

UNITED STATES BANKRUPTCY COURT

Northern District of Texas

PROOF OF CLAIM

Name of Debtor:
Opus West, LP

Case Number:
09-34334

NOTE: This form should not be used to make a claim for an administrative expense arising after the commencement of the case. A request for payment of an administrative expense may be filed pursuant to 11 U.S.C. § 503.

Name of Creditor (the person or other entity to whom the debtor owes money or property):
Stewart Builders, Inc. dba Keystone Sitework

Check this box to indicate that this claim amends a previously filed claim.

Name and address where notices should be sent:
Scott T. Citek, Lamm & Smith, PC
3730 Kirby Drive, Suite 650
Houston, Texas 77098

Court Claim Number: _____
(if known)

Telephone number:
(713) 228-2481

Filed on: _____

Name and address where payment should be sent (if different from above):

Check this box if you are aware that anyone else has filed a proof of claim relating to your claim. Attach copy of statement giving particulars.

Telephone number:

Check this box if you are the debtor or trustee in this case.

1. Amount of Claim as of Date Case Filed: \$ 148,714.50

If all or part of your claim is secured, complete item 4 below; however, if all of your claim is unsecured, do not complete item 4.

If all or part of your claim is entitled to priority, complete item 5.

Check this box if claim includes interest or other charges in addition to the principal amount of claim. Attach itemized statement of interest or charges.

5. Amount of Claim Entitled to Priority under 11 U.S.C. §507(a). If any portion of your claim falls in one of the following categories, check the box and state the amount.

Specify the priority of the claim.

2. Basis for Claim: labor and materials
(See instruction #2 on reverse side.)

Domestic support obligations under 11 U.S.C. §507(a)(1)(A) or (a)(1)(B).

3. Last four digits of any number by which creditor identifies debtor: _____

Wages, salaries, or commissions (up to \$10,950*) earned within 180 days before filing of the bankruptcy petition or cessation of the debtor's business, whichever is earlier - 11 U.S.C. §507 (a)(4).

3a. Debtor may have scheduled account as: _____
(See instruction #3a on reverse side.)

Contributions to an employee benefit plan - 11 U.S.C. §507 (a)(5).

4. Secured Claim (See instruction #4 on reverse side.)

Check the appropriate box if your claim is secured by a lien on property or a right of setoff and provide the requested information.

Nature of property or right of setoff: Real Estate Motor Vehicle Other
Describe: mechanic's and materialman's lien

FILED

Value of Property: \$ See Debtor's Schedules Annual Interest Rate _____ %

Amount of arrearage and other charges as of time case filed included in secured claim, if any: \$ _____

JUL 29 2009

Basis for perfection: _____

BMC GROUP

Amount of Secured Claim: \$ 148,714.50 Amount Unsecured: \$ _____

Up to \$2,425* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use - 11 U.S.C. §507 (a)(7).

Taxes or penalties owed to governmental units - 11 U.S.C. §507 (a)(8).

6. Credits: The amount of all payments on this claim has been credited for the purpose of making this proof of claim.

7. Documents: Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. You may also attach a summary. Attach redacted copies of documents providing evidence of perfection of a security interest. You may also attach a summary. (See instruction 7 and definition of "redacted" on reverse side.)

See Exhibit "A" attached hereto
DO NOT SEND ORIGINAL DOCUMENTS. ATTACHED DOCUMENTS MAY BE DESTROYED AFTER SCANNING.

If the documents are not available, please explain:

Other - Specify applicable paragraph of 11 U.S.C. §507 (a)(____).

Amount entitled to priority:

\$ _____

*Amounts are subject to adjustment on 4/1/10 and every 3 years thereafter with respect to cases commenced on or after the date of adjustment.

Date: 7-20-09

Signature: The person filing this claim must sign it. Sign and print name and title, if any, of the creditor or other person authorized to file this claim and state address and telephone number if different from the notice address above. Attach copy of power of attorney, if any.

By: Mark Stewart, Vice President

FOR COURT USE ONLY

Penalty for presenting fraudulent claim: Fine of up to \$500,000 or imprisonment for up to 5 years, or both. 18 U.S.C. §§ 152 and 3571.



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AFFIDAVIT FOR STATUTORY AND CONSTITUTIONAL
MECHANIC'S AND MATERIALMAN'S LIEN

THE STATE OF TEXAS]
COUNTY OF HARRIS] KNOW ALL MEN BY THESE PRESENTS:

STEWART BUILDERS, INC. DBA KEYSTONE SITEWORK, Claimant, of 16565 Village Drive, Houston, Texas 77040, a Texas limited partnership, acting by and through its Vice-President, MARK A. STEWART, makes oath and states as follows for the purpose of perfecting a statutory and constitutional lien on the property and improvements herein described:

That Claimant, from December 2008 through April 2009 (retainage) and from February 2009 through April 2009 (progress billings), furnished the labor and materials required to provide and install earthwork, sanitary sewer, water distribution, storm sewer, and other site work for the construction of improvements to the Crossings at Fort Bend Parkway project located at Beltway 8 and Fort Bend Parkway, Houston, Harris County, Texas, pursuant to a contract with OPUS WEST CONSTRUCTION CORP., whose mailing address is 15455 N. Dallas Parkway, #450, Addison, Texas 75001, and which materials were used in construction of the project generally described as follows: construction of improvements to the Crossings at Fort Bend Parkway project located at Beltway 8 and Fort Bend Parkway, Houston, Harris County, Texas.

That, as a result of the furnishing of said labor and materials, OPUS WEST CONSTRUCTION CORP. is indebted to Claimant in the amount of ONE HUNDRED FORTY-EIGHT THOUSAND SEVEN HUNDRED FORTEEN AND 50/100 DOLLARS (\$148,714.50) for labor and materials provided to the project and for retainage. That said amount is just, reasonable and unpaid.

That STEWART BUILDERS, INC. DBA KEYSTONE SITEWORK is the original contractor on the job or that portion of the job for which the above described materials were furnished pursuant to the provisions of § 53.026 of the Texas Property Code. Alternatively, OPUS WEST CONSTRUCTION CORP. is the original contractor on the job or that portion of the job for which the above-described materials were furnished.

That OPUS WEST LP, whose mailing address is 15455 N. Dallas Parkway, #450, Addison, Texas 75001, is the owner or reputed owner of the real property upon which the above-described project is located and that OPUS WEST LP is the owner or reputed owner of the improvements located thereon.

By letters dated December 12, 2008, and May 1, 2009, forwarded to said owner via certified mail, return receipt requested, Claimant provided said owner of the project with written notice of this claim.

(2)
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lee

That the real property upon which the above-described project is located is generally described as follows and more commonly known as the Crossings at Fort Bend Parkway project located at Beltway 8 and Fort Bend Parkway, Houston, Harris County, Texas, being a part of:

Restricted Reserves "A" and "B," Block One (1), in CROSSINGS AT FORT BEND PARKWAY, a subdivision in Harris County, Texas, according to the map or plat thereof recorded at Film Code No. 597210 of the Map Records of Harris County, Texas;

SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTIES:

Tract 1: Being all of that certain tract or parcel containing 0.6887 acres (30,000 square feet) of land situated in the C. W. Adams Survey, Abstract Number 101 and being out of and a part of Restricted Reserve "A", Block 1 of Crossings At Fort Bend Parkway, a subdivision of record at Film Code Number 597210 of the map Records, Harris County, Texas, said 0.6887 acres being more particularly described in Special Warranty Deed recorded at Document Number 20060236239 in the Official Public Records of Real Property of the County Clerk of Harris County, Texas.

Tract 2: Being all that certain tract or parcel containing 11.7452 acres (511,621 square feet) of land, situated partially in the C.W. Adams Survey, Abstract Number 101 and the T.T.R.R. Co. Survey, Abstract No. 1005 Harris County, Texas, and being out of and a part of the residue of a called 63.948 acres, known as Tract H-1, conveyed to Max A. Friedman, Trustee, recorded under Clerk's File Number P772865, Harris County, Texas, said 11.7452 acres being more particularly described in Special Warranty Deed recorded at Document Number 2273239 in the Official Public Records of Real Property of the County Clerk of Harris County, Texas.

Tract 3: Being all that certain tract or parcel containing 1.174 acres (51,118 square feet) of land, situated in the C.W. Adams Survey, Abstract Number 101 and the T.T.R.R. Co. Survey, Abstract Number 1005 Harris County, Texas, and being a portion of Restricted Reserve "A" of Crossings At Fort Bend Parkway, a subdivision of record at Film Code Number 597210 of the Map Records, Harris County, Texas, said 1.174 acres being more particularly described in Special Warranty Deed recorded in at Document Number 20060053974 in the Official Public Records of Real Property of the County Clerk of Harris County, Texas.

That the improvements located upon said real property are generally described as follows: construction of improvements to the Crossings at Fort Bend Parkway project located at Beltway 8 and Fort Bend Parkway, Houston, Harris County, Texas.

Affiant's principal claim is a lien upon said building and improvements above-described and upon said land upon which said building and improvements are situated. Said lien is a prior lien to any other lien for removables that may be removed without material injury to the real property. This lien is claimed in accordance with Chapter 53 of the Property Code of the State of Texas and in accordance with the Constitution of the State of Texas.

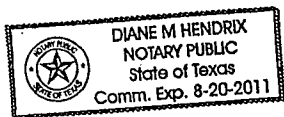
Affiant further makes oath and states that he is duly authorized to make this Affidavit for Statutory and Constitutional Mechanic's and Materialman's Lien on behalf of STEWART BUILDERS, INC. DBA KEYSTONE SITEWORK.

STEWART BUILDERS, INC. DBA KEYSTONE
SITEWORK

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BY: Mark A Stewart
Mark A. Stewart, Vice-President

SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned authority, on this the 30th day of April, 2009, to certify which witness my hand and seal of office.



Diane Hendrix
Notary Public, State of Texas

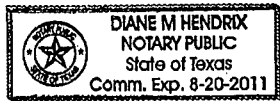
2009 MAY - 1 PM 2: 25
County Clerk
HARRIS COUNTY, TEXAS

FILED

THE STATE OF TEXAS]

COUNTY OF HARRIS]

This instrument was acknowledged before me on this the 30th day of April, 2009, by MARK A. STEWART, Vice-President of STEWART BUILDERS, INC. DBA KEYSTONE SITEWORK, on behalf of corporation.



Diane Hendrix
Notary Public, State of Texas

PREPARED IN THE LAW OFFICES OF:
PLEASE RETURN TO:

LAMM & SMITH, P.C.
3730 Kirby Drive, Ste. 650
Houston, Texas 77098

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in its number Sequence on the date and at time stamped herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County Texas on

MAY - 1 2009



Dorothy L. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

LAMM & SMITH, P.C.

ATTORNEYS AT LAW
RIVER OAKS TOWER
3730 Kirby Drive, Suite 650
Houston, Texas 77098

EDWIN LAMM, III
CANDICE C. SMITH
SCOTT T. CITEK

TEL (713) 228-2481

FAX (713) 651-1044

July 23, 2009

U. S. Bankruptcy Clerk
Northern District of Texas
Dallas Division
1100 Commerce St., Room 1254
Dallas, Texas 75242-1496

RE: Case No. 09-34334; In Re: Opus West, LP; In the United States Bankruptcy Court for the Northern District of Texas; Dallas Division

PLEASE TAKE CARE OF THE ENCLOSED:

_____ Plaintiffs _____ Petition

_____ Please serve Defendant(s) _____

_____ Please issue out-of-county citation and return to us.

_____ Defendant's _____ Answer

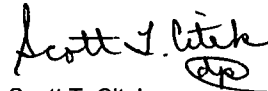
_____ Motion and Order for _____ Judgment and Affidavits

_____ Issue Abstract of Judgment and Execution

_____ CHECK ENCLOSED \$ _____

XX Enclosed for filing with the Court in the captioned proceeding is an original and one copy of Proof of Claim of Creditor Stewart Builders, Inc. dba Keystone Sitework. Please file-stamp the additional copy of the Proof of Claim enclosed and return same to the undersigned in the enclosed envelope. Thank you for your prompt attention to this matter.

Sincerely,



Scott T. Citek

STC/dp
Enclosure