

STATE OF TEXAS

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COUNTY OF DALLAS

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 BZ Man Services, LLC 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 Meadows at Ferguson, LLC d/b/a Meadows at Ferguson Apartments ("KCAP"), Claimant sold furnished makeready, repair, remodeling, and painting goods and services to the real property and described herein.

"The owner, or reputed owner, of the property described herein is KCAP, located at 1203 South White Chapel Boulevard #250, Southlake, Texas 76092

"The real property and improvements sought to be charged with such lien is commonly known as the Meadows at Ferguson Apartments located at 11760 Ferguson Road, Dallas, Texas 75228 and legally described as follows:

BLK F/8579 LT 2C LESS ROW
ACS 11.098
INT202200228669 DD08122022 CO-DC
8579 00F 02C00 3DA8579 00F

In the City of Dallas, Dallas County, Texas (the 'Property').

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

On several occasions from on or about January 25, 2023, to on or about June 02, 2023, Claimant sold and furnished makeready, repair, remodeling, and painting goods and services to the Property.

"Claimant is a Prime Contractor for which a statutory and constitutional lien is claimed. After allowing all just credits, offsets and payments, the amount of \$12,015.00 remains unpaid and is due and owing under said contract. 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 September 20, 2023, by certified mail, return receipt requested.