and injunctive relief against a person who "appears to be in violation of or threatening to violate this chapter or a rule adopted under this chapter; or is the owner or operator of an establishment that offers massage therapy or other massage services regulated by this chapter and is not licensed under this chapter." Tex. Occ. Code § 455.351(a). Rules adopted under Chapter 455 include rules from Title 16 of the Texas Administrative Code, Chapter 117 (Massage Therapy).³²
- 54. Civil penalties for such violations "shall be not less than \$1,000 or more than \$10,000 for each violation" and "[e]ach day a violation occurs or continues to occur is a separate violation." Tex. Occ. Code § 455.351(b), (c). The Sheriff's investigation found numerous violations.

A. Advertising-Related Violations

55. Savvy Skin's conduct violated the following Occupations Code, Chapter 455, and the rules adopted under that chapter as follows.

³² See 16 Tex. Admin. Code § 117.1 ("[C]hapter [117] is promulgated under the authority of Texas Occupations Code, Chapter 51 and 455").

- (a) Savvy Skin advertisements reflect multiple instances of Savvy Skin illegally employing unlicensed masseuses. *See* Tex. Occ. Code § 455.202(a).
- (b) Savvy Skin was misleadingly and deceptively advertising (1) unlawful nude or partially nude massage services (prohibited by Tex. Occ. Code § 455.202(b)(3)) and (2) that its masseuses would engage in sexual contact (prohibited by Tex. Occ. Code § 455.202(b)(4)). *See* 16 Tex. Admin. Code § 117.93(b) (prohibiting "advertising that is false, misleading, or deceptive").
- (c) Savvy Skin's advertisements did not provide the legally required disclosure of the masseuses' full legal names or license numbers. *See* 16 Tex. Admin. Code § 117.93(c).

B. Violations from the Undercover Investigation

- 56. The Sheriff's undercover investigation revealed the following violations of the Occupations Code, Chapter 455, and the rules adopted under that chapter:
 - (a) Savvy Skin unlawfully allowed its masseuses to engage in sexual contact, including behavior which may be reasonably be interpreted as sexual, in the business, *see* Tex. Occ. Code. § 455.202(b)(4);
 - (b) Savvy Skin unlawfully employed one or more unlicensed masseuses; *see* Tex. Occ. Code § 455.202(a);
 - (c) Savvy Skin unlawfully did not properly maintain and secure the initial consultation documents, session notes, and related billing records, see Tex. Occ. Code. § 455.202(c)(1); and

(d) Savvy Skin did not publicly display the license for each of the four massage therapists who practiced there; *see* Tex. Occ. Code. § 455.204.

XII. VIOLATIONS OF THE TEXAS BUSINESS & COMMERCE CODE (DTPA)

- 57. The State incorporates and adopts by reference the allegations contained in each and every preceding paragraph of this petition.
- 58. Savvy Skin, Sandoval, and the Star Tree Entities, as alleged and detailed above, have in the conduct of trade and commerce, engaged in false, misleading, or deceptive acts or practices in violation of § 17.46(a) of the Texas Business and Commerce Code.
- The State has reason to believe that Savvy Skin, Sandoval, and the Star Tree Entities, in the course and conduct of trade and commerce, have directly or indirectly engaged in false, misleading, and deceptive acts and practices declared to be unlawful by the DTPA by owning, operating, maintaining, or advertising a massage establishment, as defined by Occupations Code § 455.001, that "is not appropriately licensed under Chapter 455, Occupations Code, or is not in compliance with the applicable licensing and other requirements of that chapter." DTPA § 17.46(b)(33)(A).
- 60. Under DTPA § 17.46(b)(33), Star Tree RE 6 is liable for, and the other Star Tree Entities are likewise liable due to their management and ownership structure and affiliation with Star Tree RE 6, for the following conduct:
 - (a) Advertising a massage establishment, Savvy Skin, that is not appropriately licensed under Chapter 455, Occupations Code, or is not in compliance with the applicable licensing and other requirements of that chapter, through crafting and displaying the "Savvy Skin . . . Massage Facials Waxing" sign on its building; and

- (b) Maintaining the Budde Road Location for a massage establishment, Savvy Skin, that is not appropriately licensed under Chapter 455, Occupations Code, or is not in compliance with the applicable licensing and other requirements of that chapter, through the activities it undertook to enable Savvy Skin's use of and continued occupation of the Budde Road Location (e.g., maintaining the premises for Savvy Skin's use).
- 61. In addition, the State has reason to believe in the course and conduct of trade and commerce, that Savvy Skin has directly or indirectly engaged in false, misleading, and deceptive acts and practices declared to be unlawful by the DTPA by:
 - (a) causing confusion or misunderstanding as to the source, sponsorship, approval, or certification of goods or services (§ 17.46(b)(2));
 - (b) causing confusion or misunderstanding as to affiliation, connection, or association with, or certification by, another (§ 17.46(b)(3));
 - (c) representing that goods or services have sponsorship, approval, characteristics, or benefits which they do not have or that a person has a sponsorship, approval, status, affiliation, or connection which the person does not (§ 17.46(b)(5)); and
 - (d) representing that the goods or services are of a particular standard, quality, or grade, if they are of another (§ 17.46(b)(7)).
- 62. Whenever the Consumer Protection Division has reason to believe that a person is engaging in, has engaged in, or is about to engage in any act or practice declared unlawful by the DTPA, and that proceedings would be in the public interest, the Consumer Protection Division may bring an action against the person to restrain by temporary restraining order, temporary injunction, or permanent injunction, the use of such method, act, or practice. DTPA § 17.47(a). Cessation of unlawful conduct shall not render such court action moot under any circumstances. *Id*.

63. Under the DTPA, in addition to a temporary restraining order, temporary injunction, or

permanent injunction, the Consumer Protection Division may request, and the trier of fact may

award, a civil penalty to be paid to the State in an amount of not more than \$10,000 per violation.

DTPA § 17.47(c).

XIII. DISGORGEMENT/CONSTRUCTIVE TRUST/UNJUST ENRICHMENT

64. The State incorporates and adopts by reference the allegations contained in each and every

preceding paragraph of this petition.

65. The State requests the Court impose a constructive trust over the assets and funds

Defendants derived from providing illegal massage therapy or other illegal massage services.

Defendants would be unjustly enriched if allowed to retain the proceeds and assets from their

illegal massage services and other illicit activities. Defendants' assets are subject to the equitable

remedy of disgorgement, which is the forced relinquishment of all benefits that would be unjust for

Defendants to retain, including all ill-gotten gains and benefits or profits that have resulted from

Defendants' unlawful advertising of and sale of illegal massage services. Plaintiff prays that

Defendants be ordered to disgorge all monies taken from consumers as a result of Defendants'

deceptive practices, together with all the proceeds, profits, income, interest, and assets acquired

with the proceeds of Defendants' deceptive practices. Plaintiff further prays that the Court enjoin

Defendants from transferring, moving, concealing, spending, or withdrawing funds derived from

providing illegal massage therapy or other illegal massage services to the public.

XIV. APPLICATION FOR EX PARTE TEMPORARY RESTRAINING ORDER, TEMPORARY INJUNCTION AND PERMANENT INJUNCTION

- Plaintiff, the State of Texas, has reason to believe that the Defendants are engaging in, have engaged in, or are about to engage in acts and practices declared to be unlawful under the DTPA and believes these proceedings to be in the public interest. Therefore, pursuant to DTPA § 17.47(a), Plaintiff, the State of Texas, requests relief by way of an Ex Parte Temporary Restraining Order, Temporary Injunction, and Permanent Injunction to restrain Defendants from operating, maintaining, and advertising a massage establishment that is not in compliance with Chapter 455 of the Occupations Code, and the rules adopted under that chapter, as set forth in the Prayer. Cessation of unlawful conduct shall not render such court action moot under any circumstances. *Id.*
- 67. Further, the State additionally requests injunctive relief to restrain a violation of Occupations Code, Chapter 455 by Savvy Skin, Sandoval, and her agents because they appear to be in violation of or threatening to violate this chapter or a rule adopted under this chapter. Tex. Occ. Code § 455.351(a).
- 68. Immediate injunctive relief by way of Temporary Restraining Order and Temporary Injunction is necessary to prevent continuing harm, including the continued unlawful activities of Savvy Skin, prior to trial.
- 69. The Court shall issue such injunctive relief without requiring a bond from the Plaintiff. DTPA § 17.47(b).

XV. CONDITIONS PRECEDENT

70. All conditions precedent have been performed or have occurred. See Tex. R. Civ. P. 54.

XVI. TRIAL BY JURY

71. The State demands a jury trial and tenders the appropriate fee with this petition.

XVII. PRAYER

- 72. The State respectfully requests that this Court issue citation for Defendants to appear and answer.
- 73. Plaintiff prays that a TEMPORARY RESTRAINING ORDER be issued, and that after due notice and hearing, a TEMPORARY INJUNCTION be issued, and upon final hearing that a PERMANENT INJUNCTION be issued, restraining and enjoining Defendants, Defendants' officers, agents, servants, employees, attorneys—and any other person in active concert or participation with any or all Defendants (including spouses thereof)—from engaging in the following acts or practices without further order of the Court:
 - (a) Deleting any data or communications relating to owning, operating, maintaining or advertising a massage establishment, or the provision of massage therapy or other massage services on any phones or electronic devices used by any Defendants;
 - (b) Failing to maintain, for each massage client for a period of at least two years, accurate records of the dates of massage therapy services, types of massage therapy and billing information, to the extent required by Title 16 of the Texas Administrative Code, § 117.90(f);
 - (c) Failing to maintain documentation of employment or contract relationships with massage therapists, to the extent required by Title 16 of the Texas Administrative Code, § 117.82(a);

- (d) Transferring, concealing, destroying, or removing from the jurisdiction of this Court any books, records, documents, invoices or other written materials—including electronic documents—relating to owning, operating, maintaining, or advertising a massage establishment, or the provision of massage therapy or other massage services, that are currently or hereafter in any of the Defendants' possession, custody or control except in response to further orders or subpoenas in this cause;
- (e) Transferring, spending, hypothecating, concealing, encumbering or removing from the jurisdiction of this Court (including transferring funds already held in banks operating in the United States into other bank accounts to which Mexican residents or non-U.S. residents have access) any money, stocks, bonds, assets, notes, equipment, funds, accounts receivable, policies of insurance, trust agreements, or other property, real, personal or mixed, wherever situated, belonging to or owned by, in possession of, or claimed by any of the Defendants, insofar as such property relates to, arises out of or is derived from the business operations of Savvy Skin Studio, Lizette Sandoval, Savvy Skin Studio, LLC, or the Star Tree Entities, except in response to further orders by the Court;
- (f) Making any transfers involving any of the Star Tree Entities which would be either

 (1) fraudulent as to present and future creditors under Tex. Bus. Orgs. Code

 § 24.005 or (2) fraudulent as to present creditors under Tex. Bus. Orgs. Code

 § 24.006, including making intercompany transfers for which reasonably equivalent value was not received in exchange;

- (g) Incurring any obligations involving any of the Star Tree Entities which would be either (1) fraudulent as to present and future creditors under Tex. Bus. Orgs. Code § 24.005 or (2) fraudulent as to present creditors under Tex. Bus. Orgs. Code § 24.006, including incurring obligations for which reasonably equivalent value was not received in exchange;
- (h) Owning, operating, maintaining, or advertising a massage establishment that fails to comply with the licensing or other requirements of Texas Occupations Code, Chapter 455;
- (i) Causing confusion or misunderstanding as to the source, sponsorship, approval, or certification of services by owning, operating, maintaining, or advertising an unlicensed massage establishment or having persons on the premises who provide massage services without a license;
- (j) Representing that massage services have sponsorship, approval, characteristics, or benefits which they do not have by owning, operating, maintaining, or advertising an unlicensed massage establishment or that a person has a sponsorship, approval, status, affiliation, or connection which the person does not, specifically, a license under Texas Occupations Code, Chapter 455;
- (k) Failing to publicly and appropriately display, within sight of the main entrance of the establishment, the license of the establishment and the license of any individual on the premises who provides massage therapy or other massage services;
- (l) Denying any agent of the Texas Department of Licensing and Regulation, any agent of the Texas Attorney General's Office, any agent of the Montgomery County

- Sheriff's Office, any peace officer, or any other agent of the State access to any massage establishment owned, operated or maintained by Defendants;
- (m) Interfering with an inspection of a massage establishment, including denying access to the location, by any agent of the Texas Department of Licensing and Regulation, any agent of the Texas Attorney General's Office, any agent of the Montgomery County Sheriff's Office, any peace officer, or any other agent of the State, including the failure to maintain and make available to the inspector the initial consultation documents, session notes, and related billing records for each client;
- (n) Failing to preserve video surveillance of the Defendants' store premises and to maintain and operate video surveillance of the premises and provide copies of the video surveillance to Plaintiff's counsel upon request;
- (o) Employing an individual who is not a United States citizen or a legal permanent resident with a valid work permit at a massage establishment;
- (p) Allowing a nude or partially nude employee to provide massage therapy or other massage services;
- (q) Allowing any individual, including a client, student, license holder, or employee, to engage in sexual contact in the massage establishment;
- (r) Allowing any individual, including a student, license holder, or employee, to practice massage therapy in the nude or in clothing designed to arouse or gratify the sexual desire of any individual, including wearing lingerie;
- (s) Allowing any individual, including a student, license holder, contractor, or employee, to reside on the premises of the massage establishment; and

- (t) Failing to display a sign concerning services and assistance available to victims of human trafficking, to the extent required by Tex. Occ. Code § 455.207(a), and maintaining or advertising a massage establishment that is not in compliance with the signage requirements in Tex. Occ. Code § 455.207(a).
- 74. Plaintiff further prays that a TEMPORARY RESTRAINING ORDER be issued, and that after due notice and hearing, a TEMPORARY INJUNCTION be issued, and upon final hearing that a PERMANENT INJUNCTION be issued, mandating the closure of the massage establishment at 25329 Budde Road, Unit 1003, Spring, Texas 77380.
- 75. Plaintiff further prays that a TEMPORARY RESTRAINING ORDER be issued, and that after due notice and hearing, a TEMPORARY INJUNCTION be issued, and upon final hearing that a PERMANENT INJUNCTION be issued, ordering **Relief Defendant David Matos and the Star Tree Entities**, their officers, agents, servants, employees, attorneys—and any other person in active concert or participation with any or all of them (including spouses thereof)—to do the following:
 - (a) Ensure all doors and windows providing access to 25329 Budde Road, Unit 1003, Spring, Texas, remain locked and take all additional and reasonable measures to prevent Lizette Sandoval, Savvy Skin Studio, and any employees or contractors associated with them from having access to said suite until, and only if, Lizette Sandoval physically delivers a paper photocopy of all licenses for every massage therapist who practices massage therapy in said suite (provided, however, entry to the premises by individuals unaffiliated with Lizette Sandoval or any massage establishment shall be permitted for performing maintenance);

- (b) Walk into said suite once every week, and photograph all massage therapist licenses are posted in the suite, and maintain each of said photographs for a period of at least four years;
- (c) Walk into said suite once every week, and photograph the sign concerning services and assistance available to victims of human trafficking, and maintain each of said photographs for a period of at least four years; and
- (d) Lock all doors providing access to said suite, regardless of who the tenant is, within 24 hours of discovering the tenant of the suite is not complying with Chapter 455, Texas Occupations Code, and rules adopted under that chapter, and unlock said doors only to provide maintenance services to the suite.
- 76. Further still, the State prays that the Court ORDER, for purposes of effectuating and enforcing Court orders in this lawsuit and ensuring no individuals are owning, operating, maintaining, or advertising a massage establishment as defined by Section 455.001 of the Texas Occupations Code, that is not appropriately licensed under Chapter 455 of the Texas Occupations Code, or is not in compliance with the applicable licensing and other requirements of that chapter, that the constable from the appropriate precinct do the following:
 - (a) Instruct any persons in the premises at 25329 Budde Road, Unit 1003, Spring,
 Texas 77380, including the tenant and all persons claiming under said tenant,
 including employees and contractors, to leave the premises immediately; and
 - (b) Post the Temporary Restraining Order on the door of 25329 Budde Road, Unit 1003, Spring, Texas 77380.
- 77. In addition, the State prays that the Court grant the following monetary relief:

- (a) Order Savvy Skin and Sandoval to pay civil penalties to the State of Texas of not less than \$1,000 or more than \$10,000 for each day of violation of Chapter 455 of the Texas Occupations Code, pursuant to Texas Occupations Code § 455.351(b) and (c);
- (b) Order Savvy Skin, Sandoval, and the Star Tree Entities to pay civil penalties to the State of Texas of not more than \$10,000 for each violation of the DTPA, and for each violation calculated to deprive money or property from a consumer who was 65 years of age or older, an additional amount of not more than \$250,000, pursuant to DTPA § 17.47(c) and (g);
- Order Savvy Skin, Sandoval, the Star Tree Entities, and Relief Defendant David Matos to restore all money or other property obtained from consumers by means of unlawful acts or practices or, in the alternative, order disgorgement of all sums, monies, and value taken from consumers by means of deceptive trade practices, together with all proceeds, interest, income, profits, and accessions thereto; making such disgorgement for the benefit of victimized consumers and the State of Texas, pursuant to DTPA § 17.47(d);
- (d) Order Savvy Skin, Sandoval, and the Star Tree Entities to pay attorneys' fees, court costs, witness fees, deposition fees and investigative costs, as appropriate, under Texas Government Code § 402.006(c) and Texas Occupations Code § 455.351(e);
- (e) Pre-judgment and post-judgment interest; and

- (f) Place an equitable lien and constructive trust on all of Savvy Skin's, Sandoval's, Savvy Skin Studio, LLC's, and the Star Tree Entities' assets, personal property, and real property, and grant the State an interest in said assets and property.
- 78. Plaintiff further prays that this Court grant all other relief to which the Plaintiff, the State of Texas, is entitled.

Respectfully submitted,

KEN PAXTON Attorney General of Texas

BRENT WEBSTER
First Assistant Attorney General

GRANT DORFMAN
Deputy First Assistant Attorney General

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ATTORNEYS FOR PLAINTIFF, STATE OF TEXAS

VERIFICATION

The foregoing petition is supported by and verified by the following affidavit and exhibits, which are incorporated by reference:

Exhibit 1, Affidavit of Charlene Gale, and Exhibits 2-4 and 6-18 referenced therein (Exhibit 5 is blank).

STATE OF TEXAS	§
	§
COUNTY OF HARRIS	§

AFFIDAVIT OF CHARLENE GALE

Before me, the undersigned notary, on this day personally appeared Charlene Gale, the affiant, a person whose identity is known to me. After I administered an oath to affiant, affiant testified:

- 1. "My name is Charlene Gale. I am over 18 years of age, of sound mind, and capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.
- 2. I am an Investigator at the Office of the Attorney General of Texas, Consumer Protection Division. I have been employed by the Attorney General's Office since 2005. My regular duties include assisting the Division attorneys with investigations of potential defendants.
- 3. As part of my regular duties, I reviewed documents relating to Savvy Skin Studio and performed other investigative tasks relating to Savvy Skin Studio.
- 4. Exhibit 2 is a true and correct copy of the certified assumed name certificate for Savvy Skin Studio from the Montgomery County Sheriff's Office.
 - a. The certificate was filed in May 2020 and shows Savvy Skin Studio's address to be 25329 Budde Road, Suite 1003, Spring, Texas.
 - b. The certificate shows Lizette Sandoval is the owner of the business.
- 5. Exhibit 3 is a true and correct copy of the massage license information for Lizette Sandoval I obtained from the Texas Department of Licensing and Regulation.
 - a. Lizette Sandoval is shown as the owner of Savvy Skin Studio.
- 6. Exhibit 4 is a true and correct image of the front location of 25329 Budde Road in Montgomery County from www.google.com/maps.
 - a. The location is called 'Woodgrove Office Park.'
 - b. I have reviewed other photos of this office park and there are no roadside signs advertising the businesses in the office park.

EXHIBIT

1

- 7. Exhibit 6 is a true and correct copy of a photo that the Montgomery County Sheriff's Office took of the front of Savvy Skin Studio. Exhibits 6a and 6b are zoomed-in excerpts from that photo which reflect the following:
 - a. The front of the business lists the number 'ME5913.'
 - b. The business hours are listed as '10-7,' with Saturday and Sunday being appointment only.
 - c. The first line of the sign says 'SAVVY SKIN,'
 - d. The second line of the sign says, 'MASSAGE FACIALS WAXING.'
- 8. Exhibit 7 is a true and correct copy of the massage license information for Savvy Skin Studio from the Texas Department of Licensing and Regulation.
 - a. Lizette Sandoval is shown as the 'owner.'
 - b. The address is listed as 25329 Budde Rd Ste 1003.
 - c. The license became effective in May 2020.
 - d. There is no business entity, such as a corporation or LLC, listed as being associated with Savvy Skin Studio, just Lizette Sandoval.
 - e. The license number is ME5913.
- 9. Exhibit 8 is a true and correct copy of a massage establishment inspection form for Savvy Skin Studio.
 - a. The inspection was conducted in May 2020.
 - b. This inspection was performed by the Montgomery County Sheriff's Office.
 - c. The inspection found that no paperwork or documentation was available that would reflect the parts of each client's body that were to be avoided during a massage.
 - d. The inspection found other mandatory consultation documents were not present.
- 10. The Montgomery County Sheriff's Office sent the inspection form in Exhibit 8 to David Matos in June 2020. Based on my review of Montgomery County Appraisal District

Affidavit of Charlene Gale Page 2 of 7

- information, David Matos was the contact person for the owner of 25329 Budde Road, Unit 1003 at that time.
- 11. Exhibit 9 is a true and correct copy of the report compilation from the Montgomery County Sheriff's Office (MCSO) reflecting its investigation of Savvy Skin Studio. This report compilation describes the MCSO's investigation of the online advertisements of masseuses working at Savvy Skin Studio. This report compilation describes the activities and results of the MCSO's undercover investigation of Savvy Skin Studio:
 - a. In March 2022, a MCSO deputy went into Savvy Skin Studio undercover. The deputy got a massage from Sujey Navarro, an unlicensed masseuse, who ran her hand near the deputy's genitals, and briefly touched them.
 - b. Sujey Navarro was listed in Exhibit 8, the inspection report from 2020.
 - c. Also in March 2022, a MCSO deputy went into Savvy Skin Studio undercover a second time. The deputy got a massage from Ernestina Espinoza. During the massage she performed sexual acts. She also offered to do sexual acts topless and fully nude for money.
 - d. Ernestina Espinoza did not have the MCSO deputy fill out new-client paperwork, and the MCSO noted that no such clientele paperwork was available from Savvy Skin Studio.
- 12. Exhibit 10 is a true and correct copy of an online ad the MCSO viewed in July 2021. The MCSO communicated with the advertiser and she said her name was 'Liz' and that she was located at 25329 Budde Road.
 - a. The photos in that ad show a woman who is scantily clad.
 - b. Liz advertises her 'strong hands and soft touch [to] awaken all of your desires.'

Affidavit of Charlene Gale Page 3 of 7

- 13. Exhibit 11 is a true and correct copy of an online ad the MCSO viewed in July 2021. The MCSO communicated with the advertiser and she said her name was 'Eva' and that she was located at 25329 Budde Road.
 - a. The photos in that ad show a woman who is scantily clad.
 - b. Eva advertised massage services, stating she would 'relax you with an invigorating body rub that'll keep you coming back for more.'
- 14. Exhibit 12 is a true and correct copy of an online ad the MCSO viewed in July 2021. The MCSO communicated with the advertiser and she said her name was 'Ellie' and that she was located at 25329 Budde Road.
 - a. The photos in that ad show a woman who is scantily clad.
 - b. Ellie advertised massage services, including 'body work services' and the ad included the words, 'Incall (sic) therapists.'
- 15. Exhibit 13 is a true and correct copy of an online ad the MCSO viewed in August 2021. The ad showed her name was 'Christy.' The MCSO communicated with the advertiser and she said she was located at 25329 Budde Road.
 - a. Christy advertised massage services, including that '4hand available' and 'FBSM.'
 - b. In Exhibit 9, the MCSO notes that 'FBSM' is slang for 'Full Body Sensual Massage' and that '4hand available' is slang for a 'Sex act that provides two females in the encounter.'
 - c. Christy also advertised 'Mutual touch fine.'
- 16. Exhibit 14 is a true and correct copy of certified Secretary of State filings for Inmobiliaria Danes SA de CV (ID Corporation), Exhibit 15 is a true and correct certified copy of such filings for Star Tree Holding LLC (Star Tree Holding), and Exhibit 16 is a true and correct certified copy of such filings for Star Tree RE 6, LLC (Star Tree RE 6). After reviewing these filings, I noted the following:
 - a. Star Tree RE 6 was formed in February 2014, and David Matos was listed as its organizer.
 - b. Star Tree Holding has owned 100% of and has been listed as the manager of Star Tree RE 6 since Star Tree RE 6 was formed.

Affidavit of Charlene Gale Page 4 of 7

- c. ID Corporation has owned 100% of and has been listed as the manager of Star Tree Holding since Star Tree Holding was formed.
- d. Since December 2015, all of the individuals of ID Corporation listed as either directors, officers, or managers have listed mailing addresses in Mexico.
- 17. Exhibit 17 is a true and correct copy of the Montgomery County Appraisal District's data for 25329 Budde Rd., Unit 1003, Spring, Texas, from https://esearch.mcad-tx.org/Property-Detail/PropertyQuickRefID/R448904/PartyQuickRefID/O0479506.
 - a. The property is classified as an 'Office Building.'
 - b. In 2015, Star Tree RE 6 bought this property from its original owner.
 - c. David Matos has been listed as the contact person for this property from 2018 through the present.
- 18. I have searched the Montgomery County Appraisal District for personal property owned by ID Corporation, Star Tree Holding, or Star Tree RE 6, such as business equipment or other office equipment. Based on my searching, since 2018, these entities have not owned any personal property in Montgomery County.
- 19. As part of my regular duties as an investigator, I review documents and data to ascertain whether certain individuals are employees of businesses under investigation. I have reviewed documents and data relating to David Matos and have found no evidence David Matos is an employee of either ID Corporation, Star Tree Holding, or Star Tree RE 6.

 Based on my research and experience, I believe that David Matos has not ever been an employee of ID Corporation, Star Tree Holding, or Star Tree RE 6.
- 20. Exhibit 18 is a true and correct copy of a marketing brochure for 25329 Budde Road. After doing a web search, I downloaded this brochure from https://images1.cityfeet.com/d2/nZpLE3LIE9J9hj1tWyFTqMtlMPtO9vkoLI0B1gZ7pp8/25329-budde-rd-the-woodlands.pdf and I noted the following:
 - a. David Matos is the real estate agent who was listing the property for sale.
 - b. There are no business signs on the front of the building for any of the suites shown.
 - c. Each office condo suite has '4 spacious offices, a reception, kitchen, closet and restroom.'

Affidavit of Charlene Gale Page 5 of 7

- d. The office park is 'a gated community designed to offer a professional business environment to meet the needs of small to medium size companies.'
- e. The photos show the suites are open without any furnishings.
- f. There are no indicators in the photos that any of the suites were designed to support a massage establishment.
- 21. To gain further knowledge about ID Corporation, Star Tree Holding, and Star Tree RE 6, I reviewed their Secretary of State filings and have noted the following:
 - a. No individual has ever been the manager of Star Tree RE 6.
 - b. No individual has ever been the manager of Star Tree Holding.
 - c. When it first registered in Texas, ID Corporation's principal office address was in Mexico.
 - d. Since 2016, ID Corporation, Star Tree Holding, and Star Tree RE 6 have never listed any principal office locations other than in the office park located at 250 Ed English Drive, Shenandoah, in Montgomery County.
 - e. Since 2016, ID Corporation, Star Tree Holding, and Star Tree RE 6 have never listed any principal place of business other than the office park located at 250 Ed English Drive, Shenandoah, in Montgomery County.
- 22. To gain further knowledge about the organization, management, and operation of ID Corporation, Star Tree Holding, and Star Tree RE 6, I have noted the following based on data from the Montgomery County Appraisal District and other sources:
 - a. Since 2016, the listed principal offices of ID Corporation, Star Tree Holding, and Star Tree RE 6 have been located at two properties associated with David Matos.
 - b. Currently, the three entities share a common mailing address in Montgomery County, at a property affiliated with David Matos.
 - c. A review of Montgomery County records and related data indicates that Star Tree RE 6 has been accused of not paying its property taxes and not paying amounts owed to its ownership association.
 - d. According to the Texas Real Estate Commission website, David Matos is a real estate agent (sales agent) for Matos Enterprises LLC, located at '250 Ed English Dr Unit C, Shenandoah, TX 77385.' This address has been associated with Star Tree RE 6.

Affidavit of Charlene Gale Page 6 of 7

23. I have reviewed the following documents labeled as Exhibits 2-4 and 6-18, which are attached to this lawsuit, and they are true and correct copies of the originals:

Exhibit	Name of Exhibit					
#						
2	Assumed name records					
3	Massage therapy license - Lizette Sandoval					
4	Image of office park where Savvy Skin Studio where is located					
5	Intentionally omitted					
6	Photo of Savvy Skin Studio storefront					
6a	Photo of Savvy Skin Studio front door (cropped from Exhibit 6)					
6b	Photo of Savvy Skin Studio sign (cropped from Exhibit 6)					
7	Massage establishment license – Savvy Skin Studio					
8	2020 Montgomery County Sheriff's inspection report - Savvy Skin Studio					
9	Police report compilation					
10	Rubratings for Liz					
11	Rubratings for Eva					
12	Rubratings for Ellie					
13	Rubratings of Christy					
14	SOS Records - Inmobiliaria Danes					
15	SOS Records - Star Tree Holdings					
16	SOS Records – Star Tree Holdings RE 6					
17	Appraisal District property details for 25329 Budde Rd. Unit 1003					
18	Office park marketing brochure from David Matos					

Charlene Gale

SUBSCRIBED AND SWORN TO BEFORE ME on this 29th day of Mov., 2023, to certify which witness my hand and official seal.

ZEILIC CONTRERAS
Notary Public-State of Texas
Notary ID #12576065-7
Commission Exp. NOV. 12, 2026
Notary without Bond

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MONTGOMERY COUNTY CLERK

ASSUMED NAME CERTIFICATE

Certificate of Ownership for an Unincorporated Business

DBA# 202001702 FILED AND RECORDED 05/22/2020 04:24PM

Shoron Henderson MARK TURNBULL, COUNTY CLERK MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS COUNTY OF MONTGOMERY

PURSUANT TO THE PROVISION OF BUSINESS AND COMMERCE CODE OF THE STATE OF TEXAS, THE UNDERSIGNED CERTIFIES THE FOLLOWING

1. The assumed name and its business address under which the business is now or is to be conducted is:

ASSUMED NAME	BUSINESS ADDRESS
SAVVY SKIN STUDIO	25329 BUDDE RD SUITE 1003
	SPRING, TX 77380
2. Check one: () Individual (S) () Rea () Joint Stock Company	Estate Investment Trust ()Partnership
REGISTRANT NAME(S)	RESIDENCE ADDRESS(ES)
	18431 MERMAID MIST LANE
LIZETTE SANDOVAL	TOMBALL TX 77375
 The period, not to exceed ten years, during with the County Clerk. 	which the Assumed name will be used is from the date filed
In testimony whereof (I) We have here unto set (1)	My) Our hand(s) this the 22nd day of May 2020
Byste Sondar	Signature(s)
STATE OF TEXAS COUNTY OF MONTGOMERY	TY COURT
Sworn and subscribed to before me on this the	22nd day of May 2020
	Notary Public/Deputy Clerk
	State of Texas/County of Montgomery
	- C. WARRANT CO. C.

EXHIBIT

2



TEXAS DEPARTMENT OF LICENSING & REGULATION

Return to the Main Menu

License Details

<u>License Status:</u>: A license that is "Expired", "Null and Void", or "Inactive" means the license holder cannot legally practice their profession and/or operate as a licensed business. The status of "Current" and "Active" means the license is in good standing, and the licensee can practice. Some licensees could be both "Current" and "Inactive" indicating they are in good standing but not practicing their profession at this time.

"License" means a license, certificate, registration, permit, or other form of authorization, including a renewal of the authorization, that: a person must obtain to practice or engage in a particular business, occupation, or profession; or a facility must obtain before a particular business, occupation, or profession is practiced or engaged in within the facility. A "License Rank" is the level of a license; a "License Modifier" provides additional information on the scope of the license.

For more information regarding this license, including any disciplinary information displayed below, please contact the appropriate board or program office. A list of TDLR licensing board and programs may be found at: http://www.tdlr.texas.gov or click the link at the bottom of this page.

Press "Previous Record" to display the previous license.

Press "Next Record" to display the next license.

Press "Search Results" to return to the Search Results list.

Press "New Search Criteria" to do another search of this type.

Press "New Search" to start a new search.

License Number: MT114293				Current Date: 11/28/2022 03:55 PM
Name:	SANDOVAL, LIZET	TE EUNICE		
License Type:	Licensed Massage	Therapist		
License Status:	Current			
Expiry Date:	02/29/2024			
Effective Rank Date:	11/18/2011			
Addresses				
Main Address	Address		SPRING , TX MONTGOMERY 77380-1694 US	
Mailing Address	Address		CYPRESS , TX HARRIS 77429-6794 US	
MT Employer				
Licensee's Role:	Employee			
Related Party Role:	Organization			
Related Party Name	License		Address	
SKIN ENVY	Licensed Massag #ME2809 Status:	e Therapy Establishment Expired	335 FM 1960 RD. STE: B HOUSTON , TX	
SKIN ENV I			HARRIS	
	Expiration Date:	01/31/2022	77090 US	
MT Owner				
Licensee's Role:	Owner			
Related Party Role:	Organization			
Related Party Name	License		Address	
CANAN SKIN STUDIO	Licensed Massag #ME5913 Status:	e Therapy Establishment Current	SPRING, TX MONTGOMERY	EXHIBIT
SAVVY SKIN STUDIO			77380-1698	2
	Expiration Date:	05/13/2024	US	<u> </u>
	P	revious Record Next Record	Search Results New S	Search Criteria New Search Print

Department of Licensing and Regulation

The Texas Department of Licensing and Regulation certifies that it maintains the information for the license verification function of this website, performs daily updates to the information, and considers the website to be a secure, primary source for license verification.

Last Updated Jan 01, 2017



Exhibit 5 – Intentionally left out







EXHIBIT 6



THE WAY

SAVVYSKIN

MASSAGE - FACIALS - WAXING

EXHIBIT 6B



TEXAS DEPARTMENT OF LICENSING & REGULATION

Return to the Main Menu

License Details

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Press "Previous Record" to display the previous license.

Press "Next Record" to display the next license.

Press "Search Results" to return to the Search Results list.

Press "New Search Criteria" to do another search of this type.

Press "New Search" to start a new search.

License Number: ME5913		Current Date: 11/21/2022 03:54 P
Name:	SAVVY SKIN STUDIO	
License Type:	Licensed Massage Therapy Establishment	
License Status:	Current	
	05/13/2024	
Expiry Date:		
Effective Rank Date:	05/14/2020	
Addresses Main Address	Address	25329 Budde Rd Ste 1003 SPRING , TX MONTGOMERY 77380-1698 US
	Phone Number:	832-82-30773
Mailing Address	Address	SPRING, TX MONTGOMERY 77380-1698 US
Physical Location	Address	25329 BUDDE RD STE 1003 SPRING , TX MONTGOMERY 77380-1698 US
	Phone Number:	832-82-30773
MT Owner		
Licensee's Role:	Organization	
Related Party Role:	Owner	
Related Party Name	License	Address
SANDOVAL, LIZETTE EUNICE	# Status: Expiration Date:	SPRING, TX MONTGOMERY 77380-1694 US EXHIBIT 7
	Previous Record Next Rec	cord Search Results New Search Criteria New Search Print

Department of Licensing and Regulation

The Texas Department of Licensing and Regulation certifies that it maintains the information for the license verification function of this website, performs daily updates to the information, and considers the website to be a secure, primary source for license verification.



MONTGOMERY COUNTY SHERIFF'S OFFICE #1 CRIMINAL JUSTICE DR. * CONROE, TX 77301

SHERIFF RAND HENDERSON

Conroe: 936★760★5871								
Case # 20A176639	Phone#_							
Massage Establishment SAVVY SKIN STUDIO	License#							
Address 25329 BUDDE ROAD # 1003		Date 06/02/2020						
(C = Compliant - D = Deficient - R =Recurrent)								
1.) Rule: 16 TAC 117.80(a) Law: 455.151(a) Does establishment have a current license?	c <u>X</u>	D_	R					
2.) Rule: 16 TAC 117.82(d) Law: 455.204(a) Current establishment license prominently displayed?	c <u>X</u>	D_	R					
3.) Rule: 16 TAC 117.90(q) Complaint information available to the public?	c <u>X</u>	D_	R					
4.) Law: 455.207 (effective April 1, 2020) Human trafficking notice displayed clearly visible to public?	c <u>X</u>	D_	R					
5.) Law: 455.151(a) Massage therapists licensed?	c <u>X</u>	D_	R					
6.) Rule: 16 TAC 117.23(b) Law: 455.204(b) Massage therapist's licenses prominently displayed?	c <u>X</u>	D_	R					
7.) Law: 455.204(b-1) (effective January 1, 2020) Photograph of massage therapist attached to license?	c <u>X</u>	D_	R					
8.) Rule: 16 TAC 117.91 Law: 455.202(c) Initial consultation document?	c <u>X</u>	D_	R					
9.) Rule: 16 TAC 117.82(a) Maintains employee records for 2 years?	c <u>X</u>	D_	R					
10.) Law: 455.202(b)(6) Residential/sleeping quarters?	C	D_	R					
11.) Rule: 16 TAC 117.83 Meets state and local sanitary/health codes?	c <u>X</u>	D_	R					
12.) Rule: 16 TAC 117.93 Advertising in compliance?	C <u>X</u>	D _	R EXHIBIT					

	3.) Rule: 16 TAC 117.82(g) rofessional appearance/conduc			<u>C</u> <u>x</u>	D	R
	Rule: 16 TAC 117.80(a) Domments:	es the establishment hav	e a current establishment	license? YES		
	Rule: 16 TAC 117.82(d) Is to inspection by the public? YES emments:		license displayed in a pro	ominent location	on where it	is available for
Co T	Rule: 16 TAC 117.90(q) Do and telephone number of the of a licensee; OR on a bill documented method? NO mments: THEY ARE IN THE PROCONE YET.	department where a patr for service provided by	on may file a complaint; a licensee to a client or	OR on each withird party; O	ritten contr R by anot	act for services her written and
4.	4.) Law: 455.207 Does the n to victims of human traffickiomments:	•		•	and assista	nce available
	Law: 455.151(a) Are the em licensed as a massage therapomments:		ssage establishment to per	rform massage	therapy cu	arrently
6. Co	Rule: 16 TAC 117.23(b) Ar establishment, where it is avanges omments:					
7.	Law: 455.204(b-1) Does each front of the license? YES	ch massage therapist licer	nse have a photograph of	the massage th	nerapist att	ached to the

	a.) Type of massage	e therapy/techniques.	
	Compliant X	Deficient	
		nt's body to be massaged or the areas of the client's ag indications and contraindications.	
		Deficient_X	
	c.) A statement the	licensee shall not engage in breast massage withou	at the written consent of the client.
	Compliant	Deficient X	
		t draping will be used during the session, unless of	
	Compliant X	Deficient	
	e.) A statement that	if uncomfortable for any reason, the client may ce	ease the massage session.
	Compliant	Deficient_X	
	f.) Signature of both	n the client and the licensee.	
	Compliant_X	Deficient	
9. Rule: Comment		the establishment have employee records for the p	ast 2 years? N/A
HAVE C	ONLY BEEN OPEN F	OR A WEEK	
10. Law: Comment	455.202(b)(6) Is there evis:	idence of individuals residing on the premises? No	0
11. Rule:	16 TAC 117.83 Does t	he establishment meet the state and local sanitar	ry or health codes and regulations
	a.) Facility clean, sa	anitary, and in good repair?	
		tX Deficient	
		ned on a routine basis?	
	Complian	tX Deficient	
		and working? Restrooms not u	sed as storage areas?
	C 11	t ^X Deficient	

	d.) Hand washing facility near restroom with h/c water , soap, hot air blowers/holders w/sanitary towe					
	Compliant X	Deficient				
	——————————————————————————————————————	eceptacles kept clean?				
	Compliant X	Deficient				
	f.) Disposable sheets and/or fa	ace cradles disposed of immediately after use?				
	Compliant_X	Deficient				
	h.) Clean sheets used on each	client?				
	Compliant X					
	i.) Soiled sheets and towels di	iscarded in partially closed receptacle and not used again until laundered?				
	Compliant X j.) Used towels laundered in c	Deficient chlorinated hot water either by commercial or non-commercial process?				
	Compliant X	Deficient				
	k.) Oils kept in closed contain	ners?				
	Compliant X	Deficient				
be listed in	conjunction with the assumed	npliance? (Examples: The license number of a massage establishment must or legal name of the massage establishment. Misrepresentation, fraudulent				
13. Rule: 16 T Comments:	AC 117.82(g) Professional app	pearance/conduct? YES				

I CERTIFY THAT THE CONTENTS OF THIS REPORT HAVE BEEN DISCUSSED WITH ME AND IT ACCURATELY REFLECTS THE ANSWERS I GAVE TO THE QUESTIONS I WAS ASKED BY THE INSPECTOR.

THIS DOCUMENT LISTS OBSERVATIONS MADE BY THE TDLR REPRESENTATIVE(S) DURING THE INSPECTION OF YOUR FACILITY AND MAY NOT BE AN EXHAUSTIVE LISTING OF OBJECTIONABLE CONDITIONS. THEY ARE INSPECTIONAL OBSERVATIONS, AND DO NOT REPRESENT A FINAL AGENCY DETERMINATION REGARDING YOUR COMPLIANCE.

#1 Criminal Justice Drive Conroe, TX 77301 936-760-5871

Name of Owner/Representative:		
Signature of Owner/Representative	e:	
Date and Time of Inspection: Date	: 06/02/2020 Start Time: 1000	End Time: 1100
Name of Inspector: K.A WA	AKEFIELD	_
Signature of Inspector:		_
	Montgomery County Sheriff's Office	

Page 5 of 6

Massage Therapy Licensing Program Inspection Report for Massage Therapy Establishments Organized Crime Unit

NAME	DATE OF BIRTH	DRIVER'S LICENSE	MASSAGE LICENSE	PHONE NUMBER
SANDOVAL, LIZETTE			MT114293	4991
OWNER				
VELA, MYINA			MT 121550	-8876
GONZALES-CASTRO, YENNY			MT133092	
SALCIDO, MONICA	C		NONE	6003
RECEPTIONIST		100		
NAVARRO,SUJEY		V	NONE	3926
GAMA-CASTRO, MARYBELL			MT133057	
NOT ON SCENE				

MONTGOMERY COUNTY SHERIFF'S OFFICE Deputy Report for Incident 21A244413

Nature: INVESTIGATION Address: 25329 BUDDE RD; SUITE 1003

SAVVY SKIN

Location: SPRING TX 77380

Offense Codes: ZMEC

Statute Codes:

Received By: WILLIAMS J How Received: O Agency: MCSO

Responding Officers: WAKEFIELD K

Responsible Officer: WAKEFIELD K Disposition: ACT 08/06/21

When Reported: 09:58:24 08/06/21 Occurred Between: 09:58:22 08/06/21 and 09:58:22 08/06/21

Assigned To: WAKEFIELD K

Status: INA

Detail: SIU

Date Assigned: 07/01/21

Due Date: **/**/**

Due Date: **/**/**

Complainant:

Last: First: Mid:
DOB: **/**/* Dr Lic: Address:
Phone: Race: Sex: City: ,

Offense Codes

Reported: Observed:

Additional Offense: ZMEC UNIFORM CRIME REPORT

CODE

Statute Codes

Circumstances

Responding Officers: Unit:

WAKEFIELD K N1004

Responsible Officer: WAKEFIELD K Agency: MCSO

Received By: WILLIAMS J Last Radio Log: **:**:****/**

How Received: O OFFICER Clearance: REP SEE REPORT

When Reported: 09:58:24 08/06/21 Disposition: ACT Date: 08/06/21

EXHIBIT

Ĉ

Judicial Status: ACT Occurred between: 09:58:22 08/06/21

Misc Entry: NA and: 09:58:22 08/06/21

CAD Call ID: C21549147

Modus Operandi: Description: Method:

Cad Comments:

Involvements

Date	Type	Description	Relationship
03/24/22	Name	SANDOVAL, LIZETTE EUNICE	OWNER
03/24/22	Name	NAVARRO, SUJEY	ASSOCIATE
03/24/22	Name	ESPINOZA, ERNASTINA	ASSOCIATE
08/16/21	Name	SAVVY SKIN STUDIO,	ASSOCIATE
08/16/21	Name	MATOS REAL ESTATE,	ASSOCIATE
08/06/21	Cad Call	09:58:24 08/06/21 INVESTIGATION	Initiating Call

Date

	'2021 I		field(Investiga		a possi	.ble Il:	licit M	iassage
Respons	sible LE	O:	 					
Approve	d by:							

Supplement

INTRODUCTION:

On 07/01/2021 I Detective K. A Wakefield (was advised of a possible Illicit Massage Parlor located within Montgomery County.

SCENE SUMMARY:

The suspected Illicit Massage parlor is located at 25329 Budde Road Suite #1003, Spring, Montgomery County, TX 77380. The name of the business is Savvy Skin and it's located inside the WoodGrove Office Complex that is located just south and West of the intersection of Budde Road and Briar Rock Drive. The building is orientated in an East to West direction. The front door to the business is a double glass door and is located on the North side of the building and opens to the front parking lot. The business is a tan stucco construction with a tan roof. At the time of this report, there is a small black sign to the right of the front door that shows SAVVY SKIN and the suite number 1003 above it. The front door to the business is tinted and the Public's view is blocked. There is a large window located to the right of the front door and it is also tinted and blocks the Public's view into the business.

SUSPECT:

Savvy Skin Studio 25329 Budde Road Suite #1003 The Woodlands, Texas 77080 (832) 823-0773

LAND LORD: David Matos 250 Ed English Drive Shenandoah, TX 77385 (713) 245-6274 cell (713) 370-5635

NARRATI VE:

On 07/01/2021 I Detective K. A Wakefield was checking several of the Internet websites that are known to Law Enforcement for the advertisement and review of Illicit Massage Parlors. I observed several advertisements that depicted females in various states of dress. These advertisements contained photographs of females dressed in lingerie and posed in provocative poses. The advertisements all appear to be targeting male clientele. These ads appear to be targeting the Montgomery County area and all of them contained phone numbers, but no other identifying information for the business or the females.

The first ad that I located contained four pictures of a Hispanic female. In each of these pictures, she is wearing skin tight clothing and she is posed with her breast as the center of the picture. The wording for the ad states:

Two emoji Stars and the words looking for the right touch Let me help you start the day on the right note Don't look any further

Allow me to help you relax and take your stresses away. You will feel the state of amblance once you step into my world. My strong hands and soft touch will awaken all of your desires. You'll feel like you are in a fantasy when you feel the warmth of my hands. Photos are recent and real.

Mon-Saturday 10-6
Hablo Esponol
Respectful gentlemen only.....
*Text, name, time, Appointment length
* Clean discreet office

* Cash Or Credit

Call or text!!!
Phone: (281) 985-1222
Location: Spring/woodlands
End of ad.

The next ad that I located contained four pictures of a different Hispanic female. In these pictures, the female is wearing black or red lingerie. In the first picture she is posed on her knees and she is clearly showing her bottom. The second picture, she is wearing a white in color two piece dress that is cut up to her waist on both side of her legs. The top of the dress is very open and clearly shows her breasts. The next picture, the female is wearing only black in color thong type underwear and she is using her elbows to cover her exposed breasts. The last picture is taken from her side and she is wearing a black in color body suit that leaves her bottom exposed.

The wording for this ad starts with: Relax, refresh with me

Hello Gents. Emoji red heart Want to relax with a fun, sweet, fun size girl. Beautiful brunette here with amazing skills is ready to please you! I'm the perfect girl to hve some fun with. If your looking for a great full body experience. good company. In a very secure. Private and comfortable studio look no further!

No calls after 7
No Show= No booking
No explicit questions
Prefer text
No additional pics
Not an escort
No F/S (Slang for full sex)

Let me stimulate your sense with aromatherapy and relax you with an invigorating body rub that'll keep you coming back for more

832/554/7555

CLEAN AND UPSCALE GENTLEMEN ONLY!!

ONLY TEXT ME WHEN YOU'RE READY TO BOOK YOUR APPOINTMENT PLEASE DON'T WASTE YOUR TIME OR MINE THANKS.....Eva

End of ad.

The next ad contains five pictures of a female. In two of these pictures, she is wearing a very revealing black lace body suit. This outfit exposes her breasts and in one she is sucking on her right forefinger. In one she is wearing an unbuttoned shirt with her cleavage showing and again she has her right forefinger in the corner of her mouth. In one of the pictures she is wearing a white open at the top body suit. She is posed on with her hands on her knees and the top of her cleavage is the center of the picture. The last picture she is wearing a black bikini and the picture is taken from the side with the side of her breast partially exposed.

The wording of this ad is as follows:

Here to tease and please

Hello Gentlemen

Time to unwind and relax,

- Incall therapists

I preferably offer my body work services to Upscale RESPECTFUL Gentlemen

And yes the pictures are 100 percent us.....

Please arrive with exceptional hygiene, I value cleanliness.

!!! Explicit talk not tolerated, also I DO NOT send pics!!!

I do not offer FS/Escort services(Common slang for Full Sex), if that's what you're looking for a please search else where. Thanks

Light Screening required

This ad provides the phone number (832) 793-0449

ON 08/13/2021 Det. J. Erickson was checking for new ads on some of the locations that he is investigating and he located another ad for another female that is providing the same address.

This ad contains five pictures of an unknown female. In two of the pictures, she is wearing black in color lingerie. The pictures are taken from her back and her mostly bear rear end is featured. In two of the pictures this female is wearing some kind of pink on color shorts. In the first one she is standing in front of a mirror and her hands are the only thing that is covering her breasts. In the second picture, she is sitting down with her feet propped up on a mirror and again she is using her hands to cover her breast. In the last picture, she is wearing a pair of blue jean shorts with a yellow lace see-through top.

The wording for the ad is as follows:

Incall with Christy

ROOMS SANITISED AFTER EVERY SESSION!!!

Hi. I'd love to help you release all of yours stress away. I really care about my clients having the BEST experience! Wheather you want a carefree &FUN relaxed session or a hard. deep tissure.....

I'm your girl! I am excited to get to know you! Your likes especially! Hope to see you soon..... XoXo Chris

Shower, Warm oil, hot towels soft touch

CBD Massage Available

FBSM(slang for Full Body Sensual Massage)

No FS (slang for full sex)

No one under 30

Mutual touch fine

4hand available (Slang for a Sex act that provides two females in the encounter)

Not an escort service

100% real

9-5 Monday - Saturday

To schedule an Appointment call me

If you need to cancel or reschedule please let me know a hour ahead before your appointment time. Thanks in advance!

The phone number provided is (832) 356-0402

End of ad.

Since the advertisements appeared to be located within Montgomery County, I utilized a covert phone number and I text messaged all of these numbers to try and find out where they were located. When I first saw the ads, I did not know that all of these females were at the same business. Once I made contact with each of the numbers, I noticed that in all three conversations I was provided with the same address.

The text message conversation for phone number (281) 985-1222 and the female provided the name Liz. The messages are listed as follows:

Just saw your ad on rubratings. You have anything open for this afternoon

RESPONSE:

Yes any time after 3:30-5:30

ME:

Where are you located

RESPONSE:

Sawdust and 45

ME:

Ok. Im off grogans mill. Will be able to head over about 4ish

```
RESPONSE:
Name?
25329 Budde Road, Spring TX 77380
John.....and yours
RESPONSE:
How long do you want to stay for?
How much for an hour
End of conversation.
The second phone number that I contacted is (832) 793-0449 and the name provided is Ellie.
The text messages are as follows:
I just saw your ad. Do you have anything available for this afternoon
RESPONSE:
Yes I do
ME:
Where are you located
Im going to be near 45 and Rayford about 3ish
RESPONSE:
25329 Budde Rd, Spring TX 77380
You come 2pm?
ME:
No, I in a meeting until 230 300. Was hoping for 330 345
Are you in a shopping center or a spa
Shopping center
RESPONSE:
Is office
Ok let me know what time
What suite number and ill be there by 315
RESPONSE:
When you arrive text
Name
ME:
Ken....yours?
RESPONSE:
Ellie
Ill text as soon as im in the parking lot
RESPONSE:
Ok
```

ME how much for an hours RESPONSE: Sessions start \$100 hr ME: Ok just about to wrap this up and ill be on my way. Are you the same girl in the pics RESPONSE: Yes ME: I just turned on to budde Im at the front of the complex RESPONSE: Come in ME: What suite RESPONSE: 1003 ME: Hang on my boss is calling Im going to have to reschedule End of conversation. The third phone number that I contacted was (832) 554-7555 and the female provided the name Eva. The text messages are listed as follows: Saw your ad on rubratings. Where are you located? RESPONSE: Sawdust and I45 You have an open appointment? RESPONSE: What time ME: 330 RESPONSE: Name How long do you want your session John, yours? 60 min RESPONSE: Eva

ME:

That's right, saw that in the ad. Where am I headed?

RESPONSE:

25329 Budde Rd, Spring, TX 77380

ME:

Suite?

RESPONSE:

Once you come in text me

ME:

Ok

How much for an hour? Ok, im here, which one?

Ma'am

End of text messages.

I have learned through my Law Enforcement Training and Experience that one of the ways that the females screen their text messages is for them to not provide the actual suite or room number until the clientele is actually in the parking lot of the business. In my time investigating both Human Trafficking and Prostitution most all of these messages follow the same pattern. When you first make contact with the female, she will provide the address and then tell you to contact them when you are close and they will provide you with the room number or the full address.

On 08/13/2021 Det. J. Erickson texted the phone number (832) 356-0402 and during his conversation, the female also provided the same address. At this time it appears that at least four females are working at this location.

Since I was able to collect the complete address, I was able to check prior Law Enforcement dealings at this location and I located the following:

While I was checking my past Massage Parlor Inspections, I was able to identify the Massage Parlor as the Savvy Skin Spa. I performed a Massage Inspection on 06/02/2020 (MCSO Case# 20A176639) and I was able to identify the owner of the Massage Establishment as Sandoval, Lizett H/F TXDL TXDL and at the time, she had five other females that worked for her. At this time I am unable to determine if these other two females are the same females as the ones that I identified in the last Massage Establishment Inspection.

With this new information I traveled to the business and set up surveillance.

On 08/06/2021 I was able to set up surveillance. I started this surveillance at about 1200 hours and ended it at about 1500 hours. During this time I was able to observe as six males entered and exited the business. All of these males stayed for about an hour and then left. I was unable to observe any of the employees as they came or went.

On 08/17/2021 I again went to the location and set up surveillance. During this surveillance, I observed as four female employees came to the location. These females were dress in tight scrub like uniforms. One of the females was wearing a tight black shirt that had an open midriff and was tied tightly in the back. This female was also wearing maroon "yoga" style pants. The first two females arrived about 0920 hours and the next two arrived at about 1110 hours. As I continued to watch the business, I was able to observe two males enter the business and then leave.

During the course of this investigation, I have located several indicators that lead me to believe that this Massage Parlor is operating as an illicit Massage Parlor and the reasons are listed as follows:

- 1) Illicit massage advertising on adult websites. These advertisements contain photographs and wording that appear to be targeting only male clientele. The females are dressed in very revealing clothing often time lingerie and in proactive poses.
- 2) Only female employees.
- 3) Surveillance has shown only male clientele.
- 3) Windows and doors are covered and block the Public's view into the business.
- 4) Prices are higher then what is common for a typical massage. When contacted, the prices are quoted as starting at \$100.00 for an hour.\
- 5) Per advertisements Showers are available.

Due to the findings of this investigation the report and advertisement will be forwarded to the Attorney General's Office.

EVIDENCE:

1 CD Containing copies of the internet ads

DISPOSITION:

Referred to Texas Attorney General's Office

K. A WAKEFIELD N1004/ MCSO OCU

Supplement

Located massage establishment on illicit massage website

SUPPLEMENT SECTION

I, Detective J. Erickson , am currently assigned to the Montgomery County Sheriff's Office Organized Crime Unit. Part of my responsibility is to work cases involving prostitution.

On 8/13/21 I located an ad on Rubratings.com, which is an illicit website for massage parlors, which was titled "Incall with Christy" and a phone number of 832-356-0402. The ad contained 5 photographs of a dirty blonde female in provocative poses. The first image the female is laying down on her stomach on a massage table with black "Booty shorts" on. The third photo is an image of a topless female who is covering her nipples with her hands. The fourth photo is a female wearing pink underwear with her feet on a mirror and in the reflection you can see her covered private area. The last image is of a female wearing a black tank top and purple thong. She is kneeling on a table/bed with her legs apart and her buttock pointed towards the camera.

The ad contains certain words, which through my law enforcement training and my prior work in prostitution cases, I know are commonly used in the act of prostitution and they are listed as followed:

- Shower
- No FS (FS = Full Service)
- 4hand available (2 women)
- No one under 30 (usually young law enforcement)

Due to this ad advertising the location of "Iah/spring/woodlans" I contacted it in an attempt to find out where she is operating. I used an undercover covert phone number and contacted the phone number provide; the following is our conversation and it is listed as followed:

```
Me: "Hey hun, you available today?"
832-356-0402: "Yes"
Me: "How much for an hr?"
832-356-0402: "100"
Me: "Where are you located"
832-356-0402: "25329 Budde Rd, Spring, TX 77380"
Me: "Time"
832-356-0402: "You tell me"
Me: "1"
832-356-0402: "Ok"
832-356-0402: "Name"
Me: "James"
Me: "House or business"
Me: "Im on Budde rd. is it this woodgrove?
832-356-0402: "Yes"
832-356-0402: "1003"
832-356-0402: "Are you here?"
832-356-0402: "Hello"
Me: "Im sorry, my work just called with a job. Can I reschedule"
832-356-0402: "Sure"
Me: "Thanks"
```

Due to Detective K. Wakefield and I already receiving this address and suite number from other employees at the establishment; I did not drive to the

location. A copy of the conversation and ad were later burned to a DVD and submitted into evidence.

Disposition Active

Detective J. Erickson 8/16/21

Supplement

Located massage establishment on illicit massage website

SUPPLEMENT SECTION

I, Detective J. Erickson , am currently assigned to the Montgomery County Sheriff's Office Organized Crime Unit. Part of my responsibility is to work cases involving prostitution.

On 7/7/21 I located a post for a massage establishment on an illicit websites where the woman is dressed provocatively. There were four picture of a female in different clothing. The first photo was of a female laying on her back with her head pointed towards the camera, exposing her cleavage. The second photo is of a female in a pool dressed in a two piece bakini, where she is position with her left side towards the camera and bent over the side wall of the pool. The third image is of a female wearing a two piece dress with two slits on each side of the legs all the way up to the weist line. And the last image is of a female wearing what appears to be black underwear and topless. The female is covering her breast with her elbows and taking a picture in a mirror. The title of the ad says "Relax, refresh with me" and provides a contact phone number of 832-554-7555. The ad reads as follow:

"Hellow Gents, (Black heart emoji) Want to relax with a fun, sweet, fun size girl. Beautiful brunette here with amazing skills is ready to please you! I'm the perfect girl to have some fun with. If your looking for a great full body experience, good company, in a very secure, private and comfortable studio look no further!

Shower is available

No calls after 7
No Show = No booking
No explicit questions
Prefer text
No additional pics
Not an escort
No F/S

Let me stimulate your sense with aromatherapy and relax you with an invigorating body rub that'll keep you coming back for more

832/554/7555

CLEAN AND UPSCALE GENTALEMAN ONLY!!

ONLY TEXT ME WHEN YOU'RE READY TO BOOK YOUR APPOINTMENT PLEASE DON'T WASTE YOUR TIME OR MINE THANKS.... Eva."

(end of ad)

After seeing the advertising I utilized a recorded covert cellphone number and sent a text to the ad phone number (832-554-7555). The conversation is listed as followed:

Me: "Saw your ad on rubratings. Where are you located?" 832-554-7555: "Sawdust and I45"
Me: "you have an open appointment?" 832-554-7555: "Yes"

```
832-554-7555: "What time"
Me: "330"
832-554-7555: "Name"
832-554-7555: "How long do you want your session"
Me: "John, yours?"
Me: "60 Min"
832-554-7555: "Eva"
Me: "That's right, saw that in the ad. Where am I headed?"
832-554-7555: "25329 Budde Rd, Spring, TX 77380"
Me: "Suite?"
832-554-7555: "Once you come in text me?"
Me: "Ok"
Me: "How much for an hour?"
Me: "Ok, im here, which one?"
Me: "Ma'am"
```

During this conversation I never entered the parking lot and only told the individual I was there. By doing this I was attempting to obtain an exact unit/office number, however, Detective K. Wakefield was already speaking to two other individual who provided the same address. These conversations were happening around the same time.

Based on my law enforcement training and prior prostitution case experience; I know it is common for the female to not provide the suite/room number until the male has arrived at the location.

The advertisements and recorded text conversations were later submitted into evidence.

Disposition Active

Detective J. Erickson 7/9/21

Supplement

Undercover work 3/3/22

SUPPLEMENT SECTION

On 3/3/22 I, Detective J. Erickson , assisted Detective K. Wakefield with a buy bust operation at Oriental Massage Spa located at 560 Sawdust Rd Spring, TX 77380. I conducted the undercover role for this operation.

On 2/17/22 I located an illicit massage parlor ad on Bedpage.com and the ad was scanned into this report. The ad depicted females in thong underwear and a wearing a bra. The ad stated "We specialize in 4 hands massage". The ad provided a phone number of 832-699-7141. I contacted the phone number and asked "where are you located" and received "Sawdust and 45".

On 3/3/22 I contacted the phone number 832-699-7141 and the following conversation ensued.

```
Covert phone: "Are you available today?"
832-699-7141: "10-6"
Covert phone: "Ok, Ill come at 2 if that is good with you"
832-699-7141: "Yes"
832-699-7141: "Name"
Covert phone: "Jake"
Covert Phone: "Yours?"
832-699-7141: "Ellie"
Covert phone: "Perfect, ill see you at 1"
832-699-7141: "See you then"
Covert phone: "Address?"
832-699-7141: "25329 Budde Rd, Spring, TX 77380"
Covert phone: "Thanks"
Covert phone: "Ok, im here, where do I go"
832-699-7141: "1003"
End of text conversation.
```

On 3/3/22 a safety briefing was conducted prior to the operation, where Det. K Wakefield provided the address and possible names associated with the parlor.

Through training and experience it is know that some establishments will not offer prostitution services on the first visit. I was provided with \$250 of OCU documented impressed funds and two covert undercover audio and video recording devices for the operation. Upon completion of the briefing the cover team, consisting of plain clothed detectives and two uniformed deputy, traveled to the location for surveillance prior to my arrival.

I arrived at a previously discussed location and activated one of my undercover covert surveillance devices. I provided the time and location of the establishment I was about to enter and contacted Detective K. Wakefield who advised the equipment was working. I drove to the Savy Skin parking lot at approximately 1259 hours and parked in the parking lot closest to the front door. I exited my vehicle, entered the establishment and met with a female. I advised I was there to see "Ellie" and the female (who was dressed in jeans and a shirt) asked for my name, which I provided, and asked me to wait a second. A female, who had red hear and purple scrubs, entered the lobby from the rear of the store. The female asked for my name, which I provided, and she stated it would be \$100. I asked how much and she asked for an hour massage and I confirmed for an hour massage. The female stated it would be \$100, which I provided her. The female escorted me to the first massage room on the right

(West side).

I entered the room and the female closed the door and I undressed. It should be noted prior to undressing I received permission from Lt. Landrum to disrobe for this operation. It should also be noted the massage room had a large mirror and shower inside the massage room. After undressing I grabbed the small towel/pillow case size and laid face down on the massage table, covering my buttock. The masseuse knocked on the door and reentered the room. The masseuse started massaging my back and later legs and feet. After massaging my back and legs the female used a wet towel and dry towel to clean the oil from my skin. The female, while standing at my head, asked me to turn over which I did. While rolling over the small towel fell off which exposed my genitalia. The female said something, which I thought she said to cover, so I placed the towel over my genitalia. The female then said something again, which I figured out she wanted me to move down. The female then massaged my feet, legs and thighs. When the female massaged my thigh she would run her hand up the crease between my leg and testicles. The female then finished massaging my legs and cleaned them in the same manner as she did my back. The female then asked if I wanted to take a shower, which I stated I did not. The female then stated the massage was over and asked if I wanted a water, which I said I did. The female then exited the room and I put my clothing back on. The female entered the room and gave me a bottle of water. I then checked the time which stated it was 1348 hours. I gave the female a \$50 tip and exited the establishment. Once in the vehicle I deactivated the covert video recording device. The audio and visual recordings will be downloaded and submitted into evidence.

Disposition Active

3/4/21

Detective J. Erickson

Supplement

Undercover work 3/8/22

SUPPLEMENT SECTION

On 3/8/22 I, Detective J. Erickson assisted Detective K. Wakefield with a buy walk operation at Savvy Skin located at 25329 Budde Rd Suite 1003 Spring, TX 77380. I conducted the undercover role for this operation.

Prior to the briefing I contacted 832-699-7141 "Ellie" and asked if she was available at 2, which she stated "yes".

On 3/8/22 at 1300 hours a briefing was conducted prior to the operation, where Det. Wakefield provided address and safety plan for the operation.

Through training and experience it is know that some establishments will not offer prostitution services on the first visit. I was provided with \$300 of OCU documented impressed funds and two covert undercover audio and video recording devices for the operation. Upon completion of the briefing the cover team, consisting of plain clothed detectives and one uniformed deputy, traveled to the location for surveillance prior to my arrival.

I arrived at a previously discussed location and activated one of my undercover covert surveillance devices. I provided the time and location of the establishment I was about to enter and contacted Detective K. Wakefield who advised the equipment was working. I drove to the Savvy Skin Studio parking lot at approximately 1340 hours and parked in the parking lot near the front door. I activated my secondary undercover covert surveillance device and exited my vehicle. I exited my vehicle, entered the establishment and met with a female, who was later identified by Detective D. Smark as Ernestina Moreno Espinoza. I asked Espinoza if "Ellie" was there and she said "Ellie" and asked if I had an appointment. I stated I made an appointment for 2pm. Espinoza asked how long of a massage I wanted, which I stated an hour. Espinoza stated it would be \$100, which I provided 5 \$20 bills. Espinoza received the money and asked that I follow her. I told her I needed to use the restroom, which I did. I exited the bathroom and Espinoza met me in the hallway and pointed to the second room on the right, which I entered. It should be noted prior to entering the room I did not fill out any new client paperwork. Espinoza remained on the outside of the room and I began to disrobe. It should be noted prior to undressing I received permission from Lt. Landrum to disrobe for this operation.

The massage room consisted of a massage table, massage supplies and shower. After undressing I grabbed the small towel/pillow case and laid face down on the massage table, covering my buttock. A female knocked on the door and entered the room at which time I looked up and confirmed the female was Espinoza. Espinoza started by massaging my back and later massaging my legs. While Espinoza was massaging my legs she lifted the towel to expose my butt cheek. Espinoza massaged my inner thigh but never contacted any private parts. Approximately half way through the hour massage, Espinoza cleaned the oil from my backside and asked me to turn over. I turned over and the small towel fell off my person, which exposed my genitals. Espinoza gabbed some fragmented oil and applied it to my chest. Espinoza then massaged my chest and worked her way down to my hips and lastly to my legs. Espinoza then worked her way back towards my hips and at one point ran her hand across my penis. Based on my law enforcement training and prior undercover work I know this type of touching to a test to see how I would react and see if I was accepting of inappropriate touching. Espinoza worked her way back down and massaged my leg. Espinoza then worked her way back to my hip region and moved her body in between my hand and

the bed causing my open hand to touch her buttock. I know through my law enforcement training and undercover work experience this is another test to check for comfort level. After Espinoza moved her buttock into my hand she started massaging in between my leg and testicles with one and massaging my chest with the other hand. I then attempted to break contact by placing my hand on the back of her leg approximately 6 inches down from her buttock and then took my hand off of Espinoza. Espinoza started massaging down my leg and went to the right side of my body and again slid in between my hand and the table. then opened my hand and touched her buttock at which time she again massaged between my inner thigh and testicles. Espinoza grabbed my testicles and started massaging them. During this Espinoza, while my penis was on my body, ran her hand across my penis starting at the base and ending at the head. I broke contact by taking my hand off of Espinoza and Espinoza started massaging down my right leg again and went and stood in between my right hip and massaged my inner thigh again. I did not make contact at this point and then Espinoza placed her right knee on the bed in my left armpit region, which pointed her buttock near my right hand. I know through law enforcement training and prior undercover work this is done to test and invite touching. Espinoza was massaging in between my inner thigh and testicles and would occasionally moan lightly. At this point my open hand touched Espinoza buttock and she placed the palm of her hand, while my penis was resting on my body, and made 4 back and forth. I asked for a blow job and Espinoza thought about it and said "next time". I asked how much it would be and she held up two fingers and said "two". I said two hundred and she confirmed. I asked if I could come back Thursday and she said yes. Espinoza then grabbed my penis, lifted it up and made two stroking motions and asked if I wanted "this". Espinoza stated she could do it topless. I stated no I could do it myself and would wait for the blow job. Espinoza took her hand off my penis and stated she could do it naked, which I again said no and would wait for the blow job. I asked how much it would cost, while making masturbation nonverbal hand gesture, and she said "140 total". I told her I would wait and she asked if I would like a shower, which I stated no because I needed to go back to work. Espinoza used towels and a mist spray bottle to clean the oil from my body. Espinoza then walked away from the table and I got off the table and started to get dress. I provided Espinoza with 3 \$20 bills and finished getting dressed. As I was leaving, Espinoza was standing between me and the door, she lifted her hands in a manor to invite a hug. I gave Espinoza a hug and was thanked for coming and I left the room. Once in the vehicle I advised a case was made deactivated the recording devices.

On 3/11/22 I watched Deputy Ellis' coban video during the massage inspection Detective D. Smark completed. Based on the video I cab positively identified Espinoza as being the masseuse who provided my massage on 3/8/33. I also positively identified Navarro Sujey as being the masseuse who provided my massage on 3/3/22.

The audio and visual recordings will be downloaded and submitted into evidence.

Disposition Active

Detective J. Erickson 3/11/22

Supplement

Detective Supplement 03/23/2022 KAW

DETECTIVE SUPPLEMENT:

On 01/27/2022 I received information from the Texas Attorney General's Office that they had made contact with the Land Lord for the building that the business, Savvy Skin, the possible Illicit Massage Parlor was operating out of. During this conversation, I was told that the Land Lord had been in contact with the business owner, Lizzett Sandoval, and she was denying that any illegal activities were occurring at the business and all of the supporting information was wrong. With this new information, I will continue with this investigation.

I began this further investigation by checking the same Internet web sites that I utilized before. These web sites are known to Law Enforcement for the advertising and review of illicit Massage Businesses, and I was able to locate the erotic ads for this business before. I was again able to locate ads for Christy, Ellie, Eva, and Liz and they appeared to be the same ads as before. These ads contained the same photographs as well as the phone numbers as before. These ads have been re-posted or updated several times.

With this new information, I went to the location and set up surveillance. I was able to set up surveillance on 02/07/2022 and 02/08/2022 and I noted the following results:

On 02/07/2022 I Detective K. A Wakefield traveled to the Savvy Skin location and set up surveillance. The results of this surveillance showed that there were two male clients of the business and that there were at least three female workers inside. I was able to identify two of the female's vehicles, but I have not positively identified them at this time. This surveillance was started at 1230 hours and ended at 1600 hours.

On 02/08/2022 I traveled to the Savvy Skin location and set up surveillance. During this surveillance I was able to observe as a Hispanic female came to the location and open the business. I was able to identify this female's vehicle. I did not observe any other occupants or vehicles at the business during this surveillance. This surveillance started at 0815 hours and I ended it at 1100 hours.

Since it appears that Savvy Skin is still in business and is still acting as an Illicit Massage Business by posting advertisements that are sexual in appearance and the clientele still appears to be all males, I decided to further this investigation by performing Under Cover Operations to see if in fact Prostitution acts were occurring at this business. Under Cover Operations were conducted on 03/02/2022 and 03/08/2022. Prior to each of these operations, I conducted a Safety Briefing that included what type of information was needed for this investigation and how to handle any safety issues that may arise during the operation. MCSO LT M. Landrum provided approval for the UC to disrobe in furtherance of the investigation. During these briefings, I provided the Under Cover Officer with recorded MCSO OCU Impress funds as well as covert audio/video surveillance equipment. The results of these Operations are as follows:

On 03/02/2022, Det. J. Erickson made contact with "Ellie" one of the females that we found in the erotic internet ads for this business. Det. J. Erickson utilized the phone number (832) 699-7141, the phone number that was listed in the ad for "Ellie". Det. J. Erickson made contact and asked if she was available for later today. Det. J. Erickson received a response stating that they were open and he

made an appointment for about 1400 hours today. At about 1300 hours on 03/02/2022, the briefing for this Operation was conducted. During this briefing, all members of the Operation met and were introduced to the Under Cover Officer, MCSO Det. J. Erickson. Members of this team included members of MCSO Organized Crime Unit, both plain clothed and uniformed Officers, as well as Agents of Texas Alcoholic Beverage Commission. During this briefing, I provided Det. J. Erickson with covert audio/ video surveillance equipment as well as pre-recorded MCSO OCU Impress funds. At the completion of this briefing, members of the UC Rescue/ Surveillance team went to the location and got into position. Once this was done, I contacted Det. J. Erickson and advised him that we were set up. At this time, Det. J. Erickson started the covert recording equipment and I confirmed that the equipment was working and we could monitor it. Det. J. Erickson then went to the location and requested what suite number the business was in. During his first contact with "Ellie" she provided the address for the business but not the suite number. During past investigations this is found to be a common occurrence and it appears to be some kind of tactic that is utilized by individuals within the Prostitution life style. This is common weather the females are utilizing a hotel or business. Once at the Office Complex, Det. J. Erickson texted "Ellie" that he was in the complex and she provided the suite number 1003. Det. J. Erickson then went to the front of the suite and parked. Det. J. Erickson entered the business and was met by a Hispanic female who was behind the front desk. This female asked if Det. J. Erickson had an appointment and he told her yes. Det. J. Erickson provide the female with \$100.00 dollars, the fee for a one hour massage and he was led to a massage room in the back of the business. Once inside the room, "Ellie" instructed Det. J. Erickson to get comfortable and she left the room. A short time later "Ellie" came back into the room and started the massage. Det. J. Erickson advised that during this "Ellie" briefly touched his tentacles, but she never provided any prostitution services. It should be noted that Det. J. Erickson had asked for a one hour massage and "Ellie" ended this massage about thirty two minutes. "Ellie" asked if Det. Erickson if he wished to take a shower and he told her no. "Ellie" indicated that the massage was over so Det. J. Erickson provided her with a \$60.00 dollar tip and left the location. Before Det. J. Erickson left he asked about coming back and "Ellie" told him that he could make another appointment with her. It should be noted that past investigations into other Illicit Massage Parlors has shown that it's common for the females to not offer any sexual services on the first appointment. (See Det. J. Erickson's supplement to this case for full details)

On 03/08/2022 another Under Cover Operation was planned. Prior to the briefing, MCSO Det. J. Erickson texted the phone number (832) 699-7141. This is the same phone number that he utilized in the first Operation and it is the phone number that "Ellie" utilizes in her on-line ads. Det. J. Erickson asked if "Ellie" was available and she responded "Yes" and Det. J. Erickson set up an appointment for 1400 hours. Once the Safety Briefing was concluded, the UC Rescue/Surveillance team went to the location and got set up. I contacted Det. J. Erickson and he activated the surveillance equipment. Once I verified that it was working and we could monitor it he went to the location. Once Det. J. Erickson was inside, he was met by an Hispanic female that was later identified as Espinoza, Ernestina H/F 09/01/1978. Ernestina collected the one hour massage fee, \$100.00, and led him to the bathroom. She led him to the bathroom and once he exited, she escorted him to the massage room and instructed him to get undressed. time later, Ernestina entered the room and started the massage. Det. J. Erickson advised the Ernestina did not touch him in an inappropriate manner during the first half of the massage. Once this was done, she instructed him to turn over and lay on his back. Det. J. Erickson advised that once he was on his back,

Ernestina placed her buttocks in his hand and made brief contact with his penis. After several times of this, Ernestina grabbed Det. J. Erickson's penis and asked if he wanted her to masturbate him. Det. J. Erickson advised he wanted and "Blow Job", slang for Oral sex his penis to her mouth, and Ernestina advised "next time". Det. J. Erickson asked how much and Ernestina held up two fingers and he asked Two Hundred and she said "yes" Det J. Erickson was able to break contact and asked when he could come back and Ernestina told him Thursday. Ernestina grabbed Det. J. Erickson's penis and explained that she could do a "topless" or "Naked" for \$140.00. Det. J. Erickson explained that he would like to wait until Thursday and Ernestina asked if he wanted to take a shower and he replied no. Det. J. Erickson advised that Ernestina then took a small spray bottle and a clean towel and removed the oil from his body. Once this was done, she gave Det. J. Erickson a hug and he left the location.

Since the Under Cover officer left the scene, MCSO Det. D. Smark entered the location and was able to identify all of the females that were at the business. Utilizing the Body Camera footage, Det. J. Erickson was able to positively identify "Ellie", who provided the massage on 03/08/2022 as being Navvaro, Sujey H/F 06/12/1979 and "Christy", who provided the massage as well as the Prostitution acts, as Espinoza, Ernestina H/F 09/01/1978. It should be noted that when I checked my previous interactions at this business I have identified Sujey Navarro as the receptionist at this business when I performed a Massage Establishment Inspection on 06/02/2020 MCSO Case number 20A176639.

K. A WAKEFIELD N1004/ MCSO OCU

Supplement

Inspection Smark March 8 2022

On March 8th 2022 I Detective Dana Smark conducted an inspection for the massage establishment Savvy Skin located at 25329 Budde Rd. Spring TX 77380. During the inspection I checked for Compliancy with the Texas Administrative Code TAC as applicable to massage establishments. During the inspection I discovered Lizette Sandoval massage license MT114293 was the owner and therapist on location. She advised she is the only person who perform massages. identified Sujey Navarro DOB Tax payor ID receptionist. She advised her job is to only answer the phones. On location was Ernestine Moreno Espinoza Mexico passport she advised she was currently enrolled in school and was learning. She was clear that she does not perform massages. Sandoval advised all employee paperwork was hand written and was compliant in her form requirements for clients however she did not produce clientele paperwork which was completed. Sandoval stated there are room showers in the rooms but they are only used for clients who receive body contouring services not massages. I verified she was compliant with TAC and she signed the document confirming the inspection. No clients were on the premises at the time of inspection. Sandoval was not at the premises when I arrived for the inspection but came over quickly as she was in the middle of a hair appointment.

Disposition: Active

Detective Dana Smark
Montgomery County Sheriff's Office
Organized Crime Unit/HTRA
DS

Name Involvements:

ASSOCIATE: 396362

Last: MATOS REAL First: Mid:

ESTATE

DOB: **/**/**

Dr Lic:
Address: 250 ED ENGLISH DR

Phone:
Race: Sex:
City: SHENANDOAH, TX 77385

Cell Phone: Work Phone: (713)370-5635 Employer:

Local ID:

ASSOCIATE: 396361

Last: SAVVY SKIN STUDIO First: Mid:

DOB: **/**/** Dr Lic: Address: 25329 BUDDE ROAD# 1003

Phone: Race: Sex: City: SPRING, TX 77380

Cell Phone: Work Phone: Employer:

Local ID:

OWNER: 327871

Last: SANDOVAL First: LIZETTE Mid: EUNICE

DOB: Dr Lic: Address:

Cell Phone: Work Phone: Employer:

Local ID:

ASSOCIATE: 436598

Last: ESPINOZA First: ERNASTINA Mid:

DOB: Dr Lic: Address:

Phone: Race: L Sex: F City: ,

Cell Phone: Work Phone: Employer:

Local ID:

ASSOCIATE: 436596

Last: NAVARRO First: SUJEY Mid:

DOB: Dr Lic: Address:

Phone: Race: L Sex: F City: ,

Cell Phone: Work Phone: Employer:

Local ID:



Provider

Reviews

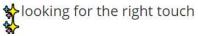
Ratings















Important: Never send payments in advance! Requests for CashApp, PayPal, Venmo, gift cards, etc are scams.

Let me help you start the day on the right note Don't look any further

Allow me to help you relax and take your stresses away. You will feel the state of ambiance once you step into my world. My strong hands and soft touch will awaken all of your desires, you'll feel like you are in a fantasy when you feel the warmth of my hands. Photos are recent and real.

Mon-Saturday 10-6 Hablo Español

Respectful gentleman only....

- · Text, name, time , Appointmet length
- · Clean discreet office
- ·Cash Or Credit

Call or text !!!

Phone: Click to View Location: Spring/ woodlands Provider ID: #155950 Latest Activity: Aug 02, 2021















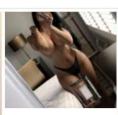
RubRatings > Houston, TX Body Rubs > Relax , Refresh with Me

Provider

Reviews









Relax, refresh with me





Important: Never send payments in advance! Requests for CashApp, PayPal, Venmo, gift cards, etc are scams.

Hello Gents, ♥ Want to relax with a fun, sweet, fun size girl. Beautiful brunette here with amazing skills is ready to please you! I'm the perfect girl to have some fun with. If your looking for a great full body experience, good company, in a very secure, private and comfortable studio look no further!

Shower is available

No calls after 7 No Show = No booking No explicit questions Prefer text No additional pics Not an escort No F/S

Let me stimulate your sense with aromatherapy and relax you with an invigorating body rub that'll keep you coming back for more%<

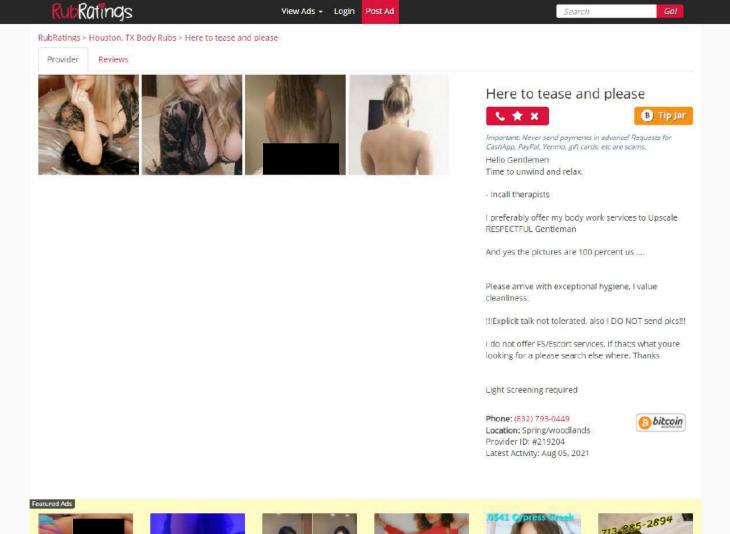
832/554/7555

CLEAN AND UPSCALE GENTLEMAN ONLY!!

ONLY TEXT ME WHEN YOU'RE READY TO BOOK YOUR APPOINTMENT PLEASE DON'T WASTE YOUR TIME OR MINE THANKS ... Eva

Phone: Click to View Location: Spring Provider ID: #216034





bRatings > Houston, TX Body Rubs > Incall with Christy

Provider

Reviews















Important: Never send payments in advance! Requests for CashApp, PayPal, Venmo, gift cards, etc are scams.

ROOMS SANITIZED AFTER EVERY SESSION!!!

Hi. I'd love to help you release all your stress away. I really care about my clients having the BEST experience! Whether you want a carefree & FUN relaxed session or a hard, deep tissue...
I'm your girl! I am excited to get to know you! Your likes especially! Hope to see you soon....XoXo Chris

√Shower , & Warm oil √hot towels √soft touch

CBD Massage Available FBSM

No FS 🗶

No one under 30 Mutual touch fine 4hand available Not an escort service 100% real

9-5 Monday thru Saturday To Schedule An Appointment call me

If you need to cancel or reschedule please let me know a hour ahead before your appointment time. Thanks in advance!

EXHIBIT 13

Phone: (832) 356-0402

Location: lah/spring/woodlands

Provider ID: #150535 Latest Activity: Aug 13, 2021





Office of the Secretary of State

The undersigned, as Secretary of State of Texas, does hereby certify that the attached is a true and correct copy of each document on file in this office as described below:

INMOBILIARIA DANES SA DE CV Filing Number: 801955353

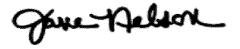
March 19, 2014
December 05, 2014
December 31, 2015
December 31, 2016
December 31, 2017
December 31, 2018
December 31, 2019
December 31, 2020
September 07, 2021
December 31, 2021

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on March 23, 2023.



Phone: (512) 463-5555

Prepared by: SOS-WEB



Jane Nelson Secretary of State

Form 301

Secretary of State P.O. Box 13697 Austin, TX 78711-3697 FAX: 512/463-5709

Filing Fee: \$750



Application for Registration of a Foreign For-Profit Corporation

Filed in the Office of the Secretary of State of Texas Filing #: 801955353 03/19/2014 Document #: 534711610002 Image Generated Electronically for Web Filing

1. The entity is a foreign for-profit corporation. The name of the entity is:

INMOBILIARIA DANES SA DE CV

2A. The name of the corporation in its jurisdiction of formation does not contain the word "corporation," "company," "incorporated," or "limited" (or an abbreviation thereof). The name of the corporation with the word or abbreviation which it elects to add for use in Texas is:

INMOBILIARIA DANES SA DE CV CORPORATION

- 2B. If the corporate name is not available in Texas, then set forth the name under which the corporation will qualify and transact business in Texas:
- 3. Its federal employer identification number is:

Federal employer identification number is not available at this time.

4. It is incorporated under the laws of: MX, MEXICO and the date of its formation in that jurisdiction is: 5/20/2010

- 5. As of the date of filing, the undersigned certifies that the foreign corporation currently exists as a valid corporation under the laws of the jurisdiction of its formation.
- 6. The purpose or purposes of the corporation that it proposes to pursue in the transaction of business in Texas are set forth below. The entity also certifies that it is authorized to pursue such stated purpose or purposes in the state or country under which it is organized.

THE BUSINESS PURPOSE FOR WHICH THE COMPANY IS ORGANIZED IS TO ENGAGE IN ANY

BUSINESS OR ACTIVITY PERMITTED BY LAW.

- 7. The date on which the foreign entity intends to transact business in Texas, or the date on which the foreign entity first transacted business in Texas is: **03/01/2014**
- 8. The principal office address of the corporation is:

<u>FEDERICO T DE LA CLÍNICA 17 PH, NAUCALPAN DE JUAREZ, CIUDAD SATELITE, EM, MEX 53100</u>

☑9A. The initial registered agent is an organization by the name of:

MATOS CPA LLC

□9B. The initial registered agent is an individual resident of the state whose name is:

□9C. The business address of the registered agent and the registered office address is:

8505 TECHNOLOGY FOREST PLACE SUITE 501 THE WOODLANDS TX 77381

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

OR

☑B. The consent of the registered agent is maintained by the entity.

- 10. The corporation hereby appoints the Secretary of State of Texas as its agent for service of process under the circumstances set forth in section 5.251 of the Texas Business Organizations Code.
- 11. The name and address of each person on the board of directors is:

Director 1: LUZ MARIA ANGELICA ALATORRE CARBAJAL

Address: 8505 TECHNOLOGY FOREST PL STE 501 THE WOODLANDS TX, USA 77381

Director 2: ULISES RAMIREZ NUNEZ

Address: 8505 TECHNOLOGY FOREST PL STE 501 THE WOODLANDS TX, USA 77381

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Effectiveness of Filing

▼A. This document becomes effective when the document is filed by the secretary of state.

OR

□B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: March 19, 2014 ULISES RAMIREZ NUNEZ

Signature and title of authorized person on behalf of the foreign entity

FILING OFFICE COPY

Form 401

Secretary of State P.O. Box 13697 Austin, TX 78711-3697 FAX: 512/463-5709

Filing Fee: See Instructions



Statement of Change of Registered Office/Agent

Filed in the Office of the Secretary of State of Texas Filing #: 801955353 12/05/2014 Document #: 581419060011 Image Generated Electronically for Web Filing

Entity Information

The name of the entity is:

INMOBILIARIA DANES SA DE CV

The file number issued to the entity by the secretary of state is: 801955353

The registered agent and registered office of the entity as currently shown on the records of the secretary of state are:

MATOS CPA LLC

8505 TECHNOLOGY FOREST PLACE SUITE 501. THE WOODLANDS. TX. USA 77381

Change to Registered Agent/Registered Office

The following changes are made to the registered agent and/or office information of the named entity:

Registered Agent Change

A. The new registered agent is an organization by the name of:

OR

B. The new registered agent is an individual resident of the state whose name is:

Registered Office Change

☑C. The business address of the registered agent and the registered office address is changed to:

250 ED ENGLISH DRIVE BUILDING 3 UNIT C, SHENANDOAH, TX, USA 77385

The street address of the registered office as stated in this instrument is the same as the registered agent's business address.

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

☑B. The consent of the registered agent is maintained by the entity.

Statement of Approval

The change specified in this statement has been authorized by the entity in the manner required by the BOC or in the manner required by the law governing the filing entity, as applicable.

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

□B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its filing by the secretary of state. The delayed effective date is:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Date: December 5, 2014

DAVID A. MATOS

Signature of authorized person(s)

Texas Franchise Tax Public Information Report

(Security (Secur

 $To \ be \ filed \ by \ Corporations \ , Limited \ Liability \ Companies \ (LLC) \ and \ Financial \ Institutions$

This report MUST be signed and filed to satisfy franchise tax requirements

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Texas Franchise Tax Public Information Report

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This report MUST be signed and filed to satisfy franchise tax requirements

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Texas Franchise Tax Public Information Report

Comptroller 05-102 of Public Accounts FORM Taxon 13

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions
This report MUST be signed and filed to satisfy franchise tax requirements

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Texas Franchise Tax Public Information Report

Comptroller 05-102 of Public Accounts FORM (Rev.9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions
This report MUST be signed and filed to satisfy franchise tax requirements

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Comptroller 05-102 of Public Accounts FORM Rev.9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions
This report MUST be signed and filed to satisfy franchise tax requirements

Taxpayer name INMOBILIARIA DANES SA DE CV Mailing address Secretary of State (SOS) file number of Comparison (Society of State (SOS) file numbe
INMOBILIARIA DANES SA DE CV Mailing address 250 ED ENGLISH DR STE C City SHENANDOAH State TX SIP Code 777385 Plus 4 O801955353 Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C. Principal office 250 ED ENGLISH DR STE C SHENANDOAH, TX 77385 Principal place of business 250 ED ENGLISH DR STE C SHENANDOAH, TX 77385 Please sign below Officer, director and manager information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year. SECTION A Name, title and mailing address of each officer, director or manager. Name ISRAEL GOMEZ OROZCO Mailing address City MEMBER Secretary of State (SOS) file number Comptroller file number Comptroller file number Comptroller file number Comptroller file number Comptroller file number Comptroller file number Comptroller file number Comptroller file number Comptroller file number Comptroller file number Comptroller file number Comptroller file number 0801955353 08019553535 08019553535 0801955353 08019553535 08019553535 08019553535 0801955353 0801955353 08019553535 0801955353 0801955353 08019553535 0801955353 08019553535 0801955353 080195619 080195619 080195619 080195619 080195619 080195619
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SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.
Name of owned (subsidiary) corporation or limited liability company STAR TREE HOLDING LLC STAR TREE HOLDING LLC STAR TREE HOLDING LLC TX Texas SOS file number, if any Percentage of ownersh 801937110 100.0
Name of owned (subsidiary) corporation or limited liability company State of formation Texas SOS file number, if any Percentage of ownersh
SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.
Name of owned (parent) corporation or limited liability company State of formation Texas SOS file number, if any Percentage of ownersh
Registered agent and registered office currently on file. (see instructions if you need to make changes) Agent: MATOS CPA LLC Blacken circle if you need forms to change the registered agent or registered office information
Office: 250 ED ENGLISH DRIVE BUILDING 3 UNIT C City SHENANDOAH State TX 77385
The above information is required by Section 171.203 of the Tax Code for each corporation or limited liability company that files a Texas Franchise Tax Report. Use additional sheets
for Sections A, B, and C, if necessary. The information will be available for public inspection. I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company
sign Title Date Area code and phone numbe here David A Matos Electronic 11-15-2019 (713) 245 - 6274
Texas Comptroller Official Use Only
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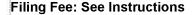
Comptroller 05-102 of Public Accounts FORM Rev.9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions
This report MUST be signed and filed to satisfy franchise tax requirements

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I declare that the information in this document and any attachments is the been mailed to each person named in this report who is an officer, direct	true and correc	t to the b	, ,					,
sign here David A Matos	Titl		ctronic	Date	 07-24-20			d phone numb 2 45 - 6274
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Form 401

Secretary of State P.O. Box 13697 Austin, TX 78711-3697 FAX: 512/463-5709





Statement of Change of Registered Office/Agent

Filed in the Office of the Secretary of State of Texas Filing #: 801955353 09/07/2021 Document #: 1077110190031 Image Generated Electronically for Web Filing

Entity Information

The name of the entity is:

INMOBILIARIA DANES SA DE CV

The file number issued to the entity by the secretary of state is: 801955353

The registered agent and registered office of the entity as currently shown on the records of the secretary of state are:

MATOS CPA LLC

250 ED ENGLISH DRIVE BUILDING 3 UNIT C, SHENANDOAH, TX, USA 77385

Change to Registered Agent/Registered Office

The following changes are made to the registered agent and/or office information of the named entity:

Registered Agent Change

⚠A. The new registered agent is an organization by the name of:

MATOS & JAWAD PLLC

OR

B. The new registered agent is an individual resident of the state whose name is:

Registered Office Change

☑C. The business address of the registered agent and the registered office address is changed to:

282 ED ENGLISH DRIVE UNIT A, SHENANDOAH, TX, USA 77385

The street address of the registered office as stated in this instrument is the same as the registered agent's business address.

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

B. The consent of the registered agent is maintained by the entity.

Statement of Approval

The change specified in this statement has been authorized by the entity in the manner required by the BOC or in the manner required by the law governing the filing entity, as applicable.

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

☐B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its filing by the secretary of state. The delayed effective date is:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Date: September 7, 2021 DAVID A MATOS

Signature of	f authorized	person(S

FILING OFFICE COPY

Comptroller of Public Accounts FORM 05-102

To be filed by Corporations , Limited Liability Companies (LLC) and Financial Institutions
This report MUST be signed and filed to satisfy franchise tax requirements

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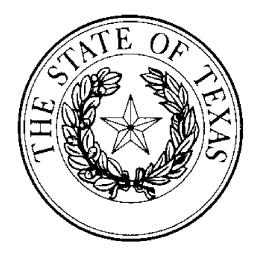
Office of the Secretary of State

The undersigned, as Secretary of State of Texas, does hereby certify that the attached is a true and correct copy of each document on file in this office as described below:

STAR TREE HOLDING LLC Filing Number: 801937110

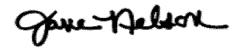
February 19, 2014
December 05, 2014
December 31, 2015
December 31, 2016
December 31, 2017
December 31, 2018
December 31, 2019
December 31, 2020
September 10, 2021
December 31, 2021
December 31, 2022

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on March 23, 2023.



Phone: (512) 463-5555

Prepared by: SOS-WEB



Jane Nelson Secretary of State

Secretary of State P.O. Box 13697 Austin, TX 78711-3697 FAX: 512/463-5709

Filing Fee: \$300



Certificate of Formation Limited Liability Company

Filed in the Office of the Secretary of State of Texas Filing #: 801937110 02/19/2014 Document #: 530205510002 Image Generated Electronically for Web Filing

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

STAR TREE HOLDING LLC

Article 2 - Registered Agent and Registered Office

✓A. The initial registered agent is an organization (cannot be company named above) by the name of:

MATOS CPA LLC

OR

- □B. The initial registered agent is an individual resident of the state whose name is set forth below:
- C. The business address of the registered agent and the registered office address is:

Street Address:

8505 TECHNOLOGY FOREST PLACE SUITE 501 THE WOODLANDS TX 77381

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

OR

☑B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

A. The limited liability company is to be managed by managers.

OR

□B. The limited liability company will not have managers. Management of the company is reserved to the members. The names and addresses of the governing persons are set forth below:

Manager 1: (Business Name) INMOBILIARIA DANES SA DE CV

Address: FEDERICO T DE LA CLINICA 17 PH NAUCALPAN DE JUAREZ CIUDAD SATELITE EM, MEX 53100

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]
Organizer
The name and address of the organizer are set forth below. DAVID A. MATOS 8505 TECHNOLOGY FOREST PLACE SUITE 501 THE WOODLANDS
TX 77381
Effectiveness of Filing
☑A. This document becomes effective when the document is filed by the secretary of state.
OR
☐B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:
Execution
The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.
DAVID A. MATOS

FILING OFFICE COPY

Signature of Organizer

Form 401

Secretary of State P.O. Box 13697 Austin, TX 78711-3697 FAX: 512/463-5709

Filing Fee: See Instructions



Statement of Change of Registered Office/Agent

Filed in the Office of the Secretary of State of Texas Filing #: 801937110 12/05/2014 Document #: 581419060012 Image Generated Electronically for Web Filing

Entity Information

The name of the entity is:

STAR TREE HOLDING LLC

The file number issued to the entity by the secretary of state is: 801937110

The registered agent and registered office of the entity as currently shown on the records of the secretary of state are:

MATOS CPA LLC

8505 TECHNOLOGY FOREST PLACE SUITE 501. THE WOODLANDS, TX, USA 77381

Change to Registered Agent/Registered Office

The following changes are made to the registered agent and/or office information of the named entity:

Registered Agent Change

A. The new registered agent is an organization by the name of:

OR

B. The new registered agent is an individual resident of the state whose name is:

Registered Office Change

☑C. The business address of the registered agent and the registered office address is changed to:

250 ED ENGLISH DRIVE BUILDING 3 UNIT C, SHENANDOAH, TX, USA 77385

The street address of the registered office as stated in this instrument is the same as the registered agent's business address.

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

☑B. The consent of the registered agent is maintained by the entity.

Statement of Approval

The change specified in this statement has been authorized by the entity in the manner required by the BOC or in the manner required by the law governing the filing entity, as applicable.

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

□B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its filing by the secretary of state. The delayed effective date is:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Date: December 5, 2014

DAVID A. MATOS

Signature of authorized person(s)

Texas Franchise Tax Public Information Report

05-102 of Police (Rev.9-11/30) $To \ be \ filed \ by \ Corporations \ , Limited \ Liability \ Companies \ (LLC) \ and \ Financial \ Institutions$

This report MUST be signed and filed to satisfy franchise tax requirements

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1 Compressor 05-102 of Police Accessive (Rev.9-11/30) To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report MUST be signed and filed to satisfy franchise tax requirements

■ Taxpayer number	■ Report	year			ights under (
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Taxpayer name STAR TREE HOLDING LLC			<u> </u>		<u> </u>	·			
Mailing address 250 ED ENGLISH DR BLDG 3 UN	UT C					Secretary		(SOS) file n	umber or
City SHENANDOAH State	TX		ZIP C <u>ode</u> 77385	Plus 4				1937110	
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Officer, director and manager information is completed. The information report. There is no requirement or pofficers, directors, or managers characteristics. SECTION A Name, title and mailing address of each officers.	mation is repo on is updated procedure for nge througho	rted as o annuall supplen ut the ye	of the date a Publi y as part of the fra nenting the inforr ear.	ic Inforr anchise	tax		32053243	394815	
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SECTION B Enter the information required for each corpo	ration or LLC	-		ity ow	ns an intere	st of 10 pe	rcent or	more.	
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Name of owned (subsidiary) corporation or limited liability com STAR TREE RE 4 LLC	npany	State of	formation TX	Т	exas SOS file 801 9	number, i 3712	fany Pero	centage of 0 1 00.	
SECTION C Enter the information required for each corpo liability company.		, if any,	that owns an int						
Name of owned (parent) corporation or limited liability compar	ny	State of	formation	Τ	exas SOS file	number, i	fany Pero	centage of o	ownership
Registered agent and registered office currently on file. (see ins Agent: MATOS CPA LLC	structions if yo	u need to	make changes)	0	Blacken circ the register				formation
Office: 250 ED ENGLISH DRIVE BUILDING 3 U	JNIT C		City SHE	NAN	ООАН	State	TX	ZIP Cod	^e 7385
The above information is required by Section 171.203 of the Tax Code for for Sections A, B, and C, if necessary. The information will be available fo I declare that the information in this document and any attachments is t	or public inspect	ion.							
been mailed to each person named in this report who is an officer, direc	ctor or manager	and who		ployed b		ated, corpor	ation or lin	nited liability	company.
sign here? David A Matos	Title		ctronic	Date (05-13-20 ⁻			and phone 245 - 6 3	
Texa	as Comptr	oller C	official Use Or	ılv		•			
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Compressor 05-102 of Politic Acceptate (Rev.9-11/30) $To \ be \ filed \ by \ Corporations \ , Limited \ Liability \ Companies \ (LLC) \ and \ Financial \ Institutions$

This report MUST be signed and filed to satisfy franchise tax requirements

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Texas Franchise Tax Public Information Report

(Rev.9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report MUST be signed and filed to satisfy franchise tax requirements

■ Taxpayer number											
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3 2 0 5 3 2 4 3 9 4 8	2	0	1	6		nt (800) 252-138				ubout y	<u> </u>
Taxpayer name STAR TREE HOLDING LLC											
Mailing address 250 ED ENGLISH DR BLDG 3 U	NIT C							tary of Sta stroller file			mber or
City SHENANDOAH State	TX			ZIP (^{Code} 77385	Plus 4			01937		
Blacken circle if there are currently no changes from previo	ous year; if n	o info	rmatio	on is d	isplayed, com	plete the applic	able informa	tion in Sec	tions A,	B and C.	
Principal office 250 ED ENGLISH DR BLDG 3 UI	NIT C SI	HFN	ΔΝΓ	ΩΩΔ	H. TX 773	885					
Principal place of business 250 ED ENGLISH DR BLDG 3 U											
Officer, director and manager info Report is completed. The informa report. There is no requirement of officers, directors, or managers characters.	rmation is r tion is upda r procedure ange throu	eport ated a for su ghout	ed as nnua upple t the y	of the lly as p menti ear.	e date a Publi part of the fra	ic Information anchise tax		200520	••••••••••••••••••••••••••••••••••••••		
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Mailing address 250 ED ENGLISH DR BLDG 3 UNIT C	City		QL	IEN/	ANDOAH		State T		ZIP (ode 7738	5
Name	Title		<u> </u>	<u> L 17</u>	ANDOAN	Director			n d	d	уу
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Office: 250 ED ENGLISH DRIVE BUILDING 3	UNIT C			Cit	SHE	NANDOAH	i S	tate TX	Z	IP Code	385
The above information is required by Section 171.203 of the Tax Code for Sections A, B, and C, if necessary. The information will be available				mited	liability compa	ny that files a Te	xas Franchise [*]	Tax Report.			
l declare that the information in this document and any attachments i been mailed to each person named in this report who is an officer, dir											
sign here David A Matos		Title	Ele	ectro	onic	Date 05-16	-2016	Area co (713		ohone r 5 - 62	
Tex	xas Com	otro	ller	Offic	ial Use Or	nly					
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1 Compression 05-102 16 Politic Accepta (Rev.9-11/30) To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report MUST be signed and filed to satisfy franchise tax requirements

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1 Compression 05-102 16 Politic Accepta (Rev.9-11/30) To be filed by Corporations , Limited Liability Companies (LLC) and Financial Institutions

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Texas Franchise Tax Public Information Report

Comptroller 05-102 of Public Accounts (Rev.9-11/30) FORM

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions
This report MUST be signed and filed to satisfy franchise tax requirements

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Comptroller 05-102 of Public Accounts (Rev.9-11/30) FORM

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Comptroller 05-102 of Public Accounts FORM Tools 13

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions
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Comptroller 05-102 of Public Accounts FORM Rev.9-11/30)

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Comptroller 05-102 of Public Accounts FORM Rev.9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions
This report MUST be signed and filed to satisfy franchise tax requirements

Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections Principal office 250 ED ENGLISH DR UNIT C SHENANDOAH, TX 77385 Principal place of business 250 ED ENGLISH DR UNIT C SHENANDOAH, TX 77385 Please sign below! Officer, director and manager information is reported as of the date a Public Information Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year. SECTION A Name, title and mailing address of each officer, director or manager. Name Title Director Term expiration Term Term expiration Term Term Expiration Term Term Expiration Term Term Expiration Term Term Expiration Term Term Expiration Term Term Term Term Expiration Term	OS) file number or nber 37110 A, B and C.
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Office: 250 ED ENGLISH DRIVE BUILDING 3 UNIT C CITY SHENANDOAH State TX	ZIP Code 77385
The above information is required by Section 171.203 of the Tax Code for each corporation or limited liability company that files a Texas Franchise Tax Report. Use a few Section 4. Placed 6 if the account The information will be provided for each line and the company of the c	
for Sections A, B, and C, if necessary. The information will be available for public inspection. I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a cope been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limit	
sign \ Title Date Area code ar	nd phone number
here David A Matos Electronic 11-13-2018 (713) 2	245 - 6274
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Comptroller of Public Accounts FORM (Rev.9-11/30)

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Comptroller 05-102 of Public Accounts (Rev.9-11/30) FORM

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions
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Comptroller 05-102 of Public Accounts FORM Transfer 13

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions
This report MUST be signed and filed to satisfy franchise tax requirements

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Form 401

Secretary of State P.O. Box 13697 Austin, TX 78711-3697 FAX: 512/463-5709

Filing Fee: See Instructions



Statement of Change of Registered Office/Agent

Filed in the Office of the Secretary of State of Texas Filing #: 801937110 09/10/2021 Document #: 1078133040035 Image Generated Electronically for Web Filing

Entity Information

The name of the entity is:

STAR TREE HOLDING LLC

The file number issued to the entity by the secretary of state is: 801937110

The registered agent and registered office of the entity as currently shown on the records of the secretary of state are:

MATOS CPA LLC

250 ED ENGLISH DRIVE BUILDING 3 UNIT C, SHENANDOAH, TX, USA 77385

Change to Registered Agent/Registered Office

The following changes are made to the registered agent and/or office information of the named entity:

Registered Agent Change

⚠A. The new registered agent is an organization by the name of:

MATOS & JAWAD PLLC

OR

B. The new registered agent is an individual resident of the state whose name is:

Registered Office Change

☑C. The business address of the registered agent and the registered office address is changed to:

282 ED ENGLISH DRIVE UNIT A, SHENANDOAH, TX, USA 77385

The street address of the registered office as stated in this instrument is the same as the registered agent's business address.

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

B. The consent of the registered agent is maintained by the entity.

Statement of Approval

The change specified in this statement has been authorized by the entity in the manner required by the BOC or in the manner required by the law governing the filing entity, as applicable.

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

☐B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its filing by the secretary of state. The delayed effective date is:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Date: September 10, 2021 DAVID A MATOS

Signature of authorized person(s)

FILING OFFICE COPY

Comptroller 05-102 of Public Accounts FORM Rev.9-11/30)

To be filed by Corporations , Limited Liability Companies (LLC) and Financial Institutions
This report MUST be signed and filed to satisfy franchise tax requirements

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Comptroller 05-102 of Public Accounts FORM Transfer 12

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions
This report MUST be signed and filed to satisfy franchise tax requirements

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Comptroller 05-102 of Public Accounts FORM Tools 13

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Comptroller 05-102 of Public Accounts FORM Rev.9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions
This report MUST be signed and filed to satisfy franchise tax requirements

■ Taxpayer number					■ R	Report	year		You have c	ertain	rights u	nder Chapter	552 aı	nd 559	, Gove	rnmen	t Cod	le,
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Comptroller 05-102 of Public Accounts FORM Transfer 12

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions
This report MUST be signed and filed to satisfy franchise tax requirements

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SHENANDOAH State TX Zip Codes Type Co	Mailing address																				mber	or
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STAR TREE RE 4 LLC Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company. Name of owned (parent) corporation or limited liability company State of formation Registered agent and registered office currently on file. (see instructions if you need to make changes) Regent: MATOS & JAWAD PLLC City SHENANDOAH State TX State TX State TX TX TA TA TA TA TA TA TA TA	Name of owned (sub	sidiar ST	y) corpo AR T	pration REE	or lim	ited I 3 LL	liabilit _C	y com	pany		State	of fori			Texas SOS 80	file numbe 1937117	er, if an 7	y Pero				ship
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Comptroller 05-102 of Public Accounts FORM Transfer 12

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This report MUST be signed and filed to satisfy franchise tax requirements

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Office of the Secretary of State

The undersigned, as Secretary of State of Texas, does hereby certify that the attached is a true and correct copy of each document on file in this office as described below:

STAR TREE RE 6 LLC Filing Number: 801937124

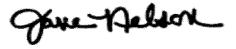
Certificate of Formation	February 19, 2014
Change of Registered Agent/Office	December 05, 2014
Public Information Report (PIR)	December 31, 2015
Public Information Report (PIR)	December 31, 2016
Public Information Report (PIR)	December 31, 2017
Public Information Report (PIR)	December 31, 2018
Public Information Report (PIR)	December 31, 2020
Change of Registered Agent/Office	September 10, 2021
Public Information Report (PIR)	December 31, 2021
Public Information Report (PIR)	December 31, 2022

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on March 23, 2023.



Phone: (512) 463-5555

Prepared by: SOS-WEB



Jane Nelson Secretary of State

EXHIBIT 16

Secretary of State P.O. Box 13697 Austin, TX 78711-3697 FAX: 512/463-5709

Filing Fee: \$300



Certificate of Formation Limited Liability Company

Filed in the Office of the Secretary of State of Texas Filing #: 801937124 02/19/2014 Document #: 530205510015 Image Generated Electronically for Web Filing

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

STAR TREE RE 6 LLC

Article 2 – Registered Agent and Registered Office

✓A. The initial registered agent is an organization (cannot be company named above) by the name of:

MATOS CPA LLC

OR

- □B. The initial registered agent is an individual resident of the state whose name is set forth below:
- C. The business address of the registered agent and the registered office address is:

Street Address:

8505 TECHNOLOGY FOREST PLACE SUITE 501 THE WOODLANDS TX 77381

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

OR

☑B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

⚠A. The limited liability company is to be managed by managers.

OR

□B. The limited liability company will not have managers. Management of the company is reserved to the members. The names and addresses of the governing persons are set forth below:

Manager 1: (Business Name) STAR TREE HOLDING LLC

Address: 8505 TECHNOLOGY FOREST PLACE SUITE 501 THE WOODLANDS TX, USA 77381

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]
Organizer
The name and address of the organizer are set forth below. DAVID A. MATOS 8505 TECHNOLOGY FOREST PLACE SUITE 501 THE WOODLANDS
TX 77381
Effectiveness of Filing
☑A. This document becomes effective when the document is filed by the secretary of state.
OR
☐B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:
Execution
The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.
DAVID A. MATOS

FILING OFFICE COPY

Signature of Organizer

Form 401

Secretary of State P.O. Box 13697 Austin, TX 78711-3697 FAX: 512/463-5709

Filing Fee: See Instructions



Statement of Change of Registered Office/Agent

Filed in the Office of the Secretary of State of Texas Filing #: 801937124 12/05/2014 Document #: 581419060018 Image Generated Electronically for Web Filing

Entity Information

The name of the entity is:

STAR TREE RE 6 LLC

The file number issued to the entity by the secretary of state is: 801937124

The registered agent and registered office of the entity as currently shown on the records of the secretary of state are:

MATOS CPA LLC

8505 TECHNOLOGY FOREST PLACE SUITE 501. THE WOODLANDS. TX. USA 77381

Change to Registered Agent/Registered Office

The following changes are made to the registered agent and/or office information of the named entity:

Registered Agent Change

A. The new registered agent is an organization by the name of:

OR

B. The new registered agent is an individual resident of the state whose name is:

Registered Office Change

☑C. The business address of the registered agent and the registered office address is changed to:

250 ED ENGLISH DRIVE BUILDING 3 UNIT C, SHENANDOAH, TX, USA 77385

The street address of the registered office as stated in this instrument is the same as the registered agent's business address.

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

☑B. The consent of the registered agent is maintained by the entity.

Statement of Approval

The change specified in this statement has been authorized by the entity in the manner required by the BOC or in the manner required by the law governing the filing entity, as applicable.

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

□B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its filing by the secretary of state. The delayed effective date is:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Date: December 5, 2014

DAVID A. MATOS

Signature of authorized person(s)

Texas Franchise Tax Public Information Report

05-102 of Police (Rev.9-11/30) To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report MUST be signed and filed to satisfy franchise tax requirements

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Texas Franchise Tax Public Information Report

05-102 of Police (Rev.9-11/30) To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report MUST be signed and filed to satisfy franchise tax requirements

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Texas Franchise Tax Public Information Report

Comptroller 05-102 of Public Accounts (Rev.9-11/30) FORM

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions
This report MUST be signed and filed to satisfy franchise tax requirements

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Texas Franchise Tax Public Information Report

Comptroller 05-102 of Public Accounts (Rev.9-FORM

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions This report MUST be signed and filed to satisfy franchise tax requirements

(Rev.9-11/30) ■ Tcode 13196 Franchise Taxpayer number Report year You have certain rights under Chapter 552 and 559, Government Code, to review, request, and correct information we have on file about you. 2 3 3 2 0 5 3 2 3 8 2 0 8 Contact us at (800) 252-1381or (512) 463-4600. Taxpayer name STAR TREE RE 6 LLC Mailing address Secretary of State (SOS) file number or 250 ED ENGLISH DR STE C Comptroller file number City Plus 4 ^{Iode} **77385 SHENANDOAH** TX 0801937124 Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C. Principal office 250 ED ENGLISH DR UNIT C SHENANDOAH, TX 77385 Principal place of busines 250 ED ENGLISH DR UNIT C SHENANDOAH, TX 77385 Officer, director and manager information is reported as of the date a Public Information Please sign below! Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year. : BAINI BIINK IIIKA KERK BINNK IIINI KAIKA KERAK IIINI KERNI KAIK IBAI **SECTION A** Name, title and mailing address of each officer, director or manager. 3205324382318 Name Director Term YES STAR TREE HOLDING LLC **MEMBER** expiration ZIP Code **77385** City State 250 ED ENGLISH DR UNIT C **SHENANDOAH** TX Title Director m m y Term ()YES expiration Mailing address State ZIP Code City Name Title Director m m d d v Term () YES expiration ZIP Code Mailing address City State **SECTION B** Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more. Name of owned (subsidiary) corporation or limited liability company State of formation Texas SOS file number, if any Percentage of ownership Name of owned (subsidiary) corporation or limited liability company State of formation Texas SOS file number, if any Percentage of ownership SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company Name of owned (parent) corporation or limited liability company State of formation exas SOS file number, if any Percentage of ownership STAR TREE HOLDING LLC ΤX 801937110 100.0 Registered agent and registered office currently on file. (see instructions if you need to make changes, Blacken circle if you need forms to change **MATOS CPA LLC** the registered agent or registered office information State City 250 ED ENGLISH DRIVE BUILDING 3 UNIT C **SHENANDOAH** TX The above information is required by Section 171.203 of the Tax Code for each corporation or limited liability company that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B, and C, if necessary. The information will be available for public inspection I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company. Date Area code and phone number sign Title here David A Matos Electronic 11-13-2018 (713) 245 - 6274 Texas Comptroller Official Use Only VE/DE PIR IND

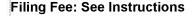
Comptroller 05-102 of Public Accounts FORM Rev.9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions
This report MUST be signed and filed to satisfy franchise tax requirements

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Form 401

Secretary of State P.O. Box 13697 Austin, TX 78711-3697 FAX: 512/463-5709





Statement of Change of Registered Office/Agent

Filed in the Office of the Secretary of State of Texas Filing #: 801937124 09/10/2021 Document #: 1078133040041 Image Generated Electronically for Web Filing

Entity Information

The name of the entity is:

STAR TREE RE 6 LLC

The file number issued to the entity by the secretary of state is: 801937124

The registered agent and registered office of the entity as currently shown on the records of the secretary of state are:

MATOS CPA LLC

250 ED ENGLISH DRIVE BUILDING 3 UNIT C, SHENANDOAH, TX, USA 77385

Change to Registered Agent/Registered Office

The following changes are made to the registered agent and/or office information of the named entity:

Registered Agent Change

⚠A. The new registered agent is an organization by the name of:

MATOS & JAWAD PLLC

OR

B. The new registered agent is an individual resident of the state whose name is:

Registered Office Change

▼C. The business address of the registered agent and the registered office address is changed to:

282 ED ENGLISH DRIVE UNIT A, SHENANDOAH, TX, USA 77385

The street address of the registered office as stated in this instrument is the same as the registered agent's business address.

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

B. The consent of the registered agent is maintained by the entity.

Statement of Approval

The change specified in this statement has been authorized by the entity in the manner required by the BOC or in the manner required by the law governing the filing entity, as applicable.

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

☐B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its filing by the secretary of state. The delayed effective date is:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Date: September 10, 2021 DAVID A MATOS

Signature of authorized person(s)

FILING OFFICE COPY

Comptroller 05-102 of Public Accounts FORM Transfer 12

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions
This report MUST be signed and filed to satisfy franchise tax requirements

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Comptroller 05-102 of Public Accounts FORM Transfer 12

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Mailing address	D ENGLI			TF /										Secret	,				ımbe	er or
City	NANDOA			Sta			 TX			ZIP	Code 77385	Plus	4	Comp			umbei 1937			
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Name of owned (parent ST/) corporation AR TREE	or limi HOL	ted lia	ability G LL	compa .C	any		S	tate	of for	mation TX			file numbe 1193711(y Perc		ge of c 100.		rship
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for Sections A, B, and C, if no I declare that the information										est of	my knowledge	e and b	oelief, as of t	he date belov	w, and t	that a	opy o	f this re	eport	 has
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Property Property Address Tax Year 2023 Market Value Owner R448904 STAR TREE RE 6, LLC 25329 BUDDE RD, UNIT #1003, SPRING, TX 77380 N/A 2023 🔻

2023 VALUE INFORMATION 2023 GENERAL INFORMATION

N/A **Property Status** Active Improvement Homesite Value

Property Type Real Improvement Non-Homesite Value N/A

Legal Description S959100 - Woodgrove Office Park, BLDG 10 UNIT 1003 Total Improvement Market Value N/A

Neighborhood WOODGROVE OFFICE PARK

Land Homesite Value N/A 9591-00-01003 Account

Related Properties P02905, P36639 Land Non-Homesite Value N/A

Map Number Land Agricultural Market Value N/A

2023 OWNER INFORMATION Total Land Market Value N/A

Owner Name STAR TREE RE 6, LLC

Owner ID **Total Market Value** N/A

Exemptions Agricultural Use N/A

Percent Timber Use N/A 100% Ownership

Total Appraised Value N/A Mailing Address % DAVID MATOS 250 ED ENGLISH DR #STE C SHENANDOAH, TX

77385-8019 Homestead Cap Loss N/A

Agent **Total Assessed Value** N/A

> N/A values are not applicable toward total value.

2023 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT		TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Appraisal District			N/A	N/A	N/A	N/A
GMO- Montgomery Cnty			N/A	N/A	N/A	N/A
HM1- Mont Co Hospital			N/A	N/A	N/A	N/A
JNH- Lone Star College			N/A	N/A	N/A	N/A
MSM- So Mont Co MUD			N/A	N/A	N/A	N/A
SCO- Conroe ISD			N/A	N/A	N/A	N/A

2023 IMPROVEMENTS ★ Expand/Collapse All

Improvement #1 State Code Homesite Total Main Area (Exterior Measured) Market Value F1 - Commercial (real) N/A No

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Office Building	2013	1,200	N/A	∀ Details
2	Commercial Porch Open	2013	64	N/A	∀ Details

Total Main Area (Exterior Measured) Market Value Improvement #2 State Code Homesite F1 - Commercial (real) No N/A

	,				
RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Paving - Concrete Average	2013	2,877	N/A	∀ Details

2023 LAND SEGMENTS

VALUE HISTORY

1 - Primary Site	(real)	No	N/A	N/A	N/A	4,396 Sq. ft
1 Duine au Cita	F1 - Commercial	NIa	NI/A	N1/A	N1/A	1 200 5- 4
TYPE	STATE CODE	HOIVIESTIE	VALUE	USE	USE	LAND SIZE
LAND SEGMENT	STATE CODE	HOMESITE	MARKET	AG	TIM	LAND SIZE

4,396 Sq. ft / 0.100918 **TOTALS EXHIBIT** acres 17

AG MARKET **ASSESSED** YEAR **IMPROVEMENT** LAND MARKET AG USE **APPRAISED** HS CAP LOSS 2022 \$152,540 \$65,940 \$0 \$218,480 \$0 \$218,480 \$0 \$218,480

2021	\$152,540	\$65,940	\$218,480	\$0	\$0	\$218,480	\$0	\$218,480
2020	\$152,540	\$65,940	\$218,480	\$0	\$0	\$218,480	\$0	\$218,480
2019	\$152,540	\$65,940	\$218,480	\$0	\$0	\$218,480	\$0	\$218,480
2018	\$218,490	\$65,940	\$284,430	\$0	\$0	\$284,430	\$0	\$284,430

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR#	VOLUME/PAGE
2/18/2015	JFL HOLDINGS	STAR TREE RE 6, LLC	2015014848	

DISCLAIMER

Every effort has been made to offer the most current and correct information possible on these pages. The information included on these pages has been compiled by County staff from a variety of sources, and is subject to change without notice. The Montgomery Central Appraisal District makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such information and data. The Montgomery Central Appraisal District reserves the right to make changes at any time without notice. Original records may differ from the information on these pages. Verification of information on source documents is recommended. By using this application, you assume all risks arising out of or associated with access to these pages, including but not limited to risks of damage to your computer, peripherals, software and data from any virus, software, file or other cause associated with access to this application. The Montgomery Central Appraisal District shall not be liable for any damages whatsoever arising out of any cause relating to use of this application, including but not limited to mistakes, omissions, deletions, errors, or defects in any information contained in these pages, or any failure to receive or delay in receiving information.





EXHIBIT 18

Woodgrove Park

25329 Budde Rd, The Woodlands, TX 77380

Property Details

The Woodgrove Office Park has single-story office buildings that are located within a gated community. The buildings are divided into 4 individual office condos. Each condo contains 4 spacious offices, a reception, kitchen, closet, and restroom. WOP offers the flexibility to expand from one to four condos allowing your business to grow.

The Woodgrove Office Park is conveniently located in The Woodlands, easy access to Downtown Woodlands, and Interstate 45. It is a gated community designed to offer a professional business environment to meet the needs of small to medium size companies. Great location only 2 blocks west HWY I-45, one mile South of downtown Woodland and 1/2 mile North of the Exxon Campus.

Price: Upon Request

View the full listing here: https://www.loopnet.com/Listing/25329-Budde-Rd-The-Woodlands-TX/20926679/

Rental Rate: Upon Request

Total Space Available: 4,900 SF

Max. Contiguous: 1,225 SF

Property Type: [object Object]
Center Type: [object Object]

Gross Leasable Area: 58,800 SF

Walk Score ®: 66 (Somewhat Walkable)

Rental Rate Mo: Upon Request

Woodgrove Park

25329 Budde Rd, The Woodlands, TX 77380

Listing spaces

1st Floor Ste 1001 Space Available: 1,225 SF

Rental Rate: Upon Request

Date Available: Now

Service Type: Negotiable

Built Out As: Standard Office

Space Type: Relet
Space Use: Office
Lease Term: Negotiable

RECENTLY PAINTED AND CLEAN

1st Floor Ste 1002 Space Available: 1,225 SF

Rental Rate: Upon Request

Date Available: Now

Service Type: Negotiable
Built Out As: Standard Office

Space Type: Relet
Space Use: Office
Lease Term: Negotiable

RECENTLY PAINTED AND CLEAN

1st Floor Ste 1003 Space Available: 1,225 SF

Rental Rate: Upon Request
Date Available: July 01, 2022
Service Type: Negotiable
Built Out As: Standard Office

Space Type: Relet
Space Use: Office
Lease Term: Negotiable

RECENTLY PAINTED AND CLEAN

Woodgrove Park

25329 Budde Rd, The Woodlands, TX 77380

Listing spaces

1st Floor Ste 1004

Space Available: 1,225 SF

Rental Rate: Upon Request
Date Available: October 01, 2020

Service Type: Negotiable
Built Out As: Standard Office

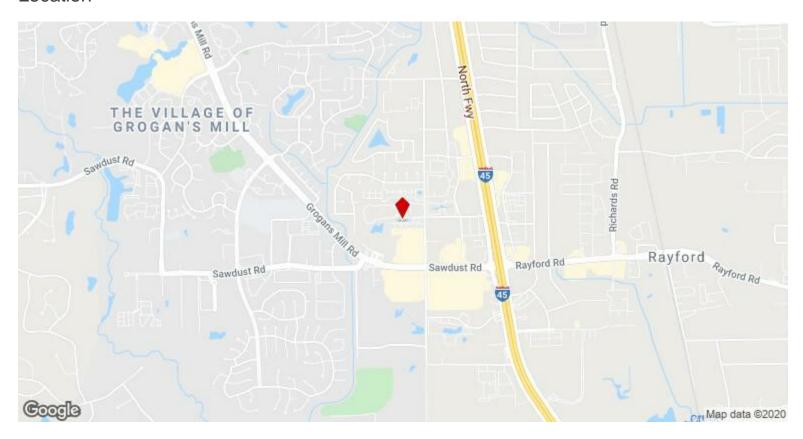
Space Type: Relet
Space Use: Office
Lease Term: Negotiable

RECENTLY PAINTED AND CLEAN

Woodgrove Park

25329 Budde Rd, The Woodlands, TX 77380

Location



Property Photos





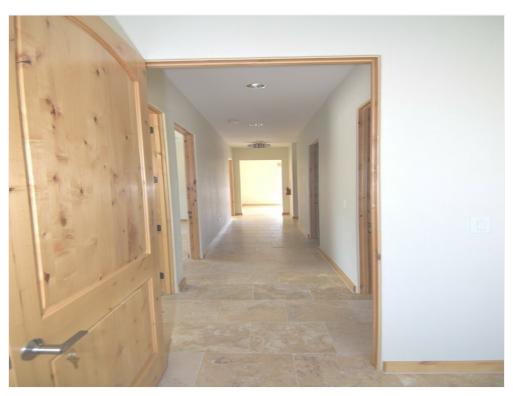
Property Photos





Property Photos





Property Photos





Property Photos





Woodgrove Park

25329 Budde Rd, The Woodlands, TX 77380



David Matos dmatos@matoscpa.com (713) 245-6274

NB Elite Realty 1644 W Alabama St, Suite 100 Houston, TX 77006

