

UNITED STATES BANKRUPTCY COURT <u>Northern</u> DISTRICT OF <u>Texas</u>		<b>PROOF OF CLAIM</b>
Name of Debtor <u>Opus West Corporation, a Minnesota Corporation</u>		<div style="font-size: 2em; font-weight: bold; margin-bottom: 10px;">FILED</div> <div style="font-size: 1.5em; font-weight: bold; margin-bottom: 5px;">AUG 24 2009</div> <div style="font-size: 0.8em; font-weight: bold; margin-bottom: 5px;">TAWANA C. MARSHALL, CLERK</div> <div style="font-size: 0.8em; font-weight: bold; margin-bottom: 5px;">U.S. BANKRUPTCY COURT</div> <div style="font-size: 0.8em; font-weight: bold; margin-bottom: 5px;">NORTHERN DISTRICT OF TEXAS</div> <div style="font-size: 0.7em; margin-top: 20px;">THIS SPACE IS FOR COURT USE ONLY</div>
Case Number <u>09-34356</u>		
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): <u>Hope Johnson</u>	<input type="checkbox"/> Check box if you are aware that anyone else has filed a proof of claim relating to your claim. Attach copy of statement giving particulars. <input type="checkbox"/> Check box if you have never received any notices from the bankruptcy court in this case. <input type="checkbox"/> Check box if the address differs from the address on the envelope sent to you by the court.	
Name and address where notices should be sent: <u>4251 E. Bainbridge Avenue</u> <u>Anaheim, CA 92807</u>		
Telephone number:		
Account or other number by which creditor identifies debtor:	Check here <input type="checkbox"/> replaces a previously filed claim, dated: _____ <input type="checkbox"/> amends	
<b>1. Basis for Claim</b> <input type="checkbox"/> Goods sold <input checked="" type="checkbox"/> Services performed <input type="checkbox"/> Money loaned <input type="checkbox"/> Personal injury/wrongful death <input type="checkbox"/> Taxes <input type="checkbox"/> Other _____		
<div style="font-size: 1.5em; font-weight: bold; margin-bottom: 5px;">RECEIVED</div> <div style="font-size: 1.2em; font-weight: bold; margin-bottom: 5px;">AUG 31 2009</div> <div style="font-size: 1.2em; font-weight: bold; margin-bottom: 5px;">BMC GROUP</div>		
<input type="checkbox"/> Retiree benefits as defined in 11 U.S.C. § 1114(a) <input type="checkbox"/> Wages, salaries, and compensation (fill out below) Your SS #: _____ Unpaid compensation for services performed from <u>10-31-08</u> to <u>02-11-09</u> (date) (date)		
<b>2. Date debt was incurred:</b> <u>02-11-09</u>		<b>3. If court judgment, date obtained:</b>
<b>4. Total Amount of Claim at Time Case Filed:</b> \$ <u>43,559.72</u>		
If all or part of your claim is secured or entitled to priority, also complete Item 5 or 6 below. <input type="checkbox"/> Check this box if claim includes interest or other charges in addition to the principal amount of the claim. Attach itemized statement of all interest or additional charges.		
<b>5. Secured Claim.</b> <input checked="" type="checkbox"/> Check this box if your claim is secured by collateral (including a right of setoff). Brief Description of Collateral: <input checked="" type="checkbox"/> Real Estate <input type="checkbox"/> Motor Vehicle <input type="checkbox"/> Other _____  Value of Collateral: \$ _____  Amount of arrearage and other charges at time case filed included in secured claim, if any: \$ _____		<b>6. Unsecured Priority Claim.</b> <input type="checkbox"/> Check this box if you have an unsecured priority claim Amount entitled to priority \$ _____ Specify the priority of the claim: <input type="checkbox"/> Wages, salaries, or commissions (up to \$4,650),* earned within 90 days before filing of the bankruptcy petition or cessation of the debtor's business, whichever is earlier - 11 U.S.C. § 507(a)(3). <input type="checkbox"/> Contributions to an employee benefit plan - 11 U.S.C. § 507(a)(4). <input type="checkbox"/> Up to \$2,100* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use - 11 U.S.C. § 507(a)(6). <input type="checkbox"/> Alimony, maintenance, or support owed to a spouse, former spouse, or child - 11 U.S.C. § 507(a)(7). <input type="checkbox"/> Taxes or penalties owed to governmental units - 11 U.S.C. § 507(a)(8). <input type="checkbox"/> Other - Specify applicable paragraph of 11 U.S.C. § 507(a)(____). <small>*Amounts are subject to adjustment on 4/1/04 and every 3 years thereafter with respect to cases commenced on or after the date of adjustment.</small>
<b>7. Credits:</b> The amount of all payments on this claim has been credited and deducted for the purpose of making this proof of claim. <b>8. Supporting Documents:</b> Attach copies of supporting documents, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, court judgments, mortgages, security agreements, and evidence of perfection of lien. DO NOT SEND ORIGINAL DOCUMENTS. If the documents are not available, explain. If the documents are voluminous, attach a summary. <b>9. Date-Stamped Copy:</b> To receive an acknowledgment of the filing of your claim, enclose a stamped, self-addressed envelope and copy of this proof of claim.		THIS SPACE IS FOR COURT USE ONLY
Date: <u>8-18-09</u>	Sign and print the name and title, if any, of the creditor or other person authorized to file this claim (attach copy of power of attorney, if any): <u>Hope Johnson</u>	
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.		

ORIGINAL

HOPE JOHNSON  
4251 E. BAINBRIDGE AVENUE  
ANAHEIM, CA 92807  
(714) 269-2390  
fax: (714) 998-6696

FILED  
SUPERIOR COURT  
COUNTY OF SAN BERNARDINO  
RANCHO CUCAMONGA DISTRICT

APR 28 2019

BY Kimberly K. ...  
DEPUTY

Plaintiff, pro se

SUPERIOR COURT OF CALIFORNIA

COUNTY OF SAN BERNARDINO, RANCHO CUCAMONGA DISTRICT

HOPE JOHNSON, Assignee of  
Record,

Plaintiff,

vs.

OPUS WEST CORPORATION, a  
Minnesota corporation; OPUS  
WEST CONSTRUCTION CORPORATION,  
a Minnesota corporation; OPUS  
WEST MANAGEMENT CORPORATION, an  
Arizona corporation; WINE DOWN,  
LLC, a California Limited  
Liability Company; LAWRENCE C.  
DURAN, an individual; BUSCH  
CORPORATION dba RF DEVELOPMENT,  
a Nevada corporation; and DOES  
1 to 100, inclusive,

Defendants.

Case No.:

CIVRS905174

COMPLAINT FOR DAMAGES;  
FORECLOSURE OF MECHANICS LIEN;  
AND  
FORECLOSURE OF STOP NOTICE  
DEMAND AMOUNT: \$43,559.72

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Complaint

1 Plaintiff complains and for causes of action alleges as  
2 follows:

3 FIRST CAUSE OF ACTION

4 (Breach of Contract)

5 1. Plaintiff is now, and was at all of the times in this  
6 complaint mentioned, a natural person, residing in the State of  
7 California.

8 2. Assignor of Record, AMJ Plumbing Company is now, and at  
9 all times mentioned in this complaint was, a corporation  
10 organized and existing under the laws of the State of  
11 California, with its principal place of business in Orange  
12 County, California, duly licensed by the State of California to  
13 perform the work alleged in this complaint.

14 3. Plaintiff does not know the true names of defendants  
15 DOES 1 through 100, inclusive, and therefore sues them by those  
16 fictitious names. Plaintiff is informed and believes, and on the  
17 basis of that information and belief alleges, that each of those  
18 defendants was in some manner legally responsible for the events  
19 and happenings alleged in this complaint and for plaintiff's  
20 injuries and damages.

21 4. Plaintiff is informed and believes and on that basis  
22 alleges that, at all times mentioned in this complaint,  
23 defendants OPUS WEST CORPORATION, OPUS WEST CONSTRUCTION  
24 CORPORATION, OPUS WEST MANAGEMENT CORPORATION, and BUSCH  
25

Complaint

1 CORPORATION dba RF DEVELOPMENT, were and are corporations doing  
2 business in the State of California.

3 5. Plaintiff is informed and believes and on that basis  
4 alleges that, at all times mentioned in this complaint,  
5 defendant WINE DOWN, LLC is now, and at all times mentioned in  
6 this complaint was, a limited liability company doing business  
7 in the State of California.

8 6. Plaintiff is informed and believes and on that basis  
9 alleges that Lawrence C. Duran is now, and at all times  
10 mentioned in this complaint was, a natural person residing in  
11 the State of California.

12 7. Plaintiff is informed and believes and on that basis  
13 alleges, that at all times mentioned in this complaint,  
14 defendants were the agents and employees of their codefendants,  
15 and in doing the things alleged in this complaint were acting  
16 within the course and scope of that agency and employment.

17 8. The real property ("building parcel") referred to in  
18 this complaint is located in the City of Chino Hills, County of  
19 San Bernardino, State of California, and is commonly known as  
20 4505 Chino Hills Parkway, Chino Hills, California.

21 9. On or about November 3, 2008, plaintiff's assignor and  
22 defendant BUSCH CORPORATION dba RF DEVELOPMENT entered into a  
23 written agreement, by which plaintiff's assignor agreed to  
24 furnish certain labor, services, equipment, and materials for a  
25

Complaint

1 work of improvement on the building parcel, for an agreed  
2 contract price of \$40,810.00. Defendant BUSCH CORPORATION dba RF  
3 DEVELOPMENT also requested Plaintiff's assignor to furnish  
4 certain labor, services, equipment, and materials for additional  
5 works of improvement on the building parcel for the total sum of  
6 \$2,749.72.

7 10. During the period October 31, 2008 through February 11,  
8 2009, pursuant to the agreement and at defendants' special  
9 request, plaintiff's assignor furnished labor, services,  
10 equipment, and materials used and intended to be used in the  
11 work of improvement on the building parcel, including extra work  
12 having an agreed price and reasonable value of \$43,559.72.

13 11. AMJ Plumbing Company has performed all conditions and  
14 covenants to be performed on its part under the agreement.

15 12. Defendant breached the agreement, in that it did not  
16 pay AMJ Plumbing Company any amount, and there is now due,  
17 owing, and unpaid the sum of \$43,559.72, together with interest  
18 at the legal rate.

19 13. AMJ Plumbing Company's claim was thereafter assigned to  
20 Hope Johnson (plaintiff). A true and correct copy of said  
21 Assignment is attached hereto as Exhibit "A".  
22  
23  
24  
25

SECOND CAUSE OF ACTION

(Mechanics' Lien Foreclosure)

1  
2  
3 14. Plaintiff incorporates herein by reference paragraphs  
4 1 through 13.

5 15. On November 5, 2008 and November 7, 2008, AMJ Plumbing  
6 Company duly caused a preliminary notice to be given in  
7 accordance with the provisions of Civil Code section 3097.

8 16. On the 26<sup>th</sup> day of February 2009, AMJ Plumbing Company's  
9 verified mechanic's lien was duly recorded as document number  
10 2009-0083615, in the Official Records of San Bernardino County,  
11 containing a statement of AMJ Plumbing Company's demand after  
12 deducting all just credits and offsets, the name of the reputed  
13 owners of said property, and the names of the persons to and for  
14 whom plaintiff's assignor contracted to furnish said services,  
15 labor and materials, together with a general statement of the  
16 kind of labor performed and materials furnished, the names of  
17 the persons by whom AMJ Plumbing Company was employed and to and  
18 for whom it furnished said labor and materials, and a  
19 description of the property sought to be charged with said lien  
20 sufficient for identification, which said notice and claim of  
21 lien was filed for record under and by virtue of the provisions  
22 of Division 3, Title 15 of the Civil Code of the State of  
23 California.  
24  
25

Complaint

1  
2 17. AMJ Plumbing Company has paid as a necessary charge and  
3 expense for recording said notice and claim of lien the sum of  
4 \$22.00, which has not been repaid.

5 18. Said claim and Mechanic's Lien was thereafter assigned  
6 to Hope Johnson. The notarized Assignment of Lien was then  
7 recorded with the Riverside County Recorder's office prior to  
8 the filing of this action. A true and correct copy of said  
9 Assignment is attached hereto as Exhibit "A".

10 19. Each defendant claims some right, title, or interest in  
11 or to the building parcel, each of which claim is junior and  
12 inferior to plaintiff's claim.

13 **THIRD CAUSE OF ACTION**

14 **(Foreclosure of Stop Notice)**

15 20. Plaintiff incorporates herein by reference paragraphs  
16 1 through 19.

17 21. Defendant Opus West Corporation was at all of the  
18 times in this complain mentioned, and is now the owner or  
19 reputed owner of that certain real property situated in the  
20 Country of San Bernardino, State of California, located and  
21 described as follows: 4505 Chino Hills Parkway, Chino Hills,  
22 California.  
23  
24  
25

Complaint

1 22. Thirty (30) days had not elapsed or expired since the  
2 recordation of any notice of completion of said work of  
3 improvement and/or any cessation of labor therein, and ninety  
4 (90) days had not elapsed or expired since the completion of  
5 said work of improvement, or any cessation of labor thereon, and  
6 the filing of plaintiff's stop notice hereinafter alleged and  
7 mentioned.

8 23. Defendants OPUS WEST CORPORATION, a Minnesota  
9 corporation; OPUS WEST CONSTRUCTION CORPORATION, a Minnesota  
10 corporation; OPUS WEST MANAGEMENT CORPORATION, an Arizona  
11 corporation; WINE DOWN, LLC, a California Limited Liability  
12 Company; and LAWRENCE C. DURAN, an individual were at all times  
13 herein mentioned, and now are, the holders of certain funds or  
14 proceeds allocated for said work of improvement. Prior to the  
15 expiration of the period within which claims of lien must be  
16 filed, as prescribed by Section 3116 of the Civil Code of the  
17 State of California and the statutes in such cases made and  
18 provided, and on or about the 10<sup>th</sup> day of March, 2009,  
19 Plaintiff's assignor filed with each of the defendants named in  
20 this paragraph it's stop notice and verified statement of its  
21 claim herein as aforesaid. True and correct copies of said  
22 stop notices and verified statement and claim of AMJ Plumbing  
23  
24  
25

Complaint



1 Company are collectively attached hereto as Exhibit "B", and  
2 incorporated herein by this reference.

3 24. Plaintiff is informed and believes, and therefore  
4 alleges, that at and since the time of service of said stop  
5 notices and verified statements, there was a sufficient amount  
6 of money due from the defendants named in Paragraph 23 above, to  
7 answer and pay said claim, and the reasonable costs of  
8 litigation thereunder.

9 25. Plaintiff is further informed and believes, and  
10 therefore alleges, that after the time of service of said Stop  
11 Notices and Verified Statements, Larry C. Duran and/or Winedown,  
12 LLC paid \$25,000.00 from construction funds to Busch Corporation  
13 in violation of the above-described Stop Notice.

14 26. Said defendants have failed, neglected and refused,  
15 and continue to fail, neglect and refuse to pay the said sum of  
16 \$43,559.72 out of said construction funds, or otherwise or at  
17 all, and the entire sum of \$43,559.72 plus interest from  
18 February 11, 2009 at the rate of 10% per annum is now due, owing  
19 and unpaid.  
20

21 27. Each and all of the defendants hereinabove named have  
22 or claim to have some estate, lien, right, title or interest in  
23 or to said construction funds or some part thereof, which said  
24  
25

Complaint

1 claim and claims and all such claims or liens are subject,  
2 subsequent and subordinate to the lien of plaintiff.  
3

4 WHEREFORE, plaintiff demands judgment against defendants  
5 for the following:

6 1. The sum of \$43,559.72, together with interest and costs  
7 according to law as damages;

8 2. The sum of \$22.00 in costs incurred in recording the  
9 verified Mechanics' Lien Claim;

10 3. The sum of \$43,559.72, together with attorney fees and  
11 interest, be ordered as a lien against the building parcel,  
12 senior and superior to any claim of right, title or interest in  
13 or to the real property of any defendant, and that the real  
14 property be ordered sold by the Sheriff of San Bernardino  
15 County, California, according to law, and that all proceeds of  
16 sale be applied to plaintiff's claim and to the cost of these  
17 proceedings and the sale of the real property;

18 4. The monies withheld by defendants OPUS WEST CORPORATION,  
19 a Minnesota corporation; OPUS WEST CONSTRUCTION CORPORATION, a  
20 Minnesota corporation; OPUS WEST MANAGEMENT CORPORATION, an  
21 Arizona corporation; WINE DOWN, LLC, a California Limited  
22 Liability Company; and LAWRENCE C. DURAN, an individual under  
23 and pursuant to the stop notices and verified statement and  
24  
25

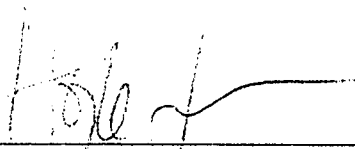
Complaint

1 claim herein mentioned, be paid to plaintiff, and be applied on  
2 account of this judgment.

3 5. Reasonable attorney fees and costs as allowed under  
4 Civil Code section 3148; and

5 6. Any other and further relief the court considers  
6 proper.

7  
8 Dated: April 27, 2009


  
\_\_\_\_\_  
Hope Johnson

9  
10 Verification

11 I, Hope Johnson declare that I am the plaintiff in the  
12 above-captioned action. I have read the foregoing complaint and  
13 know the contents thereof and the same is true of my own  
14 personal knowledge.

15 I declare under penalty of perjury, under the laws of the  
16 State of California, that the foregoing is true and correct.

17  
18 Dated this 27<sup>th</sup> day of April,  
19 2009

20  
21   
\_\_\_\_\_  
Hope Johnson

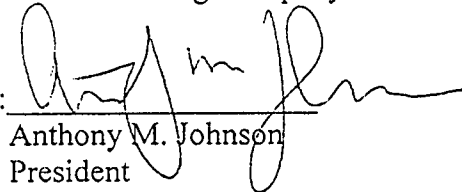
# ASSIGNMENT OF CLAIM AND MECHANIC'S LIEN

Be it known that AMJ PLUMBING COMPANY, the party of the first part, for valuable consideration, to it in hand paid by HOPE JOHNSON, the party of the second part, the receipt whereof is hereby acknowledged, has sold and assigned and does by these presents sell and assign unto the said party of the second part, her heirs, executors, administrators, successors and assigns, that certain Mechanic's Lien filed by the party of the first part against OPUS WEST, OPUS WEST CONSTRUCTION CORP AND WINE DOWN and the property located at 4505 Chino Hills Parkway, Chino Hills, CA 91709 recorded on February 26, 2009, as document number 2009-0083615 of the Official Records of San Bernardino County, California, and its claim upon which said lien is based as against all parties liable for said claim, together with all sums of money and costs of suit that may be had or obtained by means of said lien and claim, or on any proceedings to be had thereupon or any judgment rendered therein. And the said party of the first part does hereby appoint the said party of the second part power of attorney irrevocable, with power of substitution and revocation, for the use and at the proper costs and charges of the said party of the second part, to demand and receive the said money, and take in her name, or otherwise, all lawful ways and means for the recovery of the money due or to become due on the said lien and claim upon which the lien is based; and on payment to acknowledge satisfaction or discharge the same. And the said party of the first part does covenant that it will not collect or receive the same, nor any part thereof, or release or discharge the said lien herein assigned, but will allow all lawful proceedings thereon, the said party of the second part saving the said party of the first part harmless of and from any costs or liability in the premises.

IN WITNESS WHEREOF, the said party of the first part has executed this instrument this 27<sup>th</sup> day of April, 2009.

AMJ Plumbing Company

By:

  
Anthony M. Johnson  
President

County of Orange  
subscribed and sworn (or affirmed) before me on  
27 day of April 09 by  
Anthony M. Johnson

Personally known to me  
 Proved to me on the basis of satisfactory evidence  
to be the person(s) who appeared before me.

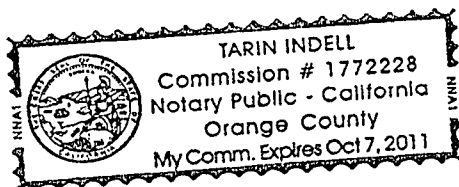


EXHIBIT "A"

**STOP NOTICE**  
**LEGAL NOTICE TO WITHHOLD CONSTRUCTION FUNDS**  
(Public or Private Work)

TO: OPUS WEST MANAGEMENT CORPORATION  
C/O CT SERVICE COMPANY  
2730 GATEWAY OAKS DR, STE. 100  
SACRAMENTO, CA 95833

PROJECT: WINE DOWN  
4505 CHINO HILLS PKWY  
CHINO HILLS, CA 91709

**TAKE NOTICE THAT** AMJ PLUMBING COMPANY, a California corporation whose address is 4091 E. LA PALMA AVE, STE. M, ANAHEIM, CA 92807 has performed labor and furnished materials for a work of improvement described as follows: PLUMBING FOR TENANT IMPROVEMENT

The labor and materials furnished by claimant are of the following general kind: PLUMBING FOR TENANT IMPROVEMENT

The labor and materials were furnished to or for the following party: OPUS WEST CORPORATION  
OPUS WEST CONSTRUCTION CORPORATION, BUSCH CORPORATION, WINE DOWN, LLC

The value of the whole amount of labor and materials agreed to be furnished is \$ 43,559.72  
Claimant has been paid the sum of ..... \$ 0  
And there is due, owing and unpaid the sum of ..... \$ 43,559.72  
with interest at the rate of 10% per annum from 2-11, 2009.

You are required to set aside sufficient funds to satisfy this claim with interest, court costs and reasonable costs of litigation, as provided by law. You are also notified that claimant claims an equitable lien against any construction funds for this project which are in your hands.

FIRM NAME: AMJ PLUMBING COMPANY BY: [Signature]

**VERIFICATION**

I, the undersigned, declare I am the Vice President of the claimant named in the foregoing claim, and am authorized to make this verification for and on behalf of said claimant, and I make this verification for that reason. I have read said claim and know the contents thereof and the same is true and contains among other things, a correct statement of claimant's demands after deducting all just credits and offsets.

I declare under penalty of perjury that the foregoing is true.  
Executed on MARCH 9TH, 2009, at ANAHEIM, California.

BY: [Signature]

**REQUEST FOR NOTICE OF ELECTION**  
(Private Works Only)

If an election is made not to withhold funds pursuant to this stop notice by reason of a payment bond having been recorded, please send notice of such election and a copy of the bond within 30 days of such election in the enclosed self-addressed stamped envelope.

Signed: [Signature]

**STOP NOTICE**  
**LEGAL NOTICE TO WITHHOLD CONSTRUCTION FUNDS**  
(Public or Private Work)

TO: OPUS WEST CONSTRUCTION CORPORATION PROJECT: WINE DOWN  
C/O CT SERVICE COMPANY 4505 CHINO HILLS PKWY  
2730 GATEWAY OAKS DR, STE. 100 CHINO HILLS, CA 91709  
SACRAMENTO, CA 95833

**TAKE NOTICE THAT** AMJ PLUMBING COMPANY, a California corporation  
whose address is 4091 E. LA PALMA AVE, STE. M, ANAHEIM, CA 92807  
has performed labor and furnished materials for a work of improvement described as follows: PLUMBING FOR TENANT IMPROVEMENT

The labor and materials furnished by claimant are of the following general kind: PLUMBING FOR TENANT IMPROVEMENT

The labor and materials were furnished to or for the following party: OPUS WEST CORPORATION  
OPUS WEST CONSTRUCTION CORPORATION, BUSCH CORPORATION, WINE DOWN, LLC

The value of the whole amount of labor and materials agreed to be furnished is \$ 43,559.72  
Claimant has been paid the sum of ..... \$ 0  
And there is due, owing and unpaid the sum of ..... \$ 43,559.72  
with interest at the rate of 10% per annum from 2-11, 2009.

You are required to set aside sufficient funds to satisfy this claim with interest, court costs and reasonable costs of litigation, as provided by law. You are also notified that claimant claims an equitable lien against any construction funds for this project which are in your hands.

FIRM NAME: AMJ PLUMBING COMPANY BY: [Signature]

**VERIFICATION**

I, the undersigned, declare I am the Vice President of the claimant named in the foregoing claim, and am authorized to make this verification for and on behalf of said claimant, and I make this verification for that reason. I have read said claim and know the contents thereof and the same is true and contains among other things, a correct statement of claimant's demands after deducting all just credits and offsets.

I declare under penalty of perjury that the foregoing is true.

Executed on MARCH 9TH, 2009, at ANAHEIM, California.

BY: [Signature]

**REQUEST FOR NOTICE OF ELECTION**  
(Private Works Only)

If an election is made not to withhold funds pursuant to this stop notice by reason of a payment bond having been recorded, please send notice of such election and a copy of the bond within 30 days of such election in the enclosed self-addressed stamped envelope.

Signed: [Signature]

**STOP NOTICE**  
**LEGAL NOTICE TO WITHHOLD CONSTRUCTION FUNDS**  
(Public or Private Work)

TO: OPUS WEST CORPORATION  
C/O CT SERVICE COMPANY  
2730 GATEWAY OAKS DR, STE. 100  
SACRAMENTO, CA 95833

PROJECT: WINE DOWN  
4505 CHINO HILLS PKWY  
CHINO HILLS, CA 91709

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The labor and materials furnished by claimant are of the following general kind: PLUMBING FOR TENANT IMPROVEMENT

The labor and materials were furnished to or for the following party: OPUS WEST CORPORATION  
OPUS WEST CONSTRUCTION CORPORATION, BUSCH CORPORATION, WINE DOWN, LLC

The value of the whole amount of labor and materials agreed to be furnished is \$ 43,559.72  
Claimant has been paid the sum of ..... \$ 0  
And there is due, owing and unpaid the sum of ..... \$ 43,559.72  
with interest at the rate of 10% per annum from 2-11, 2009.

You are required to set aside sufficient funds to satisfy this claim with interest, court costs and reasonable costs of litigation, as provided by law. You are also notified that claimant claims an equitable lien against any construction funds for this project which are in your hands.

FIRM NAME: AMJ PLUMBING COMPANY BY: [Signature]

**VERIFICATION**

I, the undersigned, declare I am the Vice President of the claimant named in the foregoing claim, and am authorized to make this verification for and on behalf of said claimant, and I make this verification for that reason. I have read said claim and know the contents thereof and the same is true and contains among other things, a correct statement of claimant's demands after deducting all just credits and offsets.

I declare under penalty of perjury that the foregoing is true.  
Executed on March 9th, 2009, at Anaheim, California.

BY: [Signature]

**REQUEST FOR NOTICE OF ELECTION**  
(Private Works Only)

If an election is made not to withhold funds pursuant to this stop notice by reason of a payment bond having been recorded, please send notice of such election and a copy of the bond within 30 days of such election in the enclosed self-addressed stamped envelope.

Signed: [Signature]

**STOP NOTICE**  
**LEGAL NOTICE TO WITHHOLD CONSTRUCTION FUNDS**  
(Public or Private Work)

**TO:** LAWRENCE C. DURAN  
16665 RUBY DR  
CHINO HILLS, CA 91709

**PROJECT:** WINE DOWN  
4505 CHINO HILLS PKWY  
CHINO HILLS, CA 91709

**TAKE NOTICE THAT** AMJ PLUMBING COMPANY, a California corporation whose address is 4091 E. LA PALMA AVE, STE. M, ANAHEIM, CA 92807 has performed labor and furnished materials for a work of improvement described as follows: PLUMBING FOR TENANT IMPROVEMENT

The labor and materials furnished by claimant are of the following general kind: PLUMBING FOR TENANT IMPROVEMENT

The labor and materials were furnished to or for the following party: OPUS WEST CORPORATION  
OPUS WEST CONSTRUCTION CORPORATION, BUSCH CORPORATION, WINE DOWN, LLC

The value of the whole amount of labor and materials agreed to be furnished is \$ 43,559.72  
Claimant has been paid the sum of ..... \$ 0  
And there is due, owing and unpaid the sum of ..... \$ 43,559.72  
with interest at the rate of 10% per annum from 2-11, 2009.

You are required to set aside sufficient funds to satisfy this claim with interest, court costs and reasonable costs of litigation, as provided by law. You are also notified that claimant claims an equitable lien against any construction funds for this project which are in your hands.

**FIRM NAME:** AMJ PLUMBING COMPANY **BY:** [Signature]

**VERIFICATION**

I, the undersigned, declare I am the Vice President of the claimant named in the foregoing claim, and am authorized to make this verification for and on behalf of said claimant, and I make this verification for that reason. I have read said claim and know the contents thereof and the same is true and contains among other things, a correct statement of claimant's demands after deducting all just credits and offsets.

I declare under penalty of perjury that the foregoing is true.

Executed on MARCH 9TH, 2009, at ANAHEIM, California.

BY: [Signature]

**REQUEST FOR NOTICE OF ELECTION**  
(Private Works Only)

If an election is made not to withhold funds pursuant to this stop notice by reason of a payment bond having been recorded, please send notice of such election and a copy of the bond within 30 days of such election in the enclosed self-addressed stamped envelope.

Signed: [Signature]



**STOP NOTICE**  
**LEGAL NOTICE TO WITHHOLD CONSTRUCTION FUNDS**  
(Public or Private Work)

TO: WINE DOWN, LLC  
16665 RUBY DR  
CHINO HILLS, CA 91709

PROJECT: WINE DOWN  
4505 CHINO HILLS PKWY  
CHINO HILLS, CA 91709

**TAKE NOTICE THAT** AMJ PLUMBING COMPANY, a California corporation whose address is 4091 E. LA PALMA AVE, STE. M, ANAHEIM, CA 92807 has performed labor and furnished materials for a work of improvement described as follows: PLUMBING FOR TENANT IMPROVEMENT

The labor and materials furnished by claimant are of the following general kind: PLUMBING FOR TENANT IMPROVEMENT

The labor and materials were furnished to or for the following party: OPUS WEST CORPORATION  
OPUS WEST CONSTRUCTION CORPORATION, BUSCH CORPORATION, WINE DOWN, LLC

The value of the whole amount of labor and materials agreed to be furnished is \$ 43,559.72  
Claimant has been paid the sum of ..... \$ 0  
And there is due, owing and unpaid the sum of ..... \$ 43,559.72  
with interest at the rate of 10% per annum from 2-11, 2009.

You are required to set aside sufficient funds to satisfy this claim with interest, court costs and reasonable costs of litigation, as provided by law. You are also notified that claimant claims an equitable lien against any construction funds for this project which are in your hands.

FIRM NAME: AMJ PLUMBING COMPANY BY: [Signature]

**VERIFICATION**

I, the undersigned, declare I am the Vice President of the claimant named in the foregoing claim, and am authorized to make this verification for and on behalf of said claimant, and I make this verification for that reason. I have read said claim and know the contents thereof and the same is true and contains among other things, a correct statement of claimant's demands after deducting all just credits and offsets.

I declare under penalty of perjury that the foregoing is true.

Executed on MARCH 9TH, 2009, at ANAHEIM, California.

BY: [Signature]

**REQUEST FOR NOTICE OF ELECTION**  
(Private Works Only)

If an election is made not to withhold funds pursuant to this stop notice by reason of a payment bond having been recorded, please send notice of such election and a copy of the bond within 30 days of such election in the enclosed self-addressed stamped envelope.

Signed: [Signature]