

EXHIBIT 17

Written promises of equity and partnership iMessages between Sophia Filfil ([REDACTED]) and Jonathan Garcia

Text is reproduced verbatim from the iMazing export of the iMessage conversation “Sophia Hotel” (2,991 pages, Sept. 21, 2022 – Sept. 16, 2026), arranged in iMessage layout for readability. Gray bubbles are messages from Ms. Filfil; blue bubbles are messages from Mr. Garcia. Each message shows its date, time, and page number in the export. Messages are excerpted; the complete export is available for inspection. Brown “re:” tags beneath certain messages were added by Mr. Garcia to identify the company or project the message refers to; they are not part of the messages.

SF

Sophia Hotel (Sophia Filfil)
iMessage · [REDACTED]

Earliest partnership messages (October–November 2022)

Hands on everything

Garcia · 10/12/22 8:27 PM EDT · Export p. 79

In

Garcia · 10/12/22 8:27 PM EDT · Export p. 79

Off course

Filfil · 10/12/22 8:28 PM EDT · Export p. 79

Ok cool

Garcia · 10/12/22 8:28 PM EDT · Export p. 79

I don't work , just send business n 50%

Filfil · 10/12/22 8:28 PM EDT · Export p. 79

Partnership

Filfil · 10/12/22 8:28 PM EDT · Export p. 80

We can team up

Filfil · 10/13/22 2:10 PM EDT · Export p. 82

Ok

Garcia · 10/13/22 2:10 PM EDT · Export p. 82

I need to get my feet wet

Garcia · 10/13/22 2:10 PM EDT · Export p. 82

My new young partner

Filfil · 10/13/22 2:10 PM EDT · Export p. 82

I think we should plan on getting 5 m. Credit then me and you can buy real estate in Florida

Filfil · 11/6/22 6:58 PM EST · Export p. 186

Partner up

Filfil · 11/6/22 6:58 PM EST · Export p. 186

You manage Florida

Filfil · 11/6/22 6:58 PM EST · Export p. 187

Need one for sofi

Garcia · 11/15/22 7:04 PM EST · Export p. 242

Create one partner

Filfil · 11/15/22 7:04 PM EST · Export p. 242

Sofi Lakes & early equity promises (2022–2023)

We will put you in partnership with the company 20%

Filfil · 10/19/22 10:07 AM EDT · Export p. 99 · **re: Sofi Lakes (as Ms. Filfil told Garcia in person)**

Is this good!

Filfil · 10/19/22 10:07 AM EDT · Export p. 99

Ok great!

Garcia · 10/19/22 10:08 AM EDT · Export p. 99

I can't believe we will be partners

Filfil · 10/21/22 2:38 PM EDT · Export p. 109

Sofi lakes and u get equity

Filfil · 11/10/22 3:56 PM EST · Export p. 216 · **re: Sofi Lakes**

I m putting u in Sofi lakes small piece of the pie as partner

Filfil · 11/19/22 7:36 AM EST · Export p. 264 · **re: Sofi Lakes**

You want to build equity now is the time to work with me too

Filfil · 1/20/23 5:51 AM EST · Export p. 481

Laporte 10% equity partner, as I promised you

Filfil · 2/3/23 8:07 AM EST · Export p. 488 · **re: Laporte project**

So I can get the partnership agreement done

Filfil · 2/3/23 4:09 PM EST · Export p. 489

Make it happen partner

Filfil · 6/15/23 8:46 AM EDT · Export p. 650

I said u are my partner

Filfil · 6/15/23 8:46 AM EDT · Export p. 650

You are definitely my partner

Filfil · 8/30/23 1:21 PM EDT · Export p. 832

Partner

Filfil · 8/30/23 9:06 PM EDT · Export p. 835

Official life time business partners

Filfil · 8/30/23 9:06 PM EDT · Export p. 835

You are the best partner I could ever have

Filfil · 9/19/23 8:56 PM EDT · Export p. 957

You are a partner

Filfil · 11/2/23 6:30 PM EDT · Export p. 1202

Profit share & 10% (2025)

Don't waste time getting license

Filfil · 7/30/25 9:28 PM EDT · Export p. 1809

U are getting profit share

Filfil · 7/30/25 9:28 PM EDT · Export p. 1809 · re: **GO-M Realty sales**

U are profit share

Filfil · 8/16/25 11:23 AM EDT · Export p. 1845

10% you for

Filfil · 8/18/25 2:26 PM EDT · Export p. 1852

On partnership

Filfil · 8/18/25 2:26 PM EDT · Export p. 1852

Where's the partnership agreement?

Garcia · 8/22/25 10:44 AM EDT · Export p. 1861

| Where's the partnership agreement?

It took 12 months to get partnership done

Filfil · 8/22/25 12:18 PM EDT · Export p. 1862

| Where's the partnership agreement?

Because there is language I m adding to protect any lawsuit

Filfil · 8/22/25 12:18 PM EDT · Export p. 1862

My word is enough to give u 10%

Filfil · 8/27/25 11:43 AM EDT · Export p. 1869 · re: **GO-M Realty**

| My word is enough to give u 10%

Word is not

Garcia · 8/27/25 11:43 AM EDT · Export p. 1869

| My word is enough to give u 10%

If you die I get zero

Garcia · 8/27/25 11:43 AM EDT · Export p. 1869

Le is 10% Kevin is 10% Jon is 10% Investors Melissa is 35% Me 35%

Filfil · 8/27/25 11:52 AM EDT · Export p. 1871 · re: **GO-M Realty**

That's the partner I had to bring a investor to fund the go m realty

Filfil · 8/27/25 11:53 AM EDT · Export p. 1871 · re: **GO-M Realty**

But I told u about 10%

Filfil · 8/27/25 12:19 PM EDT · Export p. 1876

You will have ur partnership

Filfil · 8/28/25 9:05 AM EDT · Export p. 1879

You disappear, dont answer, dont respond, all you're waiting for is partnership, and I'm doing my best expediting

Filfil · 8/29/25 10:18 AM EDT · Export p. 1883

Why do u want not to work, and if u dont work, u still have 10%

Filfil · 8/29/25 10:20 AM EDT · Export p. 1884 · re: **GO-M Realty**

Sit n get ur share

Filfil · 9/11/25 9:02 AM EDT · Export p. 1914

GO-M Realty equity (2025–2026)

As partner

Filfil · 9/30/25 9:00 PM EDT · Export p. 2077

So I Will just give u the ownership with my llc

Filfil · 9/30/25 9:00 PM EDT · Export p. 2078 · **re: her LLC — GO-M Realty discussion**

They eat to bring more business but do not share with u but I'm not letting that happen

Filfil · 10/10/25 9:26 PM EDT · Export p. 2128

Because you have 15%

Filfil · 10/10/25 9:26 PM EDT · Export p. 2128 · **re: GO-M Realty**

You are partner

Filfil · 11/13/25 8:59 AM EST · Export p. 2264

To remain partner it's ur duties to perform

Filfil · 1/30/26 11:34 AM EST · Export p. 2348

| To remain partner it's ur duties to perform

Another example of why we should have had a contract years ago. Thanks for proving my point.

Garcia · 1/30/26 1:20 PM EST · Export p. 2349

Can you do recruiting for ur 10% equity

Filfil · 2/27/26 9:47 PM EST · Export p. 2353 · **re: GO-M Realty**

| Can you do recruiting for ur 10% equity

Yeah I'll put together a plan. What's are value add? Or incentive for joining

Garcia · 3/1/26 9:12 AM EST · Export p. 2354

2500 for arc and marketing Plus 10% of go m realty

Filfil · 4/29/26 10:58 AM EDT · Export p. 2502 · **re: GO-M Realty**

I will send you partnership for unity grid

Filfil · 4/30/26 8:08 AM EDT · Export p. 2510 · **re: Unity Grid Management**

N revised share Jv partnership go m realty

Filfil · 4/30/26 8:08 AM EDT · Export p. 2510 · **re: GO-M Realty**

If u think u want more on go m realty tell me

Filfil · 4/30/26 8:09 AM EDT · Export p. 2510

15% or 20% make ur mind

Filfil · 4/30/26 8:10 AM EDT · Export p. 2510 · **re: GO-M Realty**

Ball is in ur court dont bitch later think for your future

Filfil · 4/30/26 8:19 AM EDT · Export p. 2511

Are u ok with 15% or u want 20%

Filfil · 4/30/26 3:25 PM EDT · Export p. 2512 · **re: GO-M Realty**

From 40% u again get 10% of partnership

Filfil · 6/5/26 5:53 PM EDT · Export p. 2574

I m going to bring u CEO for go m

Filfil · 7/25/26 1:59 PM EDT · Export p. 2735

40 + 10 = 50 %

Filfil · 7/25/26 2:00 PM EDT · Export p. 2736

I will give u 20%

Filfil · 7/25/26 2:00 PM EDT · Export p. 2736 · **re: GO-M Realty**

I m giving u go m 30 % n i m 20%

Filfil · 8/30/26 8:46 AM EDT · Export p. 2896 · **re: GO-M Realty**

U take the lead

Filfil · 8/30/26 8:46 AM EDT · Export p. 2897

That's my proposal

Filfil · 8/30/26 8:46 AM EDT · Export p. 2897

On go m

Filfil · 8/30/26 8:46 AM EDT · Export p. 2897

Hi Go M Realty will be 30%

Filfil · 8/30/26 2:39 PM EDT · Export p. 2908 · **re: GO-M Realty**

I am 21%

Filfil · 8/30/26 2:39 PM EDT · Export p. 2908

Kevin Vader 39%

Filfil · 8/30/26 2:40 PM EDT · Export p. 2908

Le 10%

Filfil · 8/30/26 2:40 PM EDT · Export p. 2908

30% is u

Filfil · 8/30/26 4:04 PM EDT · Export p. 2909 · **re: GO-M Realty**

Unity Grid (2026)

U can be CEO for unity grid

Filfil · 4/13/26 1:40 PM EDT · Export p. 2435 · **re: Unity Grid Management**

I dont mind bringing u in unity grid

Filfil · 4/29/26 6:36 PM EDT · Export p. 2508 · **re: Unity Grid Management**

I will send you partnership for unity grid

Filfil · 4/30/26 8:08 AM EDT · Export p. 2510

I have Unity grid partnership ready

Filfil · 8/15/26 10:10 AM EDT · Export p. 2813 · **re: Unity Grid Management**

Unity grid 30%

Filfil · 8/30/26 8:47 AM EDT · Export p. 2897 · **re: Unity Grid Management**

I m still giving Jin a f Josh 10 each because i promised

Filfil · 8/30/26 8:48 AM EDT · Export p. 2897 · **re: Unity Grid Management**

Josh is with viewport but i promised him equity in unity

Filfil · 9/2/26 9:48 AM EDT · Export p. 2924

Other projects: Laporte, Delaney (Hitchcock), Yara Lakes, Acorn Ranch, Azhules

Morning List of things we should work on - sofi lakes pitch deck - Acorn ranch pitch deck
Website Hihi and Acorn Sofi

Filfil · 11/18/22 6:51 AM EST · Export p. 257 · **re: Sofi Lakes and Acorn Ranch**

I have a 13 million dollar project

Filfil · 2/2/23 11:07 PM EST · Export p. 488

I have put ur name in one of the projects

Filfil · 2/3/23 8:06 AM EST · Export p. 488 · **re: Laporte**

Laporte 10% equity partner, as I promised you

Filfil · 2/3/23 8:07 AM EST · Export p. 488 · **re: Laporte**

Send me all ur details

Filfil · 2/3/23 4:09 PM EST · Export p. 489 · **re: Laporte**

So I can get the partnership agreement done

Filfil · 2/3/23 4:09 PM EST · Export p. 489 · **re: Laporte**

Yara lakes Acorn ranch SOFI lakes Delaney Azule homes Zaza homes 24 acre a Gidding

Filfil · 9/11/23 11:08 PM EDT · Export p. 931 · **re: Yara Lakes, Acorn Ranch, Sofi Lakes, Delaney, Azhules, Zaza**

I will have partnership agreement for Delaney ready And yara lakes

Filfil · 9/20/23 11:15 PM EDT · Export p. 966 · **re: Delaney (Hitchcock) and Yara Lakes**

Yara lakes will be Lp

Filfil · 10/2/23 4:30 PM EDT · Export p. 994 · **re: Yara Lakes**

Zaza homes LLC base project

Filfil · 10/14/23 8:34 PM EDT · Export p. 1079 · **re: Zaza Homes**

Azule too

Filfil · 10/14/23 8:34 PM EDT · Export p. 1079 · **re: Azhules**

Acorn Sofi Yara. Lp

Filfil · 10/14/23 8:34 PM EDT · Export p. 1079 · **re: Acorn Ranch / Sofi Lakes / Yara Lakes**

Advertising for Sofi lakes. Acorn ranch Yara lakes Azules homes Zaza homes Zaza
Homes 2 - August Is this for raising capital.

Filfil · 11/5/23 2:22 PM EST · Export p. 1214 · **re: Sofi Lakes, Acorn Ranch, Yara Lakes, Azhules, Zaza**

We will need to add acorn ranch

Filfil · 8/5/25 9:29 AM EDT · Export p. 1823

| We will need to add acorn ranch
Acorn will be a separate site

Garcia · 8/5/25 9:31 AM EDT · Export p. 1823

Sofi lakes leads will be used for acorn ranch

Filfil · 10/12/25 1:45 PM EDT · Export p. 2142 · **re: Acorn Ranch**

If you could focus on marketing seo social media, and arc and websites I can focus on
development For Acorn ranch azhule homes and Yara Lakes

Filfil · 8/18/26 10:53 AM EDT · Export p. 2832 · **re: Acorn Ranch / Azhules**

Send me ur contract dude so we can move and get things done

Filfil · 8/30/26 8:38 AM EDT · Export p. 2892

Unity grid Go m Sofi lake Acorn ranch

Filfil · 8/30/26 8:39 AM EDT · Export p. 2892 · **re: Unity Grid, GO-M, Sofi Lakes, Acorn Ranch**

Jon, joke and Text separate Let's get this agreement in place

Filfil · 8/30/26 8:41 AM EDT · Export p. 2894

I promised u and need to Complete it asap

Filfil · 8/30/26 8:41 AM EDT · Export p. 2894

Acorn ranch is moving Forward

Filfil · 8/30/26 8:42 AM EDT · Export p. 2895 · **re: Acorn Ranch**

I have u a written

Filfil · 8/30/26 8:42 AM EDT · Export p. 2895

Paper

Filfil · 8/30/26 8:42 AM EDT · Export p. 2895

Look at it

Filfil · 8/30/26 8:42 AM EDT · Export p. 2895

A Month ago

Filfil · 8/30/26 8:42 AM EDT · Export p. 2895

Acorn is starting October

Filfil · 8/30/26 8:44 AM EDT · Export p. 2896 · **re: Acorn Ranch**

The Beneficial Trust (Sophia Filfil, Trustee)

Whats the the name of trust holding Hockley?

Garcia · 11/12/22 12:05 PM EST · Export p. 227

Ok got it, does the trust have a name though

Garcia · 11/12/22 12:11 PM EST · Export p. 229



Image (screenshot of email — not in export)

Filfil · 11/12/22 12:12 PM EST · Export p. 229

Sophia Filfil, Trustee For The Beneficial Trust

Garcia · 11/12/22 12:12 PM EST · Export p. 229 · **re: The Beneficial Trust**

GP texafund will collect money Partners are Beneficial trust Cay island Distributed to lp Sofi lakes phase one Lp Beneficial Cay islands Investors Which will then be distributed to the Sofi lakes Llc project Beneficial right now

Filfil · 9/20/23 9:37 PM EDT · Export p. 963 · **re: The Beneficial Trust / Sofi Lakes**

Ok so you expect me to walk away with nothing? Correct? Thats what you want correct?

Garcia · 9/14/26 11:50 PM EDT · Export p. 2986

"I told you I can't give you a partnership in my SoFi Lakes project"

Garcia · 9/14/26 11:52 PM EDT · Export p. 2986

This is a lie

Garcia · 9/14/26 11:52 PM EDT · Export p. 2986

You said you could at your home

Garcia · 9/14/26 11:52 PM EDT · Export p. 2986

Via your trust

Garcia · 9/14/26 11:53 PM EDT · Export p. 2986 · **re: The Beneficial Trust / Sofi Lakes**

U got paid every step of the way for the work u did : all the work and go m realty partnership today I have only funds left to pay the lender this month Until i bring back sales of the houses and sqft up none of the buyers buying small homes only sales in part three month two houses Marketing is not working either I will be doing this grand opening to try to bring peolle may be This will help i have to try everything to make it work

Filfil · 9/14/26 11:53 PM EDT · Export p. 2986

I was promised equity and I'm going to get it

Garcia · 9/14/26 11:54 PM EDT · Export p. 2987

Damac & Granbury

Granbury

Filfil · 3/30/25 12:40 PM EDT · Export p. 1564

Damacinvestment

Filfil · 3/30/25 12:45 PM EDT · Export p. 1565

Damacinvestment.us

Filfil · 3/30/25 12:46 PM EDT · Export p. 1565

I got damacinvestments.org other came up unavailable as well

Garcia · 3/30/25 4:46 PM EDT · Export p. 1567

jonathan@damacinvestments.org

Garcia · 3/30/25 5:02 PM EDT · Export p. 1568

Google workspace Email ID user created Username: jonathan@damacinvestments.us
passsword: Sophiafilfil123

Filfil · 4/1/25 7:16 AM EDT · Export p. 1575

Put Damac Investments LLC Texas

Garcia · 4/1/25 10:26 AM EDT · Export p. 1575

I will send u partnership agreement copies

Filfil · 4/2/25 1:37 AM EDT · Export p. 1582

Data center

Filfil · 4/2/25 1:38 AM EDT · Export p. 1583

What company do You want to Jv for Granbury

Filfil · 12/16/25 7:03 PM EST · Export p. 2339 · **re: Granbury**

U are the only one going to make money on Granbury

Filfil · 6/16/26 4:54 PM EDT · Export p. 2599 · **re: Granbury**

Granbury closing end of October

Filfil · 8/30/26 8:39 AM EDT · Export p. 2893

Alright then just give me my Granbury money. I'm out. I don't want to be involved with these people.

Garcia · 9/2/26 9:34 AM EDT · Export p. 2922

Granbury in writing

Filfil · 9/2/26 9:51 AM EDT · Export p. 2926 · **re: Granbury**

Granbury with notized

Filfil · 9/2/26 9:58 AM EDT · Export p. 2928 · **re: Granbury**

Your Granbury sent

Filfil · 9/2/26 11:32 AM EDT · Export p. 2932 · **re: Granbury**

Work for partnership — then denial

When u needed money i sent you many many time s? U forgot and gave you this marketing and partnership so u can make money n not struggle

Filfil · 9/23/25 9:10 PM EDT · Export p. 2037

Thank you fo being a good partner

Filfil · 8/17/26 8:39 PM EDT · Export p. 2831

A partner that gets things done without issues

Filfil · 8/17/26 8:39 PM EDT · Export p. 2831

You are partner

Filfil · 8/27/26 11:48 PM EDT · Export p. 2871

By the way along the line i pay u for website and everything else u bill me & partnership

Filfil · 8/30/26 9:09 AM EDT · Export p. 2901

You work i pay and give partnership

Filfil · 8/30/26 9:12 AM EDT · Export p. 2901

I m writing checks for everyone from go m. Before changing partnership

Filfil · 8/30/26 9:12 AM EDT · Export p. 2901

| By the way along the line i pay u for website and everything else u bill me & partnership
You got equity

Garcia · 8/30/26 9:36 AM EDT · Export p. 2902

| By the way along the line i pay u for website and everything else u bill me & partnership
I got zero. Big difference

Garcia · 8/30/26 9:36 AM EDT · Export p. 2902

"I told you I can't give you a partnership in my SoFi Lakes project"

Garcia · 9/14/26 11:52 PM EDT · Export p. 2986

U got paid every step of the way for the work u did : all the work and go m realty partnership today I have only funds left to pay the lender this month Until i bring back sales of the houses and sqft up none of the buyers buying small homes only sales in part three month two houses Marketing is not working either I will be doing this grand opening to try to bring peolle may be This will help i have to try everything to make it work

Filfil · 9/14/26 11:53 PM EDT · Export p. 2986

I was promised equity and I'm going to get it

Garcia · 9/14/26 11:54 PM EDT · Export p. 2987