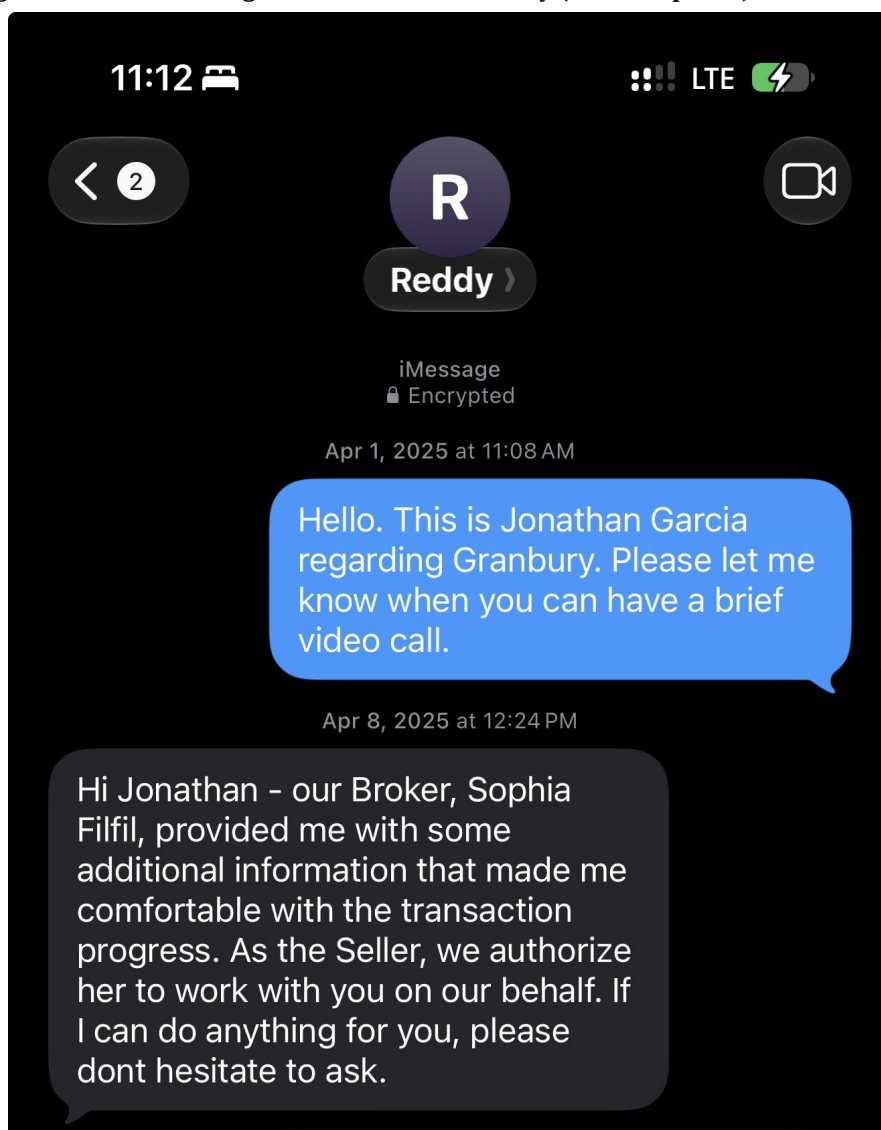


EXHIBIT

L — Ashok Reddy (seller’s son) · April 8, 2025 iMessage to Garcia: “our Broker, Sophia Filfil ... we authorize her to work with you on our behalf” · March 29, 2025 email to Sophia Filfil: contract email rejected, “I want to speak with Jon Garcia” · Gmail bounce for jonathan@damacinvestments.com

Page 1 — iMessage thread “Reddy” from Garcia’s phone: Garcia to Ashok Reddy, Apr. 1, 2025, 11:08 AM; Ashok Reddy to Garcia, Apr. 8, 2025, 12:24 PM. Pages 2–3 — screenshots of Ashok Reddy’s Gmail, sent to Garcia by Ashok Reddy on October 14, 2026: (2) Ashok Reddy to Sophia Filfil, Mar. 29, 2025, 7:17 PM, and Sophia Filfil’s reply the same day; (3) Mail Delivery Subsystem bounce, Mar. 29, 2025, for jonathan@damacinvestments.com — the buyer email listed in the contract. Verbatim transcriptions follow each image. Secure links, avatars, and signature quotes omitted from transcription; highlighting is Gmail’s search highlight.

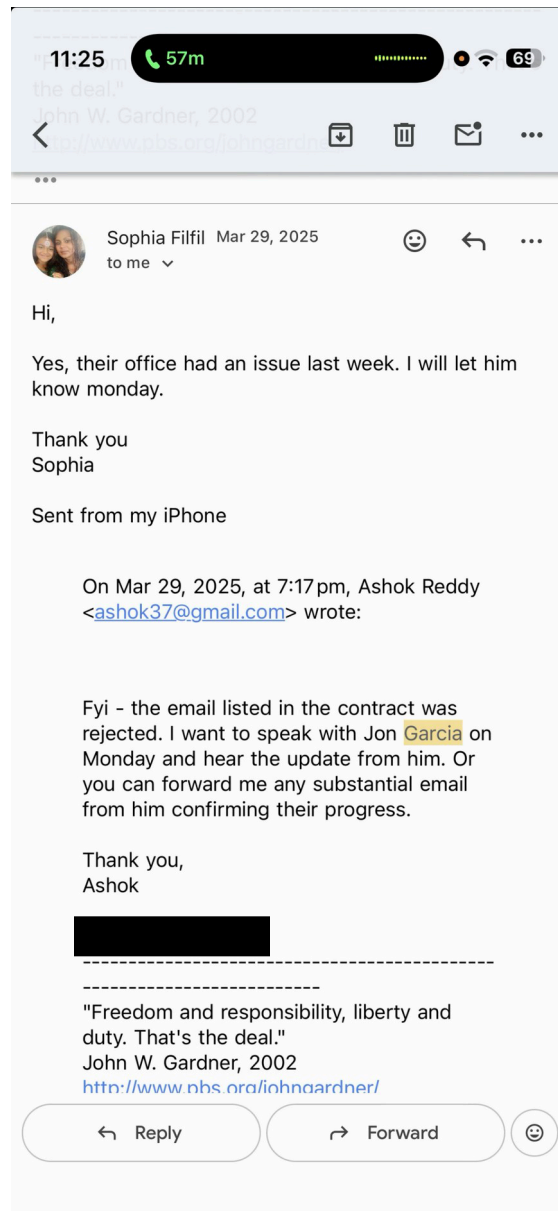
What it shows: the seller’s family called Sophia Filfil “our Broker” and authorized Sophia Filfil to deal with Garcia for the seller — while Sophia Filfil directed the buyer’s side and Garcia signed for the buyer. The seller’s contact for the buyer was Jonathan Garcia. Sophia Filfil holds no Texas real estate license (Counterclaim Ex. 9).



Transcription:

Apr 1, 2025 at 11:08 AM — Garcia: "Hello. This is Jonathan Garcia regarding Granbury. Please let me know when you can have a brief video call."

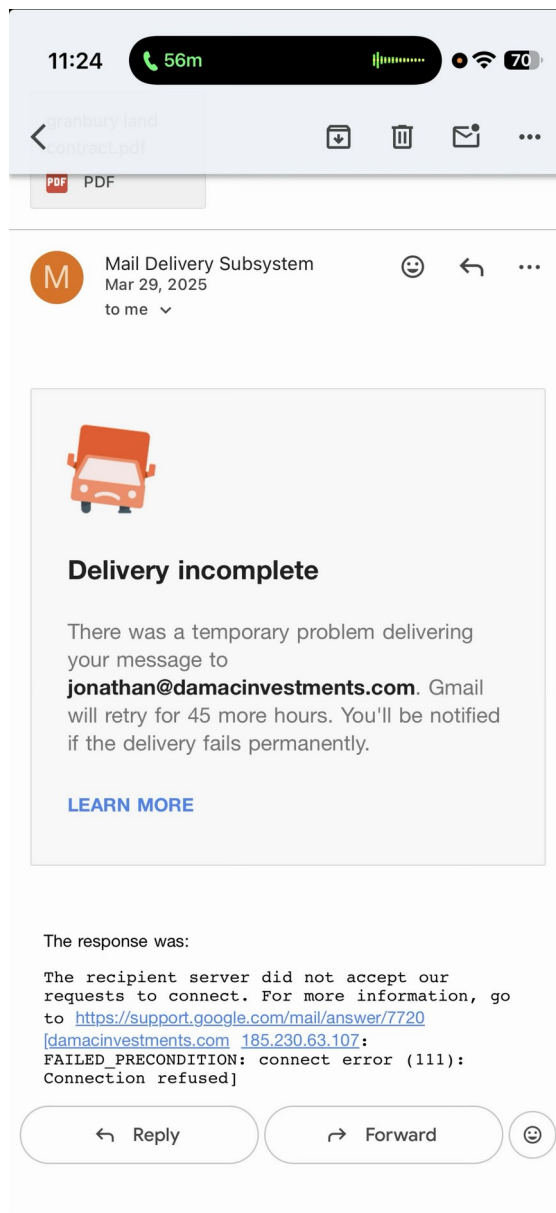
Apr 8, 2025 at 12:24 PM — Ashok Reddy: "Hi Jonathan - our Broker, Sophia Filfil, provided me with some additional information that made me comfortable with the transaction progress. As the Seller, we authorize her to work with you on our behalf. If I can do anything for you, please dont hesitate to ask."



Transcription:

On Mar 29, 2025, at 7:17 pm, Ashok Reddy <ashok37@gmail.com> wrote: "Fyi - the email listed in the contract was rejected. I want to speak with Jon Garcia on Monday and hear the update from him. Or you can forward me any substantial email from him confirming their progress. Thank you, Ashok Cell: [REDACTED]"

Sophia Filfil, Mar 29, 2025: "Hi, Yes, their office had an issue last week. I will let him know monday. Thank you Sophia Sent from my iPhone"



Transcription:

“Delivery incomplete — There was a temporary problem delivering your message to jonathan@damacinvestments.com. Gmail will retry for 45 more hours. You’ll be notified if the delivery fails permanently.” Response: “The recipient server did not accept our requests to connect. ... [damacinvestments.com 185.230.63.107: FAILED_PRECONDITION: connect error (111): Connection refused]” Attachment shown in thread: “granbury land contract.pdf”.