

AFFIDAVIT CLAIMING MECHANIC'S AND MATERIALMAN'S LIEN

Affiant, Milda Patricia Ramirez d/b/a J.B. Remodeling, on oath swears that the following statements are true and are within the personal knowledge of Affiant:

My name is Milda Patricia Ramirez d/b/a J.B. Remodeling. I am the claimant ("Claimant"). This affidavit is made to perfect a mechanic's and materialman's lien against the real property described below:

1. Claimant has an unpaid claim in the amount of \$10,743.09 ("Claim Amount") for labor and materials furnished on the construction of improvements generally known as the Meadows at Ferguson Apartments (Make-Ready) construction project. The Claim Amount is, within my personal knowledge, just and true, the same is due and unpaid, and all just and lawful offsets, payments, and credits have been allowed. The Claim Amount is for labor and materials furnished and described below, on which a systematic record has been kept.

2. The name and last known address of the owner or reputed owner ("Owner") of the real property and improvements on which this claim is made are:

KCAP Meadows at Ferguson LLC
1211 S. White Chapel Blvd.
Southlake, Texas 76092-9363

3. The Claim Amount represents the unpaid contract price due Claimant, or, in the alternative, is the reasonable value of the unpaid portion of Claimant's labor and materials furnished, which are described below.

4. Claimant's labor and materials furnished for construction of improvements on the real property described below are generally described as Make Ready Apartments - New Tenants; Painting Apartments; Replace & Repair Carpet / Flooring, Plumbing Repair and Cleaning Services. Payment of the Claim Amount is requested for work performed or materials furnished during each of the following months: June, July and August 2024

5. Claimant furnished the above-described labor and materials under a subcontract with Cadance Apartments, whose last known address is:

Meadows at Ferguson Apartments
1760 Ferguson Road
Dallas, Texas 75228; and

KeyCity Capital Fund Management LLC
1211 S. White Chapel Blvd.
Southlake, Texas 76092

6. The name and last known address of the original contractor on the above-