

UNITED STATES BANKRUPTCY COURT FOR THE NORTHERN DISTRICT OF TEXAS		PROOF OF CLAIM
Name of Debtor: (Check Only One): <input type="checkbox"/> Opus West Corporation <input checked="" type="checkbox"/> Opus West Construction Corporation <input type="checkbox"/> O.W. Commercial, Inc. <input type="checkbox"/> Opus West LP <input type="checkbox"/> Opus West Partners, Inc.		Case Number: 09-34356
NOTE: This form should not be used to make a claim for an administrative expense arising after the commencement of the case. All other requests 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): TL Fabrications, LP		<input type="checkbox"/> Check this box to indicate that this claim amends a previously filed claim. Court Claim Number: <i>(if known)</i> Filed on: _____
Name and address where notices should be sent: 13727 Excelsior Drive Santa Fe Springs, CA 90670 Telephone number: 562-802-3980 Email Address: victor@tlfab.com		<input type="checkbox"/> 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. <input type="checkbox"/> Check this box if you are the debtor or trustee in this case.
Name and address where payment should be sent (if different from above): Telephone number: _____		
1. Amount of Claim as of Date Case Filed: \$ <u>13,659.00</u> 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. <input type="checkbox"/> 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. <input type="checkbox"/> Domestic support obligations under 11 U.S.C. §507(a)(1)(A) or (a)(1)(B). <input type="checkbox"/> 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). <input type="checkbox"/> Contributions to an employee benefit plan - 11 U.S.C. §507 (a)(5). <input type="checkbox"/> 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). <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)(). Amount entitled to priority: \$ _____
2. Basis for Claim: <u>Fabricated and Installed Ornamental Steel at</u> (See instruction #2 on reverse side.) <u>The Commons Project in Chino Hills.</u>		
3. Last four digits of any number by which creditor identifies debtor: _____ 3a. Debtor may have scheduled account as: _____ (See instruction 3a on reverse side.)		
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: <input type="checkbox"/> Real Estate <input type="checkbox"/> Motor Vehicle <input type="checkbox"/> Equipment <input type="checkbox"/> Other 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 Unsecured: \$ _____		
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 or 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.) DO NOT SEND ORIGINAL DOCUMENTS. ATTACHED DOCUMENTS MAY BE DESTROYED AFTER SCANNING. If the documents are not available, please explain: _____		
Date: 09/01/2009	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.	
		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.
 Modified B10 (GCC) (12/08)

RECEIVED

SEP 08 2009

BMC GROUP

OPUS WEST



00171



TL Fabrications, LP
13727 Excelsior Drive
Santa Fe Springs CA 90670
(562) 802-3980

License: C60-814145

Contract Invoice

Invoice#: 29-8773

Date: 02/20/2009

Billed To: Opus West Construction
2050 Main Street, Suite 800
Irvine CA 92614

TL Fab Job #: 8773

Project: The Commons@ChinoHills,STR/ORN
4615 Chino Hills Parkway
Chino Hills CA 91709

Due Date: 03/22/2009

Terms: 30DY

Contract/PO# 97391

Description	Amount
Contract Retention:	31,393.90
Paid:	-17,734.90

A service charge of 18.00 % per annum will be charged on all amounts overdue on regular statement dates.

Thank you for your prompt payment!

Sales Tax:	0.00
Invoice Total:	13,659.00
Retention:	0.00
Amount Paid:	0.00
Amount Due:	13,659.00

SUBCONTRACT APPLICATION FOR PAYMENT

Project Name :	<u>The Commons at Chino Hills</u>	Project Number :	<u>97391</u>
Subcontractor :	<u>TL Fabrications LP</u>	Date of Application :	<u>February 20, 2009</u>
Supplier # :	<u>1007922</u>	Application Number :	<u>10</u>
Address :	<u>13727 Excelsior Dr</u> <u>Santa Fe Springs, CA 90670</u>	Period From :	<u>February 20, 2009</u>
Phone :	<u>562-802-3980</u>		
Remittance Address :	<u>OPUS West Construction Corporation</u> <u>Attn : Accounts Payable</u> <u>2050 Main Street, Suite 800</u> <u>Irvine, CA 92614</u>		

CONTRACT INFORMATION

ITEM	SALES TAX(\$)(if applicable)	TOTAL(\$)
ORIGINAL CONTRACT AMOUNT		\$282,390.00
OPUS APPROVED CHANGE ORDER THRU # <u>5</u>		\$31,549.00
CONTRACT AMOUNT TO DATE TOTAL		\$313,939.00

APPLICATION INFORMATION

A Total Completed & Stored to Date	\$	<u>313,939.00</u>	
B Less Retainage <u>10%</u>	\$	<u>.00</u>	
C Total Earned Less Retainage (A - B)	\$	<u>313,939.00</u>	
D Less Previous Billings (previous req's line C)	\$	<u>300,280.00</u>	
E Current Payment Due (C - D)	\$	<u>13,659.00</u>	
F Balance to Finish, Plus Retainage (H - A + B)	\$	<u>.00</u>	
G Current Gross Amount Completed This Period	\$	<u>.00</u>	

SUBCONTRACTOR : TL Fabrications LP Supplier #: 1007922
 BY : _____
 DATE : _____

APPLICATION BREAKDOWN

THIS SECTION MUST BE COMPLETE IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS

Account Code	Description	Current Contract Amount	From Previous Application	This Period	Total Work Complete	Percent Complete	Retainage This Application	Net Payment
					I + G	A/H	G - K	
97391.10-D20-05100.00-S	Struct Steel Mat/Erect - Subcontract	\$16,260.00	\$16,260.00	\$0.00	\$16,260.00	100.00%	\$0.00	\$0.00
97391.10-E10-05460.00-S	Exterior Canopy - Subcontract	\$29,195.00	\$29,195.00	\$0.00	\$29,195.00	100.00%	\$0.00	\$0.00
97391.10-110-05515.00-S	Roof Access Ladder - Subcontract	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	100.00%	\$0.00	\$0.00
97391.15-D20-05100.00-S	Struct Steel Mat/Erect - Subcontract	\$21,817.00	\$21,817.00	\$0.00	\$21,817.00	100.00%	\$0.00	\$0.00
97391.15-E10-05460.00-S	Exterior Canopy - Subcontract	\$45,530.00	\$45,530.00	\$0.00	\$45,530.00	100.00%	\$0.00	\$0.00
97391.15-110-05515.00-S	Roof Access Ladder - Subcontract	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	100.00%	\$0.00	\$0.00
97391.20-D20-05100.00-S	Struct Steel Mat/Erect - Subcontract	\$44,920.00	\$44,920.00	\$0.00	\$44,920.00	100.00%	\$0.00	\$0.00
97391.20-E10-05460.00-S	Exterior Canopy - Subcontract	\$35,465.00	\$35,465.00	\$0.00	\$35,465.00	100.00%	\$0.00	\$0.00
97391.20-110-05515.00-S	Roof Access Ladder - Subcontract	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	100.00%	\$0.00	\$0.00
97391.25-E10-05460.00-S	Exterior Canopy - Subcontract	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
97391.25-110-05515.00-S	Roof Access Ladder - Subcontract	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
97391.03-B40-05501.00-S	Misc Metals - Site - Subcontract	\$42,860.00	\$42,860.00	\$0.00	\$42,860.00	100.00%	\$0.00	\$0.00
97391.45-D20-05100.00-S	Struct Steel Mat/Erect - Subcontract	\$35,181.00	\$35,181.00	\$0.00	\$35,181.00	100.00%	\$0.00	\$0.00
97391.40-D20-05100.00-S	Struct Steel Mat/Erect - Subcontract	\$1,560.00	\$1,560.00	\$0.00	\$1,560.00	100.00%	\$0.00	\$0.00
97391.45-E10-05460.00-S	Exterior Canopy - Subcontract	\$29,591.00	\$29,591.00	\$0.00	\$29,591.00	100.00%	\$0.00	\$0.00
97391.45-110-05515.00-S	Roof Access Ladder - Subcontract	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	100.00%	\$0.00	\$0.00
97391.40-E10-05460.00-S	Exterior Canopy - Subcontract	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
97391.25-D20-05100.00-S	Shop Drawings Submittals (Shop 4)	\$1,560.00	\$1,560.00	\$0.00	\$1,560.00	100.00%	\$0.00	\$0.00
97391.40-110-05515.00-S	Roof Access Ladder - Subcontract	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00

	TOTAL	\$313,939.00	\$313,939.00	\$0.00	\$313,939.00	89.25%	\$0.00	\$0.00
		H	I	G	A	J	K	E

SHADED AREA FOR OPUS ACCOUNTING USE ONLY

Vendor ID	Vendor Inv. #	Date	G/L Exp

Victor Villanueva

From: Anderson, Effie [Effie.Anderson@opuswest.com]
Sent: Friday, August 28, 2009 10:37 AM
To: Victor Villanueva
Subject: RE: Regarding your voicemail

Victor,

Unfortunately, we have used up all of the funds that we had placed in escrow before the bankruptcy filing on previous payments to subcontractors and vendors. At this point, any further billings will have to be included in our bankruptcy filing. Did you get a copy of the proof of claim form from the court? If not let me know and I will send an electronic copy over to you.

Thank you,

Effie Anderson | Project Accountant
Opus West Construction Corporation | OWR Construction, Inc.
2555 E Camelback Rd, Ste 800 | Phoenix, AZ 85016
602-468-7000 Main | 602-468-7077 Direct | (866) 532-6949 Fax
effie.anderson@opuswest.com

From: Victor Villanueva [mailto:victor@tlfab.com]
Sent: Monday, August 24, 2009 9:36 AM
To: Anderson, Effie
Subject: RE: Regarding your voicemail

Good Morning Effie,

Any updates?

From: Anderson, Effie [mailto:Effie.Anderson@opuswest.com]
Sent: Thursday, August 13, 2009 4:00 PM
To: Victor Villanueva
Subject: RE: Regarding your voicemail

Victor,

My supervisor, who was handling getting these payments thru, has recently left. I need to get with the Finance Director and see where we are and what I need to do to make sure these payments do get out. I will let you know once I have everything squared away. It may be mid next week when I will be updating you again.

Thank you,

Effie Anderson | Project Accountant
Opus West Construction Corporation | OWR Construction, Inc.
2555 E Camelback Rd, Ste 800 | Phoenix, AZ 85016
602-468-7000 Main | 602-468-7077 Direct | (866) 532-6949 Fax
effie.anderson@opuswest.com

From: Victor Villanueva [mailto:victor@tlfab.com]
Sent: Monday, August 10, 2009 9:44 AM
To: Anderson, Effie
Subject: RE: Regarding your voicemail

Victor Villanueva

From: St. John, Karen [Karen.St.John@opuswest.com]
Sent: Friday, July 10, 2009 3:48 PM
To: 'Victor Villanueva'
Subject: RE: The Commons

Your retention app balance is being processed. I don't have any information as to when payment will be made.

My last day at Opus is July 15th. You may contact Effie Anderson or Chantel Miller at 602.468.7000 after that date.

It has been a pleasure working with you.

Karen St. John
Project Accountant
Opus West Corporation
602-468-7074 (Direct)
866-532-6950 (Fax)
karen.stjohn@opuswest.com

From: Victor Villanueva [mailto:victor@tlfab.com]
Sent: Friday, July 10, 2009 1:31 PM
To: St. John, Karen
Subject: RE: The Commons

Hello Karen,

DO you have an update on our final payment?

From: St. John, Karen [mailto:Karen.St.John@opuswest.com]
Sent: Monday, June 29, 2009 10:56 AM
To: 'Victor Villanueva'
Subject: RE: The Commons

Have you submitted a retention application and conditional final waiver?

Karen St. John
Project Accountant
Opus West Corporation
602-468-7074 (Direct)
866-532-6950 (Fax)
karen.stjohn@opuswest.com

From: Victor Villanueva [mailto:victor@tlfab.com]
Sent: Monday, June 29, 2009 9:37 AM

To: St. John, Karen
Subject: The Commons

Good Morning Karen,

We have a balance outstanding – on the commons – of \$13,659.00. Do you know when we can expect to get paid?



Victor Villanueva
Accounts Receivable

TL Fabrications LP
(562) 802-3980 Ext. 503
(562) 802-3990 Fax
victor@tlfab.com

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Victor Villanueva

From: Dave Willson [dave.willson@tlfab.com]
Sent: Thursday, June 04, 2009 4:27 PM
To: victor.villanueva@tlfab.com
Subject: FW: The Commons at Chino Hills
Attachments: TL Fabrication Waiver.PDF; TL Fabrications LP.pdf



Dave Willson
Director of Finance and Operations

TL Fabrications

Office: (562) 802-3980 x 507
Cell: (949) 870-2753
Fax: (562) 802-3990
Email: dave.willson@tlfab.com

From: Brown, Wendy [mailto:Wendy.Brown@opuswest.com] **On Behalf Of** Dickerson, Jeff
Sent: Thursday, June 04, 2009 4:28 PM
To: dave.willson@tlfab.com
Subject: The Commons at Chino Hills

Dear Subcontractor,

Please see the attached memo regarding funds that have been placed in escrow for progress payments on project(s) you have worked on. It is important that you read through the memo carefully for instructions on what paperwork will be required to obtain your check. We have made arrangements for you to pick up your check at First American Title Insurance Company in Santa Ana on Friday, June 5, 2009. While we will be there from 9:00 a.m. to 4:00 p.m. we would prefer that you arrive between the hours of 9:00 a.m. and 12:00 p.m.

The address for First American Title is 5 First American Way, Building 5, Santa Ana, California 92707. The business complex is a closed campus, please let the guard at the gate know you are there to see Ryan Hahn at First American Title regarding a meeting with Opus West.

The memo references a waiver form that will be forwarded to you in a separate e-mail later today that you will be required to sign in exchange for the check.

Thank you,

Wendy Brown
Sr. Administrative Assistant
Opus West Construction Corporation
2050 Main Street, Suite 800
Irvine, CA 92614
(949) 622-2180



OPUS

EXECUTED

The Commons at Chino Hills / 97391.00
See Subcontract Sum Breakdown / Misc. Metals
TL Fabrications LP / Mike Buford
Contact Phone # 562-802-3980
Contact Fax # 562-802-3990
Payment Terms: Standard

SUBCONTRACT AGREEMENT (Labor and Materials)

This Subcontract Agreement ("Subcontract") is made as of this 25th day of February, 2008, by and between OPUS West Construction Corporation ("Contractor"), with its office located at 2050 Main Street Suite 800, Irvine, CA 92614, and TL Fabrications LP ("Subcontractor") with its office located at 13727 Excelsior Dr, Santa Fe Springs, CA 90670.

Contractor and Subcontractor agree as follows:

1. Subcontract Documents. The term "Subcontract Documents" is defined in Paragraph 1 of the attached Rider "A".
2. Project. Contractor is providing design and construction-related services to Owner (defined below) in connection with the project generally described as The Commons at Chino Hills ("Project"), located at 4615 Chino Hills Parkway, Chino Hills, CA 91709 ("Project Site"), and consisting of the total work provided by Contractor under contract documents between Owner and Contractor.
3. Owner. The Owner of the Project is Opus West Corporation ("Owner").
4. Architect/Engineer. The architect and engineers ("Architect/Engineer") of record for the Project are:
Architect of Record: KKE Architects, Inc.
5. Scope of Work. Subcontractor's scope of work for the Project is described in the attached Rider "A" and is defined therein as the Work.
6. Schedule. Time is of the essence. Accordingly, all time limits and requirements for completion set forth in the Subcontract Documents, including any intermediate milestones (collectively referred to in the Subcontract Documents as the "Schedule"), are of the essence of this Subcontract. Subcontractor shall begin its Work as soon as the Project is ready for the Work or within three (3) calendar days after being notified orally or in writing to proceed by Contractor. The Substantial Completion of the Work (defined in the General Conditions of Subcontract) shall be achieved as required by job progress, so as to allow the entire Project to be substantially completed on or before 08/15/2008. Subcontractor shall conform to all progress and schedule requirements of the Subcontract Documents and as directed by Contractor's project manager, and must achieve the milestones (if any) as described in the attached Rider "A".
7. Subcontract Sum. Contractor shall pay Subcontractor the sum of \$ 282,390.00 ("Subcontract Sum"). The Subcontract Sum includes freight and delivery charges and all applicable state and local taxes including sales and use tax, and if required by law, these taxes must be separately stated on any payment applications, invoices or similar documents delivered by Subcontractor to Contractor for completion of the Work in accordance with the terms and conditions of the Subcontract Documents. A breakdown of the components of the Subcontract Sum is set forth in the attached Rider "A".
8. Riders. The following Riders are attached to and made a part of this Subcontract:
 - 8.1 Rider A (Scope of Work)
 - 8.2 Rider B (Indemnification)
 - 8.3 Rider C (Insurance)

Contractor and Subcontractor sign as follows:

Approved by Contractor's project manager

Shaun Evans *BL*
Shaun Evans

CONTRACTOR
OPUS West Construction Corporation

By: *Jeff Dickerson*
Jeff Dickerson
(Print Name)
Vice President of Construction
(Title)
4/11/08
(Date)

SUBCONTRACTOR
TL Fabrications LP

By: *Mike Buford*
MIKE BUFORD
(Print Name)
ACCOUNT EXECUTIVE
(Title)
3/7/08
(Date)

ORIGINAL



**OPUS West Construction Corporation
SUBCONTRACT CHANGE ORDER**

RECEIVED

Change Order Date: 04/28/2008

Change Order #: 1

To Subcontract Agreement dated: 02/25/2008

TO: TL Fabrications LP
13727 Excelsior Dr
Santa Fe Springs, CA 90670

EXECUTED

PROJECT: The Commons at Chino Hills
4615 Chino Hills Parkway
Chino Hills, CA 91709

Misc. Metals
CON-97391.00-25

See Subcontract Sum Breakdown

CHANGE DETAILS

Item	PCO	Description	Amount
1		The attached Subcontract Document List, Revised March 14, 2008 - Field Bulletin #3 (FB-97391.00-3), shall update and become part of this Subcontract.	\$0.00
2		The attached Subcontract Document List, Revised March 21, 2008 - Field Bulletin #4 (FB-97391.00-4), shall update and become part of this Subcontract.	\$0.00
3		The attached Subcontract Document List, Revised April 2, 2008 - Field Bulletin #5 (FB-97391.00-5), shall update and become part of this Subcontract.	\$0.00
4	PCO-97391.00-3.1	Field Bulletin #3 (FB-97391.00-3) - TL - Subcontractor shall incorporate Field Bulletin #3 (FB-97391.00-3) changes at Shops 1.	\$8,920.00
5		Subcontractor shall incorporate Field Bulletin #3 (FB-97391.00-3) changes at Shops 2.	\$12,267.00
6		Subcontractor shall provide structural steel Work for Shops 7 in accordance with the Subcontract Documents and Shops 7 drawings dated April 2, 2008.	\$46,480.00
7		Subcontractor shall provide metal canopy Work for Shops 7 in accordance with the Subcontract Documents and Shops 7 drawings dated April 2, 2008.	\$36,930.00
8		Subcontractor shall provide roof access ladder Work for Shops 7 in accordance with the Subcontract Documents and Shops 7 drawings dated April 2, 2008.	\$2,500.00
9		Subcontractor shall provide structural steel Work for Shops 8 in accordance with the Subcontract Documents and Shops 8 drawings dated April 7, 2008.	\$17,655.00
10		Subcontractor shall provide metal canopy Work for Shops 8 in accordance with the Subcontract Documents and Shops 8 drawings dated April 7, 2008.	\$10,975.00
11		Subcontractor shall provide roof access ladder Work for Shops 8 in accordance with the Subcontract Documents and Shops 8 drawings dated April 7, 2008.	\$2,500.00
12		Subcontractor shall provide credit for twelve (12) trash enclosure gate leaves, and three (3) trash enclosure man gates.	\$(13,050.00)
13		Subcontractor shall revise trash enclosure gates per Sanie Mfg. Shop Drawing 'SK1' dated February 14, 2008.	\$11,900.00
14		Subcontractor shall provide deduct for Shops 4 Structural Steel and Architectural Elements. Shops 4 pricing will be retained by Contractor as an Alternate and will be re-awarded to Subcontractor in the event that the Contractor is released to build Shops 4.	\$(30,140.00)



OPUS West Construction Corporation
SUBCONTRACT CHANGE ORDER

15

Subcontractor shall provide deduct for Shops 4 Metal Canopies. Shops 4 pricing will be retained by Contractor as an Alternate and will be re-awarded to Subcontractor in the event that the Contractor is released to build Shops 4. \$(52,800.00)

16

Subcontractor shall provide deduct for Shops 4 Roof Access Ladder. Shops 4 pricing will be retained by Contractor as an Alternate and will be re-awarded to Subcontractor in the event that the Contractor is released to build Shops 4. \$(2,500.00)

51,637.00

SCHEDULE

Completion date of original contract will not be adjusted, unless noted herein.

CONTRACT SUMMARY

<u>Cost Code</u>	<u>Previous Amount</u>	<u>This Change Order</u>	<u>Current Contract Amount</u>
97391.03-B40-05501.00-S	\$36,300.00	\$(1,150.00)	\$35,150.00
97391.10-D20-05100.00-S	\$7,340.00	\$8,920.00	\$16,260.00
97391.10-E10-05460.00-S	\$27,360.00	\$0.00	\$27,360.00
97391.10-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
97391.15-D20-05100.00-S	\$9,550.00	\$12,267.00	\$21,817.00
97391.15-E10-05460.00-S	\$43,200.00	\$0.00	\$43,200.00
97391.15-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
97391.20-D20-05100.00-S	\$33,060.00	\$0.00	\$33,060.00
97391.20-E10-05460.00-S	\$32,640.00	\$0.00	\$32,640.00
97391.20-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
97391.25-D20-05100.00-S	\$30,140.00	\$(30,140.00)	\$0.00
97391.25-E10-05460.00-S	\$52,800.00	\$(52,800.00)	\$0.00
97391.25-I10-05515.00-S	\$2,500.00	\$(2,500.00)	\$0.00
97391.40-D20-05100.00-S	\$0.00	\$46,480.00	\$46,480.00
97391.40-E10-05460.00-S	\$0.00	\$36,930.00	\$36,930.00
97391.40-I10-05515.00-S	\$0.00	\$2,500.00	\$2,500.00
97391.45-D20-05100.00-S	\$0.00	\$17,655.00	\$17,655.00
97391.45-E10-05460.00-S	\$0.00	\$10,975.00	\$10,975.00
97391.45-I10-05515.00-S	\$0.00	\$2,500.00	\$2,500.00
	<u>\$282,390.00</u>	<u>\$51,637.00</u>	<u>\$334,027.00</u>

Original Contract Amount.....	\$282,390.00
Previously Approved Change Orders.....	\$0.00
Amount this Change Order.....	\$51,637.00
Contract Amount to Date.....	\$334,027.00

ACKNOWLEDGEMENT

Please sign and return all original copies

TL Fabrications LP

MIKE BUFORD 6/9/08
 Printed Name Date

OPUS West Construction Corporation

Shaun Evans 6/12/08
 Printed Name Date

Reference this change order number on all Application for Payment documents.



RECEIVED



OPUS West Construction Corporation
SUBCONTRACT CHANGE ORDER

JUN 27 2008

OPUS WEST-IRVINE

Change Order Date: 05/15/2008
Change Order #: 2
To Subcontract Agreement dated: 02/25/2008

EXECUTED

Misc. Metals
CON-97391.00-25
See Subcontract Sum Breakdown

TO: TL Fabrications LP
13727 Excelsior Dr
Santa Fe Springs, CA 90670

PROJECT: The Commons at Chino Hills
4615 Chino Hills Parkway
Chino Hills, CA 91709

CHANGE DETAILS

Item	Description	Amount
2	The attached Subcontract Document List, Revised March 26, 2008 - Field Bulletin #6 (FB-97391.00-6), shall update and become part of this Subcontract.	\$0.00
3	Subcontractor shall incorporate Field Bulletin #6 (FB-97391.00-6) changes at Shops 3. (TL Fab CO#2)	\$11,860.00
		\$11,860.00

SCHEDULE

Completion date of original contract will not be adjusted, unless noted herein.

CONTRACT SUMMARY

Cost Code	Previous Amount	This Change Order	Current Contract Amount
97391.03-B40-05501.00-S	\$35,150.00	\$0.00	\$35,150.00
97391.10-D20-05100.00-S	\$16,260.00	\$0.00	\$16,260.00
97391.10-E10-05460.00-S	\$27,360.00	\$0.00	\$27,360.00
97391.10-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
97391.15-D20-05100.00-S	\$21,817.00	\$0.00	\$21,817.00
97391.15-E10-05460.00-S	\$43,200.00	\$0.00	\$43,200.00
97391.15-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
97391.20-D20-05100.00-S	\$33,060.00	\$11,860.00	\$44,920.00
97391.20-E10-05460.00-S	\$32,640.00	\$0.00	\$32,640.00
97391.20-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
97391.25-D20-05100.00-S	\$0.00	\$0.00	\$0.00
97391.25-E10-05460.00-S	\$0.00	\$0.00	\$0.00
97391.25-I10-05515.00-S	\$0.00	\$0.00	\$0.00
97391.40-D20-05100.00-S	\$46,480.00	\$0.00	\$46,480.00
97391.40-E10-05460.00-S	\$36,930.00	\$0.00	\$36,930.00
97391.40-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
97391.45-D20-05100.00-S	\$17,655.00	\$0.00	\$17,655.00
97391.45-E10-05460.00-S	\$10,975.00	\$0.00	\$10,975.00
97391.45-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
	\$334,027.00	\$11,860.00	\$345,887.00






OPUS West Construction Corporation
SUBCONTRACT CHANGE ORDER

Original Contract Amount.....	\$282,390.00
Previously Approved Change Orders.....	\$51,637.00
Amount this Change Order.....	\$11,860.00
Contract Amount to Date.....	\$345,887.00

ACKNOWLEDGEMENT

Please sign and return all original copies

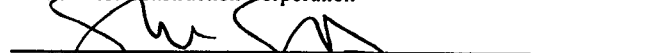
TL Fabrications LP



 Michael HSU
 Chief Financial Officer
 Printed Name

 6-25-08
 Date

OPUS West Construction Corporation



 Shaun Evans
 Printed Name

 6/27/08
 Date

Reference this change order number on all Application for Payment documents.

RECEIVED

JUN 27 2008



OPUS West Construction Corporation
SUBCONTRACT CHANGE ORDER

OPUS WEST-IRVINE

Change Order Date: 06/20/2008

Change Order #: 3

To Subcontract Agreement dated: 02/25/2008

Misc. Metals

CON-97391.00-25

See Subcontract Sum Breakdown

TO: TL Fabrications LP
13727 Excelsior Dr
Santa Fe Springs, CA 90670

PROJECT: The Commons at Chino Hills
4615 Chino Hills Parkway
Chino Hills, CA 91709

CHANGE DETAILS

Item	Description	Amount
3	Subcontractor shall provide (25) 5" schedule 40 x 6'0" galvanized pipe bollards FOB jobsite.	\$5,875.00
		<u>\$5,875.00</u>

SCHEDULE

Completion date of original contract will not be adjusted, unless noted herein.

CONTRACT SUMMARY

Cost Code	Previous Amount	This Change Order	Current Contract Amount
97391.03-B40-05501.00-S	\$35,150.00	\$5,875.00	\$41,025.00
97391.10-D20-05100.00-S	\$16,260.00	\$0.00	\$16,260.00
97391.10-E10-05460.00-S	\$27,360.00	\$0.00	\$27,360.00
97391.10-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
97391.15-D20-05100.00-S	\$21,817.00	\$0.00	\$21,817.00
97391.15-E10-05460.00-S	\$43,200.00	\$0.00	\$43,200.00
97391.15-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
97391.20-D20-05100.00-S	\$44,920.00	\$0.00	\$44,920.00
97391.20-E10-05460.00-S	\$32,640.00	\$0.00	\$32,640.00
97391.20-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
97391.25-D20-05100.00-S	\$0.00	\$0.00	\$0.00
97391.25-E10-05460.00-S	\$0.00	\$0.00	\$0.00
97391.25-I10-05515.00-S	\$0.00	\$0.00	\$0.00
97391.40-D20-05100.00-S	\$46,480.00	\$0.00	\$46,480.00
97391.40-E10-05460.00-S	\$36,930.00	\$0.00	\$36,930.00
97391.40-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
97391.45-D20-05100.00-S	\$17,655.00	\$0.00	\$17,655.00
97391.45-E10-05460.00-S	\$10,975.00	\$0.00	\$10,975.00
97391.45-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
<u>\$345,887.00</u>		<u>\$5,875.00</u>	<u>\$351,762.00</u>

Original Contract Amount.....	\$282,390.00
Previously Approved Change Orders.....	\$63,497.00
Amount this Change Order.....	\$5,875.00
Contract Amount to Date.....	\$351,762.00

ACKNOWLEDGEMENT

Please sign and return all original copies

TL Fabrications LP

OPUS West Construction Corporation

Michael HSU
Chief Financial Officer

Shaun Evans

Printed Name

Date

Printed Name

Date

6-25-08

6/27/08



OPUS West Construction Corporation
SUBCONTRACT CHANGE ORDER

Change Order Date: 09/12/2008

Misc. Metals

Change Order #: 4

CON-97391.00-25

To Subcontract Agreement dated: 02/25/2008

See Subcontract Sum Breakdown

TO: TL Fabrications LP
 13727 Excelsior Dr
 Santa Fe Springs, CA 90670

PROJECT: The Commons at Chino Hills
 4615 Chino Hills Parkway
 Chino Hills, CA 91709

CHANGE DETAILS

Item	Description	Amount
1	Subcontractor shall provide Shops 8 Metal Canopy Work as indicated in Field Bulletin #16 (Shops 8 - Delta 5, dated 06/13/08).	\$18,616.00
2	Subcontractor shall provide Shops 8 Structural Steel Work as indicated in Field Bulletin #16 (Shops 8 - Delta 5, dated 06/13/08).	\$15,626.00
3	Subcontractor shall provide Shops 8 Ornamental Metal Work as indicated in Field Bulletin #16 (Shops 8 - Delta 5, dated 06/13/08).	\$1,900.00
4	Subcontractor shall provide Shop Drawings Submittals for Shops 4.	\$1,560.00
		\$37,702.00

SCHEDULE

Completion date of original contract will not be adjusted, unless noted herein.

CONTRACT SUMMARY

Cost Code	Previous Amount	This Change Order	Current Contract Amount
97391.03-B40-05501.00-S	\$41,025.00	\$0.00	\$41,025.00
97391.10-D20-05100.00-S	\$16,260.00	\$0.00	\$16,260.00
97391.10-E10-05460.00-S	\$27,360.00	\$0.00	\$27,360.00
97391.10-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
97391.15-D20-05100.00-S	\$21,817.00	\$0.00	\$21,817.00
97391.15-E10-05460.00-S	\$43,200.00	\$0.00	\$43,200.00
97391.15-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
97391.20-D20-05100.00-S	\$44,920.00	\$0.00	\$44,920.00
97391.20-E10-05460.00-S	\$32,640.00	\$0.00	\$32,640.00
97391.20-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
97391.25-D20-05100.00-S	\$0.00	\$1,560.00	\$1,560.00
97391.25-E10-05460.00-S	\$0.00	\$0.00	\$0.00
97391.25-I10-05515.00-S	\$0.00	\$0.00	\$0.00
97391.40-D20-05100.00-S	\$46,480.00	\$0.00	\$46,480.00
97391.40-E10-05460.00-S	\$36,930.00	\$0.00	\$36,930.00
97391.40-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
97391.45-D20-05100.00-S	\$17,655.00	\$17,526.00	\$35,181.00
97391.45-E10-05460.00-S	\$10,975.00	\$18,616.00	\$29,591.00
97391.45-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
	\$351,762.00	\$37,702.00	\$389,464.00

5



OPUS West Construction Corporation
SUBCONTRACT CHANGE ORDER

Original Contract Amount.....	\$282,390.00
Previously Approved Change Orders.....	\$69,372.00
Amount this Change Order.....	\$37,702.00
Contract Amount to Date.....	\$389,464.00

ACKNOWLEDGEMENT

Please sign and return all original copies

TL Fabrications LP

OPUS West Construction Corporation

Mike Buford
MIKE BUFORD 9/23/08
Printed Name Date

Shaun Evans
Printed Name Date

Reference this change order number on all Application for Payment documents.

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OPUS West Construction Corporation
SUBCONTRACT CHANGE ORDER

Change Order Date: 10/20/2008
 Change Order #: 5
 To Subcontract Agreement dated: 02/25/2008

Misc. Metals
 CON-97391.00-25

See Subcontract Sum Breakdown

TO: TL Fabrications LP
 13727 Excelsior Dr
 Santa Fe Springs, CA 90670

PROJECT: The Commons at Chino Hills
 4615 Chino Hills Parkway
 Chino Hills, CA 91709

CHANGE DETAILS

Item	Description	Amount
1	Subcontractor shall provide root welding at Shops 1 metal canopies due to addition of tube steel headers. (TL CO#6)	\$1,485.00
2	Subcontractor shall provide root welding at Shops 2 metal canopies due to addition of tube steel headers. (TL CO#6)	\$1,980.00
3	Subcontractor shall provide root welding at Shops 3 metal canopies due to addition of tube steel headers. (TL CO#6)	\$2,475.00
4	Subcontractor shall provide upgrade to Amerlock 2 VOC primer at Shops 1 metal work. (TL CO#6)	\$350.00
5	Subcontractor shall provide upgrade to Amerlock 2 VOC primer at Shops 2 metal work. (TL CO#6)	\$350.00
6	Subcontractor shall provide upgrade to Amerlock 2 VOC primer at Shops 3 metal work. (TL CO#6)	\$350.00
7	Subcontractor shall provide upgrade to Amerlock 2 VOC primer at Site metal work. (TL CO#6)	\$350.00
8	Subcontractor shall extend (4) tube steel posts 18" at trash enclosure near Shops 1 and 2. (TL CO#6)	\$1,485.00
		\$8,825.00

SCHEDULE

Completion date of original contract will not be adjusted, unless noted herein.

CONTRACT SUMMARY

<u>Cost Code</u>	<u>Previous Amount</u>	<u>This Change Order</u>	<u>Current Contract Amount</u>
97391.03-B40-05501.00-S	\$41,025.00	\$1,835.00	\$42,860.00
97391.10-D20-05100.00-S	\$16,260.00	\$0.00	\$16,260.00
97391.10-E10-05460.00-S	\$27,360.00	\$1,835.00	\$29,195.00
97391.10-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
97391.15-D20-05100.00-S	\$21,817.00	\$0.00	\$21,817.00
97391.15-E10-05460.00-S	\$43,200.00	\$2,330.00	\$45,530.00
97391.15-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
97391.20-D20-05100.00-S	\$44,920.00	\$0.00	\$44,920.00
97391.20-E10-05460.00-S	\$32,640.00	\$2,825.00	\$35,465.00
97391.20-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
97391.25-D20-05100.00-S	\$1,560.00	\$0.00	\$1,560.00
97391.25-E10-05460.00-S	\$0.00	\$0.00	\$0.00
97391.25-I10-05515.00-S	\$0.00	\$0.00	\$0.00
97391.40-D20-05100.00-S	\$46,480.00	\$0.00	\$46,480.00
97391.40-E10-05460.00-S	\$36,930.00	\$0.00	\$36,930.00
97391.40-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
97391.45-D20-05100.00-S	\$35,181.00	\$0.00	\$35,181.00
97391.45-E10-05460.00-S	\$29,591.00	\$0.00	\$29,591.00
97391.45-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
	\$389,464.00	\$8,825.00	\$398,289.00



**OPUS West Construction Corporation
SUBCONTRACT CHANGE ORDER**

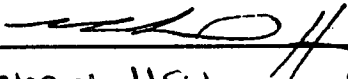
Original Contract Amount.....	\$282,390.00
Previously Approved Change Orders.....	\$107,074.00
Amount this Change Order.....	\$8,825.00
Contract Amount to Date.....	\$398,289.00

ACKNOWLEDGEMENT

Please sign and return all original copies

TL Fabrications LP

OPUS West Construction Corporation



 Michael HSU 11-11-2008
 Printed Name Date

 Shaun Evans
 Printed Name Date

Reference this change order number on all Application for Payment documents.

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OPUS West Construction Corporation
SUBCONTRACT CHANGE ORDER

Change Order Date: 02/02/2009
 Change Order #: 6
 To Subcontract Agreement dated: 02/25/2008

Misc. Metals
 CON-97391.00-25

See Subcontract Sum Breakdown

TO: TL Fabrications LP
 13727 Excelsior Dr
 Santa Fe Springs, CA 90670

PROJECT: The Commons at Chino Hills
 4615 Chino Hills Parkway
 Chino Hills, CA 91709

CHANGE DETAILS

Item	Description	Amount
1	Subcontractor shall exclude the Shops 7 Work previously authorized in Subcontract Change Order #1. Owner has placed this Work on-hold indefinitely. \$1,560 remaining in this line item are for shop drawings prepared prior to Owner placing this work on-hold.	\$(44,920.00)
2	Subcontractor shall exclude the Shops 7 Work previously authorized in Subcontract Change Order #1. Owner has placed this Work on-hold indefinitely.	\$(36,930.00)
3	Subcontractor shall exclude the Shops 7 Work previously authorized in Subcontract Change Order #1. Owner has placed this Work on-hold indefinitely.	\$(2,500.00)
		\$(84,350.00)

SCHEDULE

Completion date of original contract will not be adjusted, unless noted herein.

CONTRACT SUMMARY

<u>Cost Code</u>	<u>Previous Amount</u>	<u>This Change Order</u>	<u>Current Contract Amount</u>
97391.03-B40-05501.00-S	\$42,860.00	\$0.00	\$42,860.00
97391.10-D20-05100.00-S	\$16,260.00	\$0.00	\$16,260.00
97391.10-E10-05460.00-S	\$29,195.00	\$0.00	\$29,195.00
97391.10-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
97391.15-D20-05100.00-S	\$21,817.00	\$0.00	\$21,817.00
97391.15-E10-05460.00-S	\$45,530.00	\$0.00	\$45,530.00
97391.15-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
97391.20-D20-05100.00-S	\$44,920.00	\$0.00	\$44,920.00
97391.20-E10-05460.00-S	\$35,465.00	\$0.00	\$35,465.00
97391.20-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
97391.25-D20-05100.00-S	\$1,560.00	\$0.00	\$1,560.00
97391.25-E10-05460.00-S	\$0.00	\$0.00	\$0.00
97391.25-I10-05515.00-S	\$0.00	\$0.00	\$0.00
97391.40-D20-05100.00-S	\$46,480.00	\$(44,920.00)	\$1,560.00
97391.40-E10-05460.00-S	\$36,930.00	\$(36,930.00)	\$0.00
97391.40-I10-05515.00-S	\$2,500.00	\$(2,500.00)	\$0.00
97391.45-D20-05100.00-S	\$35,181.00	\$0.00	\$35,181.00
97391.45-E10-05460.00-S	\$29,591.00	\$0.00	\$29,591.00
97391.45-I10-05515.00-S	\$2,500.00	\$0.00	\$2,500.00
	\$398,289.00	\$(84,350.00)	\$313,939.00





OPUS

OPUS West Construction Corporation SUBCONTRACT CHANGE ORDER

Original Contract Amount.....	\$282,390.00
Previously Approved Change Orders.....	\$115,899.00
Amount this Change Order.....	\$(84,350.00)
Contract Amount to Date.....	\$313,939.00

ACKNOWLEDGEMENT

Please sign and return all original copies

TL Fabrications LP

OPUS West Construction Corporation

Michael HSU

3-5-08

Shaun Evans

Printed Name Chief Financial Officer

Date

Printed Name

Date

Reference this change order number on all Application for Payment documents.