

SCANNED



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

THE STATE OF TEXAS §  
  §  
COUNTY OF BEXAR       §

**AFFIDAVIT OF FACTS**

BEFORE ME, the undersigned authority, on this day personally appeared the undersigned Affiant, known to me to be a credible person, and being by me first duly sworn, on oath deposes and says as follows:

"I am Manager of Boulders Mosaic, LLC, a Texas limited liability company (the "Company") which was organized on May 29, 2014. The Company was organized for the sole purpose of acquiring certain real property (the "Land") more particularly described in the Special Warranty Deed dated June 4, 2014 from Texas Community Bank to the Company recorded in Volume 16710, Page 2186, Official Public Records of Bexar County, Texas. The Land was purchased by means of a tax-deferred exchange pursuant to Section 1031 of the Internal Revenue Code, and more specifically, the Company was organized to act as an Exchange Accommodation Trustee pursuant to such law.

In connection with such transaction, at the time of the Company's formation First American Title Exchange Company owned one hundred percent (100%) of the membership interests of the Company, and its employee Mark Bullock was elected the Sole Manager of the Company.

On November 17, 2014, First American Title Exchange Company assigned all of its membership interests in the Company to Fair Oaks Mosaic TBY, LLC pursuant to instrument attached as Exhibit "A" to this Affidavit. Record title to the Land remained in the Company's name.

First American Title Exchange Company acted solely as an intermediary pursuant to Section 1031 of the Internal Revenue Code and has never had any beneficial ownership interest in the Land.

First American Title Company, an affiliate of First American Title Exchange Company, likewise has never had any beneficial interest in the Land and acted solely as title insurer and escrow agent in the Company's acquisition of the Land.

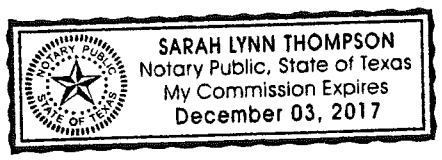
The Managers of the Company are Thomas Yantis and Blake Yantis and each is authorized to act on behalf of the Company. This Affidavit may be used for the purpose of evidencing such authority."

Further Affiant sayeth not.

*[Signature]*  
Affiant  
T. BLAKE YANTIS

STATE OF TEXAS       §  
                                  §  
COUNTY OF Bexar   §

This instrument was acknowledged before on this 22<sup>nd</sup> day of February, 2016, by T. Blake Yantis.



*[Signature]*  
Notary Public for the State of Texas

SUBSCRIBED AND SWORN TO before me this 22<sup>nd</sup> day of February, 2016.

*[Signature]*  
Notary Public for the State of Texas



**First American  
Exchange Company™**

**ASSIGNMENT OF MEMBERSHIP INTEREST**


Exchange Number: EXCH-452607R-A, 454491-B

First American Exchange Company, LLC ("Assignor"), hereby assigns its entire membership interest, including all of its right, title and interest in and to all capital, profits and losses, in Boulders Mosaic, LLC, a Texas limited liability company ("EAT") to Fair Oaks Mosaic TBY, LLC, a Texas limited liability company ("Assignee"). This Assignment shall be effective as of 11-17-2014. The limited liability company agreement of EAT is hereby amended to provide that the new sole member and manager of EAT is Assignee. This Assignment is made pursuant to a certain Qualified Exchange Accommodation Agreement between EAT and Assignee (the "QEAA"). Assignor warrants to Assignee that Assignor owns the entire membership interest of EAT.

Assignee agrees that any and all obligations of EAT or of Assignor to acquire and improve the Replacement Property and convey it to Assignee are hereby deemed satisfied. Assignee indemnifies, defends and holds Assignor harmless from and against any and all claims, liabilities and causes of action arising out of or in connection with the EAT and any property owned by the EAT pursuant to the QEAA. Immediately after execution of this Assignment, Assignee shall amend any and all state filings to provide for the new ownership of EAT, including, without limitation, changing the agent for service of process.

**ASSIGNOR:**

FIRST AMERICAN EXCHANGE COMPANY, LLC  
a Delaware limited liability company

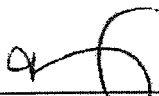
By: 

Name: Mark A. Bullock, Esq.  
Title: Exchange Manager

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR  
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

**ASSIGNEE:**

Fair Oaks Mosaic TBY, LLC, a Texas limited liability company

By:   
Name: BLAKE YANTIS  
Title: MANAGER

FEB 23 2016



  
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20160032543 Fees: \$34.00  
02/23/2016 1:32PM # Pages 3  
Filed & Recorded in the Official  
Public Records of BEXAR COUNTY  
GERARD C. RICKHOFF COUNTY CLERK

Exhibit A  
Page 1 of 1



05-102  
(Rev.9-15/33)

# Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP), Professional Associations (PA) and Financial Institutions

■ 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. Contact us at 1-800-252-1381.

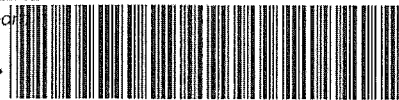
3 2 0 5 4 1 9 8 9 7 6										2 0 1 6			
Taxpayer name <b>BOULDERS MOSAIC, LLC</b>										<input type="checkbox"/> Blacken circle if the mailing address has changed.			
Mailing address <b>1802 NW MILITARY HWY STE 100, SAN ANTONIO, TX 78213</b>										Secretary of State (SOS) file number or Comptroller file number <b>0801998863</b>			
City <b>SAN ANTONIO</b>				State <b>TX</b>		ZIP code plus 4 <b>78213</b>							

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 <b>1802 NW MILITARY HWY STE 100, SAN ANTONIO, TX 78213</b>
Principal place of business <b>1802 NW MILITARY HWY STE 100, SAN ANTONIO, TX 78213</b>

You must report officer, director, member, general partner and manager information as of the date you complete this report.

**Please sign below!** This report must be signed to satisfy franchise tax requirements.



**SECTION A** Name, title and mailing address of each officer, director, member, general partner or manager.

Name <b>THOMAS G YANTIS</b>		Title <b>MANAGER</b>	Director <input type="checkbox"/> YES	Term expiration m m d d y y	
Mailing address <b>1802 NW MILITARY HWY STE 100</b>		City <b>SAN ANTONIO</b>		State <b>TX</b>	ZIP Code <b>78213</b>
Name <b>BLAKE YANTIS</b>		Title <b>MANAGER</b>	Director <input type="checkbox"/> YES	Term expiration m m d d y y	
Mailing address <b>1802 NW MILITARY HWY STE 100</b>		City <b>SAN ANTONIO</b>		State <b>TX</b>	ZIP Code <b>78213</b>
Name		Title	Director <input type="checkbox"/> YES	Term expiration m m d d y y	
Mailing address		City		State	ZIP Code

**SECTION B** Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

**SECTION C** Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

Name of owned (parent) corporation, LLC, LP, PA or financial institution <b>FAIR OAKS MOSAIC TBY, LLC</b>	State of formation <b>TX</b>	Texas SOS file number, if any <b>0801897325</b>	Percentage of ownership <b>100</b>
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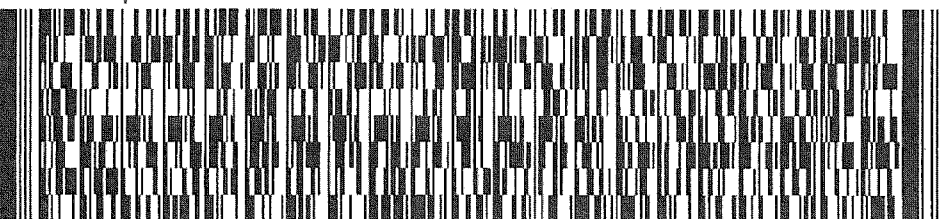
Registered agent and registered office currently on file (see instructions if you need to make changes)				You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.			
Agent: <b>MOSAIC LAND DEVELOPMENT, LLC</b>							
Office: <b>1802 NW MILITARY HWY STE 100</b>		City: <b>SAN ANTONIO</b>		State: <b>TX</b>		ZIP Code: <b>78213</b>	

The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution 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, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here	Title <b>ATTORNEY</b>	Date <b>02/22/2016</b>	Area code and phone number <b>( 210 ) 383 - 6585</b>
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**Texas Comptroller Official Use Only**



VE/DE <input type="checkbox"/>	PIR IND <input type="checkbox"/>
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05-102  
(Rev.9-15/33)

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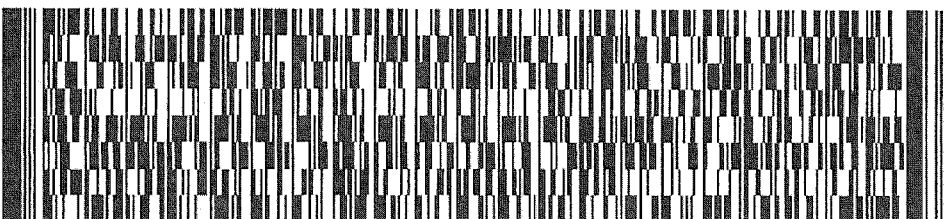
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