

UNITED STATES BANKRUPTCY COURT Northern District of Texas PROOF OF CLAIM

Name of Debtor: OPUS WEST MANAGEMENT CORPORATION Case Number: 09-34360

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): Otis Elevator Company
Name and address where notices should be sent: Otis Elevator Company, et al., ATTN: Treasury Services - T.Wiafe 3rd Fl. 1 Farm Springs Farmington, CT 06032
Telephone number: (860) 676-6446

Check this box to indicate that this claim amends a previously filed claim.
Court Claim Number:
Filed on:

FILED JUL 27 2009

TAWANA C. MARSHALL, CLERK U.S. BANKRUPTCY COURT NORTHERN DISTRICT OF TEXAS

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

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

1. Amount of Claim as of Date Case Filed: \$ 132,394.85
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: Elevator Service & Equip. (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:
3a. Debtor may have scheduled account as:

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).

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:
Value of Property: \$ Annual Interest Rate %
Amount of arrearage and other charges as of time case filed included in secured claim, if any: \$ Basis for perfection:
Amount of Secured Claim: \$ Amount Unsecured: \$

Contributions to an employee benefit plan - 11 U.S.C. §507 (a)(5).
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 definition of "redacted" on reverse side.)
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: 07/21/2009 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.
Thomas Wiafe, Mgr. Treasury Svcs, North American Credit/Collections

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.

RECEIVED

AUG 12 2009

BMC GROUP



INSTRUCTIONS FOR PROOF OF CLAIM FORM

The instructions and definitions below are general explanations of the law. In certain circumstances, such as bankruptcy cases not filed voluntarily by the debtor, there may be exceptions to these general rules.

Items to be completed in Proof of Claim form**Court, Name of Debtor, and Case Number:**

Fill in the federal judicial district where the bankruptcy case was filed (for example, Central District of California), the bankruptcy debtor's name, and the bankruptcy case number. If the creditor received a notice of the case from the bankruptcy court, all of this information is located at the top of the notice.

Creditor's Name and Address:

Fill in the name of the person or entity asserting a claim and the name and address of the person who should receive notices issued during the bankruptcy case. A separate space is provided for the payment address if it differs from the notice address. The creditor has a continuing obligation to keep the court informed of its current address. See Federal Rule of Bankruptcy Procedure (FRBP) 2002(g).

1. Amount of Claim as of Date Case Filed:

State the total amount owed to the creditor on the date of the Bankruptcy filing. Follow the instructions concerning whether to complete items 4 and 5. Check the box if interest or other charges are included in the claim.

2. Basis for Claim:

State the type of debt or how it was incurred. Examples include goods sold, money loaned, services performed, personal injury/wrongful death, car loan, mortgage note, and credit card.

3. Last Four Digits of Any Number by Which Creditor Identifies Debtor:

State only the last four digits of the debtor's account or other number used by the creditor to identify the debtor.

3a. Debtor May Have Scheduled Account As:

Use this space to report a change in the creditor's name, a transferred claim, or any other information that clarifies a difference between this proof of claim and the claim as scheduled by the debtor.

4. Secured Claim:

Check the appropriate box and provide the requested information if the claim is fully or partially secured. Skip this section if the claim is entirely unsecured. (See DEFINITIONS, below.) State the type and the value of property that secures the claim, attach copies of lien

documentation, and state annual interest rate and the amount past due on the claim as of the date of the bankruptcy filing.

5. Amount of Claim Entitled to Priority Under 11 U.S.C. §507(a).

If any portion of your claim falls in one or more of the listed categories, check the appropriate box(es) and state the amount entitled to priority. (See DEFINITIONS, below.) A claim may be partly priority and partly non-priority. For example, in some of the categories, the law limits the amount entitled to priority.

6. Credits:

An authorized signature on this proof of claim serves as an acknowledgment that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

7. Documents:

Attach to this proof of claim form redacted copies documenting the existence of the debt and of any lien securing the debt. You may also attach a summary. You must also attach copies of documents that evidence perfection of any security interest. You may also attach a summary. FRBP 3001(c) and (d). Do not send original documents, as attachments may be destroyed after scanning.

Date and Signature:

The person filing this proof of claim must sign and date it. FRBP 9011. If the claim is filed electronically, FRBP 5005(a)(2), authorizes courts to establish local rules specifying what constitutes a signature. Print the name and title, if any, of the creditor or other person authorized to file this claim. State the filer's address and telephone number if it differs from the address given on the top of the form for purposes of receiving notices. Attach a complete copy of any power of attorney. Criminal penalties apply for making a false statement on a proof of claim.

DEFINITIONS**Debtor**

A debtor is the person, corporation, or other entity that has filed a bankruptcy case.

Creditor

A creditor is the person, corporation, or other entity owed a debt by the debtor on the date of the bankruptcy filing.

Claim

A claim is the creditor's right to receive payment on a debt that was owed by the debtor on the date of the bankruptcy filing. See 11 U.S.C. §101 (5). A claim may be secured or unsecured.

Proof of Claim

A proof of claim is a form used by the creditor to indicate the amount of the debt owed by the debtor on the date of the bankruptcy filing. The creditor must file the form with the clerk of the same bankruptcy court in which the bankruptcy case was filed.

Secured Claim Under 11 U.S.C. §506(a)

A secured claim is one backed by a lien on property of the debtor. The claim is secured so long as the creditor has the right to be paid from the property prior to other creditors. The amount of the secured claim cannot exceed the value of the property. Any amount owed to the creditor in excess of the value of the property is an unsecured claim. Examples of liens on property include a mortgage on real estate or a security interest in a car.

A lien may be voluntarily granted by a debtor or may be obtained through a court proceeding. In some states, a court judgment is a lien. A claim also may be secured if the creditor owes the debtor money (has a right to setoff).

Unsecured Claim

An unsecured claim is one that does not meet the requirements of a secured claim. A claim may be partly unsecured if the amount of the claim exceeds the value of the property on which the creditor has a lien.

Claim Entitled to Priority Under 11 U.S.C. §507(a)

Priority claims are certain categories of unsecured claims that are paid from the available money or property in a bankruptcy case before other unsecured claims.

Redacted

A document has been redacted when the person filing it has masked, edited out, or otherwise deleted, certain information. A creditor should redact and use only the last four digits of any social-security, individual's tax-identification, or financial-account number, all but the initials of a minor's name and only the year of any person's date of birth.

Evidence of Perfection

Evidence of perfection may include a mortgage, lien, certificate of title, financing statement, or other document showing that the lien has been filed or recorded.

INFORMATION**Acknowledgment of Filing of Claim**

To receive acknowledgment of your filing, you may either enclose a stamped self-addressed envelope and a copy of this proof of claim or you may access the court's PACER system (www.pacer.psc.uscourts.gov) for a small fee to view your filed proof of claim.

Offers to Purchase a Claim

Certain entities are in the business of purchasing claims for an amount less than the face value of the claims. One or more of these entities may contact the creditor and offer to purchase the claim. Some of the written communications from these entities may easily be confused with official court documentation or communications from the debtor. These entities do not represent the bankruptcy court or the debtor. The creditor has no obligation to sell its claim. However, if the creditor decides to sell its claim, any transfer of such claim is subject to FRBP 3001(e), any applicable provisions of the Bankruptcy Code (11 U.S.C. § 101 *et seq.*), and any applicable orders of the bankruptcy court.

OTIS

Statement of Account

Today's Date 07/15/2009

To
OPUS WEST-TEMPE GATEWAY

Customer No. 557961

ATTN PAT CONLEY
2555 E CAMELBACK RD STE 800
PHOENIX
AZ 85016

Document No.	Transaction Date	Transaction Type	Amount	Payments/Adjustments	Amount Due
SO 37875 001	04/27/2009	Invoice	\$740.27	\$0.00	\$740.27

TOTAL \$740.27 \$0.00 \$740.27
Total Amount Due \$740.27

* INVOICE IN DISPUTE

Page 1 of 1

If unrecalled cash is indicated above, we require written advice to apply these funds. Please contact the party on the attached notice or your agent.

OTIS

Statement of Account

Today's Date 07/08/2009

To
OPUS WEST CONST CORP

Customer No. 449921

2020 MAIN ST STE 800
IRVINE
CA 92614

Document No.	Transaction Date	Transaction Type	Amount	Payments/Adjustments	Amount Due
SAN488491034	11/24/2008	Invoice	\$108,480.92	\$625.00	\$107,855.92
SAN488491029	08/26/2008	Invoice	\$85,533.45	\$71,288.02	\$14,245.43

TOTAL \$194,014.37 \$71,913.02 \$122,101.35
Total Amount Due \$122,101.35

* INVOICE IN DISPUTE

Page 1 of 1

If unrecalled cash is indicated above, we require written advice to apply these funds. Please contact the party on the attached notice regarding this.



Statement of Account

Today's Date 07/08/2009

To
OPUS WEST CONST

2050 MAIN ST STE 800
IRVINE
CA 92614

Customer No. 464048

Document No.	Transaction Date	Transaction Type	Amount	Payments/Adjustments	Amount Due
SAN20621 003	06/22/2009	Invoice	\$2,516.31	\$0.00	\$2,516.31
SAN19836 005	12/29/2008	Invoice	\$5,529.00	\$0.00	\$5,529.00
SAN17097 003	11/20/2007	Invoice	\$294.83	\$0.00	\$294.83
SAN17126 003	11/20/2007	Invoice	\$178.21	\$0.00	\$178.21
SAN17127 003	11/20/2007	Invoice	\$236.82	\$0.00	\$236.82
SAN17151 003	11/20/2007	Invoice	\$207.67	\$0.00	\$207.67
SAN17180 003	11/20/2007	Invoice	\$265.99	\$0.00	\$265.99
SAN17427 003	11/20/2007	Invoice	\$178.52	\$0.00	\$178.52
SAN17468 003	11/20/2007	Invoice	\$265.99	\$0.00	\$265.99
SAN17469 003	11/20/2007	Invoice	\$207.68	\$0.00	\$207.68

TOTAL \$9,881.02 \$0.00 \$9,881.02

Total Amount Due \$9,881.02

* INVOICE IN DISPUTE

Page 1 of 1

If unrecalled cash is indicated above, we require written advice to apply these funds. Please contact the party on the attached notice as soon as possible.

Otis Elevator Company

One Farm Springs
Farmington, CT 06032

Customer No.
542317

Date
06-Jul-2009

Invoice No.
SAU21291 001

Amount Due on Service Contract
\$525.54

**DUPLICATE
INVOICE**

Mail Payment to: **Otis Elevator Company**
Dept. LA 21684
Pasadena, CA 91185-1684

OPUS WEST MGMT CORP 1003 E
BRIER DR
STE 160
SAN BERNARDINO, CA
92408

**DUPLICATE
INVOICE**

Otis Elevator Company
****SERVICE CONTRACT CHARGES****

Customer No.
542317

Date
06-Jul-2009

Invoice No.
SAU21291 001

BUILDING REFERENCE: Northpointe OFB 1003 E Brier Dr San Bern

SERVICE DATE: 06-Jul-2009

TOTAL CURRENT CHARGES 525.54

For questions regarding this invoice, please contact:

Karrie Ochoa

Phone: 714-563-7117

Fax: 714-758-9658

We certify that the goods were produced in compliance with all applicable requirements of sections 6, 7 and 12 of the Fair Labor Standards Act, as Amended, and of regulations and orders of the United States Department of Labor issued under Section 14 hereof.

Otis Elevator Company

One Farm Springs
Farmington, CT 06032

Customer No.
391793

Date
22-Jun-2009

Invoice No.
SO.05709 709

Amount Due on Service Contract
\$149.36

**DUPLICATE
INVOICE**

Mail Payment to: Otis Elevator Company
P.O. Box 730400
Dallas, TX 75373

OPUS WEST MGMT CORP
W WASHINGTON ST STE 110
PHOENIX, AZ
85007

1110

**DUPLICATE
INVOICE**

Otis Elevator Company
****SERVICE CONTRACT CHARGES****

Customer No.
391793

Date
22-Jun-2009

Invoice No.
SO.05709 709

BUILDING REFERENCE:

SERVICE FROM: 7/1/9 TO 7/6/9 146.67
SALES TAX 2.69

TOTAL CURRENT CHARGES 149.36

For questions regarding this invoice, please contact:

Stacey Dutton

Phone: 303.298.5855

Fax: 860.998.7537

We certify that the goods were produced in compliance with all applicable requirements of sections 6, 7 and 12 of the Fair Labor Standards Act, as Amended, and of regulations and orders of the United States Department of Labor issued under Section 14 hereof.