

STATE OF TEXAS

COUNTY OF BRAZOS

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MECHANIC'S LIEN AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared Craig A. Bernstein, who upon his oath, deposed and stated:

"My name is Craig A. Bernstein. I am the attorney for Real Floors, Inc. d/b/a Arbor Contract Carpet, Inc. hereinafter referred to as 'Claimant.' I am duly qualified and competent to make this Affidavit. I am acting as the authorized representative and agent on behalf of Claimant and have been authorized by Claimant to sign this Affidavit on its behalf. Additionally, Claimant provided me with the delinquent statement and invoices, which were prepared in the regular course of Claimant's business, prior to the time I signed this Affidavit.

"Pursuant to contract(s) between Claimant and KCAP Dominik, LLC d/b/a The Dominik Apartments ("KCAP"), Claimant furnished flooring goods and installation services to the real property described herein.

"The owner, or reputed owner, of the property described herein is KCAP located at 1209 South White Chapel Boulevard, Suite 180, Southlake, Texas 76092.

"The real property and improvements sought to be charged with such lien is commonly known as The Dominik Apartments located 700 Dominik Drive, College Station, Texas and legally described as follows:

UNIVERSITY OAKS PH 2 BLOCK 1, LOT 1 (PT OF), 4 ACRES 9.555 & ASSOCIATED BPP

In the City of College Station, Brazos County, Texas (the 'Property').

"Such goods and services may be generally described as follows:

From on or about May 27, 2022, until on or about February 16, 2023, Claimant sold and furnished flooring goods and installation services to the Property.

"Claimant is a Prime Contractor for which a constitutional lien is claimed. After allowing all just credits, offsets and payments, the amount of \$35,880.00 remains unpaid and is due and owing under said contract(s). Claimant asserts a lien on said improvements and premises to secure the payment of the above amount.

"Claimant sent notice of its claim along with a copy of this lien to KCAP on August 28, 2023, by certified mail, return receipt requested.

"Claimant's address is 2213 East Pioneer Drive Irving, Texas 75061.