

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 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- HDH-11
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): COMMERCIAL FIREPROOFING & INSULATION, L.P.		<input type="checkbox"/> Check this box to indicate that this claim amends a previously filed claim. Court Claim Number: (if known) Filed on:
Name and address where notices should be sent: 10777 THREEWINDS RD, SUITE 110, DAVIS, TX 76243 Telephone number: 214 503 7762 Email Address: jtomasek@commercialfireproofing.com		<input type="checkbox"/> Check this box if you are aware that anyone else has filed a proof of claim with the court 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): SAME AS ABOVE Telephone number: SAME AS ABOVE		
1. Amount of Claim as of Date Case Filed: \$ 171,315.00 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.		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: GOODS SOLD AND INSTALLED. (See instruction #2 on reverse side.)		
3. Last four digits of any number by which creditor identifies debtor: NA 3a. Debtor may have scheduled account as: NA (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 checked="" 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: \$ 171,315.00 Basis for perfection: M&M LIEN Amount Unsecured: \$ -0-		
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: 9/8/09	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. J. Tomasek PARTNER	
		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 (GCG) (12/08)



Denton County
Cynthia Mitchell
County Clerk
Denton, Tx 76202



70:2009 00052124

Instrument Number: 2009-52124

As

Recorded On: May 01, 2009

Mechanics Lien Affidavit

Parties: COMMERCIAL FIREPROOFING & INSULATION LP

Billable Pages: 8

To

Number of Pages: 8

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Mechanics Lien Affidavit	39.00
Total Recording:	39.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

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.

File Information:

Document Number: 2009-52124
Receipt Number: 579682
Recorded Date/Time: May 01, 2009 12:39:23P

Record and Return To:

COMMERCIAL FIREPROOFING & INSULATION
10777 TURBEVILLE DR
STE110
DALLAS TX 75243

User / Station: D Kitzmiller - Cash Station 2



THE STATE OF TEXAS }
COUNTY OF DENTON }

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

C Mitchell

County Clerk
Denton County, Texas

Denton County
Cynthia Mitchell
County Clerk
Denton, Tx 76202



70:2009:00052125

Instrument Number: 2009-52125

As

Recorded On: May 01, 2009

Mechanics Lien Affidavit

Parties: COMMERCIAL FIREPROOFING & INSULATION LP

Billable Pages: 8

To

Number of Pages: 8

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Mechanics Lien Affidavit	39.00
Total Recording:	39.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

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.

File Information:

Record and Return To:

Document Number: 2009-52125
Receipt Number: 579682
Recorded Date/Time: May 01, 2009 12:39:23P

COMMERCIAL FIREPROOFING & INSULATION
10777 TURBEVILLE DR
STE110
DALLAS TX 75243

User / Station: D Kitzmiller - Cash Station 2



THE STATE OF TEXAS }
COUNTY OF DENTON }

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Cynthia Mitchell

County Clerk
Denton County, Texas

AFFIDAVIT OF MECHANIC'S AND MATERIALMAN'S LIEN

THE STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME the undersigned authority, personally appeared Joe W. Tomaselli, of Commercial Fireproofing & Insulation, L.P., who, being by me duly sworn upon oath, deposed and stated as follows:

1. “My name is Joe W. Tomaselli. I am over the age of twenty-one (21) years, of sound mind and capable of making this affidavit. I am competent to testify as to all matters set forth herein. All the facts and statements contained herein are within my personal knowledge and they are, in all things, true and correct.

2. “I am a partner in Commercial Fireproofing & Insulation, L.P. (“Claimant”), whose business address is 10777 Turbeville Dr., Suite 110, Dallas, Texas 75243.

3. “Pursuant to a contract between Claimant and Opus West Construction Corporation Claimant has furnished labor and/or material to improve the real property located at 2525 E. State Hwy 121 known as 121 Lakepointe Crossing, Alcatel TI and as described in Attachment 1.

4. “The owner, or reputed owner, of the property described in the foregoing paragraph is Opus West Corporation whose business address is 15455 N. Dallas Parkway, Suite 450, Addison, TX 75001. Claimant sent notice to Opus West Corporation regarding the existence and amount of the claim by Claimant on April 28, 2009 by certified mail.

5. “The original contractor for the improvements for which a lien is claimed is Opus West Construction Corporation, whose street address is 15455 N. Dallas Parkway, Ste 450, Addison, TX 75001.

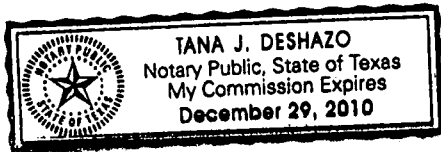
6. "Such labor and/or materials furnished by Claimant may be generally described as follows: installation of insulation performed in April, 2009.


7. "After allowing all just credits, payments, and offsets, the amount of \$154,183.50 remains unpaid and is due and owing to Claimant and Claimant claims a lien on said property and improvements to secure the payment of the amount claimed."

FURTHER AFFIANT SAYETH NOT.


Commercial Fireproofing & Insulation, L.P.
Joe W. Tomaselli
Partner

SWORN TO AND SUBSCRIBED before me on the 30th day of April, 2009.





Notary Public in and for the State of Texas

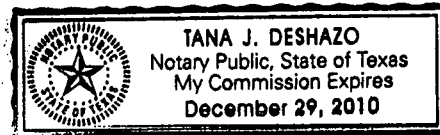
THE STATE OF TEXAS §

COUNTY OF DENTON §

This instrument was acknowledged before me on this the 30th day of April, 2009
by Joe W. Tomaselli.


Notary Public in and for the State of Texas

Return to:
Commercial Fireproofing & Insulation, L.P.
10777 Turbeville Dr.
Suite 110
Dallas, Texas 75243



COMMERCIAL
FIREPROOFING
& INSULATION

10777 Turbeville Dr., Suite 110, Dallas, TX 75243
Phone: 214-503-7762 Fax: 214-503-8812

April 28, 2009

Opus West Construction Corp.
15455 N. Dallas Pkwy, Ste. 450
Addison, TX 75001

Re: Alcatel TI/121 Lakepointe Crossing
2525 E State Hwy 121
Lewisville, TX 75056

STATEMENT OF ACCOUNT

INVOICE NO. 13480

\$ 154,183.50

INVOICE FOR MATERIALS AND LABOR FURNISHED DURING APRIL, 2009 FOR INSTALLATION OF
INSULATION ON ABOVE REFERENCED PROJECT.

TOTAL AMOUNT DUE AND OWING

\$ 154,183.50

ALL OUTSTANDING INVOICE NOS. 13480

Cc: Opus West Corporation
15455 N. Dallas Pkwy, Suite 450
Addison, TX 75001

COMMERCIAL Fireproofing & Insulation

Invoice

10777 Tarbeville Dr., Suite 110
Dallas, TX 75243

Date	Invoice #
4/3/2009	13480

Bill To
Opus West Construction Corp. 15455 N. Dallas Pkwy, Ste. 450 Addison, TX 75001

Project Name & Address
Alcatel TI/121 Lakepointe Crossing 97306.15 2525 E. State Hwy 121 Lewisville, TX 75056

Pay Request #	Terms
1	Net 30

Description	Contract Amount	Prior Amount Billed	Amount
Install Insulation	171,315.00		171,315.00
Less: 10% Retainage			-17,131.50

Thank you for your valuable business!	Subtotal	\$154,183.50
	Sales Tax (0.0%)	\$0.00
	Total	\$154,183.50

Telephone	Fax
214-503-7762	214-503-8812

PLEASE REMIT TO OUR ADDRESS, ABOVE.

Attachment #1

WHEREAS, OPUS WEST, L.P. is the owner of all that tract of land in the City of Lewisville, Denton County, Texas, and being a part of the B.B.B. & C.R.R. SURVEY, ABSTRACT No. 180, and being a part of the J.W. JOHNSON SURVEY, ABSTRACT No. 1609, and being all of Lot 1R, Block A, and all of Lot 4, Block A, Crossroads Centre North, an addition to the City of Lewisville as recorded in Cabinet W, Page 7, Denton County Plat Records, and being further described as follows:

BEGINNING at a one-half inch iron rod with cap found at the northwest corner of said Lot 1R, said point being in the south line of a 31.553 acre tract of land described as Tract 4 conveyed to 80 acres Lakepointe, Ltd., as recorded in Clerk's File No. 2004-86578, Denton County Deed Records, said point also being in the east line of East Hill Park Road (a variable width right-of-way);

THENCE along the north line of said Lot 1R and the south line of said Tract 4 as follows:

Northeasterly, 656.80 feet along a curve to the left having a central angle of 28 degrees 56 minutes 51 seconds, a radius of 1300.00 feet, a tangent of 335.57 feet, and whose chord bears North 75 degrees 24 minutes 37 seconds East, 649.83 feet to a one-half inch iron rod with cap found for corner;

North 60 degrees 56 minutes 11 seconds East, at 464.78 feet passing a one-half inch iron rod with cap found at the northeast corner of said Lot 1R, said point also being the northwest corner of said Lot 4, in all a total distance of 845.43 feet to a one-half inch iron rod with cap found in the north line of said Lot 4;

THENCE along the north line of said Lot 4 and the south line of said Tract 4 as follows:

Northeasterly, 358.94 feet along a curve to the left having a central angle of 10 degrees 16 minutes 58 seconds, a radius of 2000.00 feet, a tangent of 179.95 feet, and whose chord bears North 55 degrees 47 minutes 42 seconds East, 358.46 feet to a one-half inch iron rod with cap found for corner;

North 50 degrees 39 minutes 13 seconds East, 217.81 feet to a railroad spike found at the southeast corner of said Tract 4, said point being in the southwest line of Leora Lane (a 80 foot right-of-way);

THENCE Southeasterly, 155.47 feet along the southwest line of Leora Lane following a curve to the left having a central angle of 08 degrees 33 minutes 56 seconds, a radius of 1040.00 feet, a tangent of 77.88 feet, and whose chord bears South 82 degrees 42 minutes 08 seconds East, 155.33 feet to a one-half inch iron rod found at the northeast corner of said Lot 4, said point being the northwest corner of Lot 2, Block A, Crossroads Centre North, an addition to the City of Lewisville as recorded in Cabinet V, Page 234, Denton County Plat Records;

THENCE South 29 degrees 12 minutes 55 seconds East, 1182.95 feet to a one-half inch iron rod with cap found at the southeast corner of said Lot 4, said point being the southwest corner of said Lot 2, said point also being in the north line of State Highway 121 (a variable width right-of-way);

THENCE along the south line of said Lot 4 and the north line of State Highway 121 as follows:

South 60 degrees 47 minutes 06 seconds West, 696.87 feet to a one-half inch iron rod set for corner;

South 64 degrees 13 minutes 29 seconds West, 200.00 feet to a one-half inch iron rod set for corner;

South 60 degrees 47 minutes 06 seconds West, 180.50 feet to an "X" in concrete set for corner, said point being the southwest corner of said Lot 4, said point also being the southeast corner of Lot 3, Block A, of said Crossroads Centre North Addition;

THENCE North 29 degrees 12 minutes 54 seconds West, 416.00 feet along the west line of said Lot 4 and the east line of said Lot 3 to an "X" in concrete found at the northeast corner of said Lot 3, said point being the southeast corner of said Lot 1R;

THENCE along the south line of said Lot 1R and the north line of said Lot 3 as follows:

South 60 degrees 47 minutes 06 seconds West, 978.76 feet to an "X" in concrete found for corner;

South 19 degrees 05 minutes 03 seconds West, 120.03 feet to an "X" in concrete found at the most southerly southeast corner of said Lot 1R, said point being the most westerly northwest corner of said Lot 3, said point also being in the north line of East Hill Park Road;

THENCE along the north line of East Hill Park Road and the south line of said Lot 1R as follows:

Northwesterly, 415.23 feet along a curve to the left having a central angle of 04 degrees 03 minutes 24 seconds, a radius of 5864.58 feet, a tangent of 207.70 feet, and whose chord bears North 72 degrees 56 minutes 53 seconds West, 415.14 feet to a one-half inch iron rod with cap found for corner;

North 15 degrees 01 minutes 25 seconds East, 10.00 feet to a one-half inch iron rod with cap found for corner;

Northwesterly, 123.54 feet along a curve to the left having a central angle of 01 degrees 12 minutes 18 seconds, a radius of 5874.58 feet, a tangent of 61.77 feet, and whose chord bears North 75 degrees 34 minutes 44 seconds West, 123.53 feet to a one-half inch iron rod with cap found for corner;

North 28 degrees 15 minutes 19 seconds West, 26.67 feet to a one-half inch iron rod with cap found at the southwest corner of said Lot 1R, said point being in the east line of East Hill Park Road;

THENCE along the west line of said Lot 1R and the east line of East Hill Park Road as follows:

North 00 degrees 23 minutes 35 seconds East, 357.66 feet to an "X" in concrete found for corner;

Northeasterly, 17.54 feet along a curve to the right having a central angle of 25 degrees 07 minutes 16 seconds, a radius of 40.00 feet, a tangent of 8.91 feet, and

whose chord bears North 77 degrees 48 minutes 20 seconds East, 17.40 feet to an "X" in concrete found for corner;

South 89 degrees 38 minutes 02 seconds East, 16.02 feet to an "X" in concrete found for corner;

North 00 degrees 46 minutes 20 seconds West, 35.43 feet to an "X" in concrete found for corner;

Northwesterly, 150.55 feet along a curve to the left having a central angle of 143 degrees 45 minutes 49 seconds, a radius of 60.00 feet, a tangent of 183.37 feet, and whose chord bears North 16 degrees 02 minutes 52 seconds West, 114.05 feet to a one-half inch iron rod with cap found for corner;

North 00 degrees 23 minutes 35 seconds East, 189.58 feet to the POINT OF BEGINNING and containing 2,373,271 square feet or 54.483 acres of land.

COMMERCIAL

**FIREPROOFING
& INSULATION**

10777 Turbeville Dr., Suite 110, Dallas, TX 75243
Phone: 214-503-7762 Fax: 214-503-8812

May 1, 2009

Re: SEE ATTACHMENT 1

VIA CERTIFIED MAIL/RETURN
RECEIPT REQUESTED

VIA CERTIFIED MAIL/RETURN
RECEIPT REQUESTED

Opus West Corporation
15455 N. Dallas Pkwy, Ste. 450
Addison, TX 75001

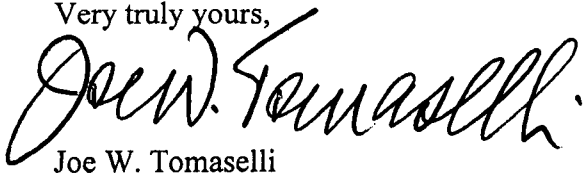
Opus West Construction Corporation
15455 N. Dallas Pkwy, Ste. 450
Addison, TX 75001

To Whom It May Concern:

In connection with the above referenced project an Affidavit of Mechanic's and Materialman's Lien was filed with the County Clerk of Denton County, Texas on May 1, 2009. You may obtain a copy from the Denton County Clerk's office, Denton County, Texas or we can forward a file-stamped copy as soon as we receive it.

Should you have any questions, please feel free to call me.

Very truly yours,



Joe W. Tomaselli

Partner
Commercial Fireproofing & Insulation, L.P.

Denton County
Cynthia Mitchell
County Clerk
Denton, Tx 76202



70 2009 00052124

Instrument Number: 2009-52124

As

Recorded On: May 01, 2009

Mechanics Lien Affidavit

Parties: COMMERCIAL FIREPROOFING & INSULATION LP

Billable Pages: 8

To

Number of Pages: 8

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Mechanics Lien Affidavit	39.00
Total Recording:	39.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

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.

File Information:

Document Number: 2009-52124
Receipt Number: 579682
Recorded Date/Time: May 01, 2009 12:39:23P

Record and Return To:

COMMERCIAL FIREPROOFING & INSULATION
10777 TURBEVILLE DR
STE110
DALLAS TX 75243

User / Station: D Kitzmiller - Cash Station 2



THE STATE OF TEXAS }
COUNTY OF DENTON }

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

C Mitchell

County Clerk
Denton County, Texas

AFFIDAVIT OF MECHANIC'S AND MATERIALMAN'S LIEN

THE STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME the undersigned authority, personally appeared Joe W. Tomaselli, of Commercial Fireproofing & Insulation, L.P., who, being by me duly sworn upon oath, deposed and stated as follows:

1. “My name is Joe W. Tomaselli. I am over the age of twenty-one (21) years, of sound mind and capable of making this affidavit. I am competent to testify as to all matters set forth herein. All the facts and statements contained herein are within my personal knowledge and they are, in all things, true and correct.

2. “I am a partner in Commercial Fireproofing & Insulation, L.P. (“Claimant”), whose business address is 10777 Turbeville Dr., Suite 110, Dallas, Texas 75243.

3. “Pursuant to a contract between Claimant and Opus West Construction Corporation Claimant has furnished labor and/or material to improve the real property located at 2525 E. State Hwy 121 known as 121 Lakepointe Crossing, Alcatel TI and as described in Attachment 1.

4. “The owner, or reputed owner, of the property described in the foregoing paragraph is Opus West Corporation whose business address is 15455 N. Dallas Parkway, Suite 450, Addison, TX 75001. Claimant sent notice to Opus West Corporation regarding the existence and amount of the claim by Claimant on April 28, 2009 by certified mail.

5. “The original contractor for the improvements for which a lien is claimed is Opus West Construction Corporation, whose street address is 15455 N. Dallas Parkway, Ste 450, Addison, TX 75001.

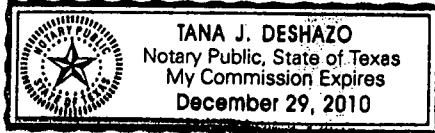
6. "Such labor and/or materials furnished by Claimant may be generally described as follows: installation of insulation performed in April, 2009.


7. "After allowing all just credits, payments, and offsets, the amount of \$17,131.50 remains unpaid and is due and owing to Claimant and Claimant claims a lien on said property and improvements to secure the payment of the amount claimed."

FURTHER AFFIANT SAYETH NOT.


Commercial Fireproofing & Insulation, L.P.
Joe W. Tomaselli
Partner

SWORN TO AND SUBSCRIBED before me on the 30th day of April, 2009.





Notary Public in and for the State of Texas

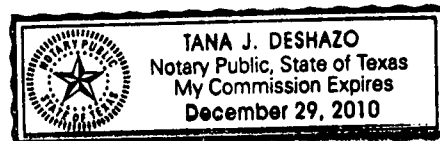
THE STATE OF TEXAS §

COUNTY OF DENTON §

This instrument was acknowledged before me on this the 30 day of April, 2009
by Joe W. Tomaselli.


Notary Public in and for the State of Texas

Return to:
Commercial Fireproofing & Insulation, L.P.
10777 Turbeville Dr.
Suite 110
Dallas, Texas 75243



COMMERCIAL

**FIREPROOFING
& INSULATION**

10777 Turbeville Dr., Suite 110, Dallas, TX 75243
Phone: 214-503-7762 Fax: 214-503-8812

April 28, 2009

Opus West Construction Corp.
15455 N. Dallas Pkwy, Ste. 450
Addison, TX 75001

Re: Alcatel TI/121 Lakepointe Crossing
2525 E State Hwy 121
Lewisville, TX 75056

STATEMENT OF ACCOUNT

INVOICE NO. 13506

\$ 17,131.50

INVOICE FOR RETAINAGE FOR MATERIALS AND LABOR FURNISHED DURING APRIL, 2009 FOR
INSTALLATION OF INSULATION ON ABOVE REFERENCED PROJECT.

TOTAL AMOUNT DUE AND OWING

\$ 17,131.50

ALL OUTSTANDING INVOICE NOS. 13506

Cc: Opus West Corporation
15455 N. Dallas Pkwy, Suite 450
Addison, TX 75001

COMMERCIAL Fireproofing & Insulation

Invoice

**10777 Turbeville Dr., Suite 110
Dallas, TX 75243**

Date	Invoice #
4/28/2009	13506

Bill To
Opus West Construction Corp. 15455 N. Dallas Pkwy, Ste. 450 Addison, TX 75001

Project Name & Address
Alcatel TI/121 Lakepointe Crossing 97306.15 2525 E. State Hwy 121 Lewisville, TX 75056

Pay Request #	Terms
2	Net 30

Description	Contract Amount	Prior Amount Billed	Amount
Retainage Due on Completed Job			17,131.50

Thank you for your valuable business!	Subtotal	\$17,131.50
	Sales Tax (0.0%)	\$0.00
	Total	\$17,131.50

Telephone	Fax
214-503-7762	214-503-8812

PLEASE REMIT TO OUR ADDRESS, ABOVE.

Attachment #1

WHEREAS, OPUS WEST, L.P. is the owner of all that tract of land in the City of Lewisville, Denton County, Texas, and being a part of the B.B.B. & C.R.R. SURVEY, ABSTRACT No. 180, and being a part of the J.W. JOHNSON SURVEY, ABSTRACT No. 1609, and being all of Lot 1R, Block A, and all of Lot 4, Block A, Crossroads Centre North, an addition to the City of Lewisville as recorded in Cabinet W, Page 7, Denton County Plat Records, and being further described as follows:

BEGINNING at a one-half inch iron rod with cap found at the northwest corner of said Lot 1R, said point being in the south line of a 31.553 acre tract of land described as Tract 4 conveyed to 80 acres Lakepointe, Ltd., as recorded in Clerk's File No. 2004-86578, Denton County Deed Records, said point also being in the east line of East Hill Park Road (a variable width right-of-way);

THENCE along the north line of said Lot 1R and the south line of said Tract 4 as follows:

Northeasterly, 656.80 feet along a curve to the left having a central angle of 28 degrees 56 minutes 51 seconds, a radius of 1300.00 feet, a tangent of 335.57 feet, and whose chord bears North 75 degrees 24 minutes 37 seconds East, 649.83 feet to a one-half inch iron rod with cap found for corner;

North 60 degrees 56 minutes 11 seconds East, at 464.78 feet passing a one-half inch iron rod with cap found at the northeast corner of said Lot 1R, said point also being the northwest corner of said Lot 4, in all a total distance of 845.43 feet to a one-half inch iron rod with cap found in the north line of said Lot 4;

THENCE along the north line of said Lot 4 and the south line of said Tract 4 as follows:

Northeasterly, 358.94 feet along a curve to the left having a central angle of 10 degrees 16 minutes 58 seconds, a radius of 2000.00 feet, a tangent of 179.95 feet, and whose chord bears North 55 degrees 47 minutes 42 seconds East, 358.46 feet to a one-half inch iron rod with cap found for corner;

North 50 degrees 39 minutes 13 seconds East, 217.81 feet to a railroad spike found at the southeast corner of said Tract 4, said point being in the southwest line of Leora Lane (a 80 foot right-of-way);

THENCE Southeasterly, 155.47 feet along the southwest line of Leora Lane following a curve to the left having a central angle of 08 degrees 33 minutes 56 seconds, a radius of 1040.00 feet, a tangent of 77.88 feet, and whose chord bears South 82 degrees 42 minutes 08 seconds East, 155.33 feet to a one-half inch iron rod found at the northeast corner of said Lot 4, said point being the northwest corner of Lot 2, Block A, Crossroads Centre North, an addition to the City of Lewisville as recorded in Cabinet V, Page 234, Denton County Plat Records;

THENCE South 29 degrees 12 minutes 55 seconds East, 1182.95 feet to a one-half inch iron rod with cap found at the southeast corner of said Lot 4, said point being the southwest corner of said Lot 2, said point also being in the north line of State Highway 121 (a variable width right-of-way);

THENCE along the south line of said Lot 4 and the north line of State Highway 121 as follows:

South 60 degrees 47 minutes 06 seconds West, 696.87 feet to a one-half inch iron rod set for corner;

South 64 degrees 13 minutes 29 seconds West, 200.00 feet to a one-half inch iron rod set for corner;

South 60 degrees 47 minutes 06 seconds West, 180.50 feet to an "X" in concrete set for corner, said point being the southwest corner of said Lot 4, said point also being the southeast corner of Lot 3, Block A, of said Crossroads Centre North Addition;

THENCE North 29 degrees 12 minutes 54 seconds West, 416.00 feet along the west line of said Lot 4 and the east line of said Lot 3 to an "X" in concrete found at the northeast corner of said Lot 3, said point being the southeast corner of said Lot 1R;

THENCE along the south line of said Lot 1R and the north line of said Lot 3 as follows:

South 60 degrees 47 minutes 06 seconds West, 978.76 feet to an "X" in concrete found for corner;

South 19 degrees 05 minutes 03 seconds West, 120.03 feet to an "X" in concrete found at the most southerly southeast corner of said Lot 1R, said point being the most westerly northwest corner of said Lot 3, said point also being in the north line of East Hill Park Road;

THENCE along the north line of East Hill Park Road and the south line of said Lot 1R as follows:

Northwesterly, 415.23 feet along a curve to the left having a central angle of 04 degrees 03 minutes 24 seconds, a radius of 5864.58 feet, a tangent of 207.70 feet, and whose chord bears North 72 degrees 56 minutes 53 seconds West, 415.14 feet to a one-half inch iron rod with cap found for corner;

North 15 degrees 01 minutes 25 seconds East, 10.00 feet to a one-half inch iron rod with cap found for corner;

Northwesterly, 123.54 feet along a curve to the left having a central angle of 01 degrees 12 minutes 18 seconds, a radius of 5874.58 feet, a tangent of 61.77 feet, and whose chord bears North 75 degrees 34 minutes 44 seconds West, 123.53 feet to a one-half inch iron rod with cap found for corner;

North 28 degrees 15 minutes 19 seconds West, 26.67 feet to a one-half inch iron rod with cap found at the southwest corner of said Lot 1R, said point being in the east line of East Hill Park Road;

THENCE along the west line of said Lot 1R and the east line of East Hill Park Road as follows:

North 00 degrees 23 minutes 35 seconds East, 357.66 feet to an "X" in concrete found for corner;

Northeasterly, 17.54 feet along a curve to the right having a central angle of 25 degrees 07 minutes 16 seconds, a radius of 40.00 feet, a tangent of 8.91 feet, and

whose chord bears North 77 degrees 48 minutes 20 seconds East, 17.40 feet to an "X" in concrete found for corner;

South 89 degrees 38 minutes 02 seconds East, 16.02 feet to an "X" in concrete found for corner;

North 00 degrees 46 minutes 20 seconds West, 35.43 feet to an "X" in concrete found for corner;

Northwesterly, 150.55 feet along a curve to the left having a central angle of 143 degrees 45 minutes 49 seconds, a radius of 60.00 feet, a tangent of 183.37 feet, and whose chord bears North 16 degrees 02 minutes 52 seconds West, 114.05 feet to a one-half inch iron rod with cap found for corner;

North 00 degrees 23 minutes 35 seconds East, 189.58 feet to the POINT OF BEGINNING and containing 2,373,271 square feet or 54.483 acres of land.

COMMERCIAL
FIREPROOFING
& INSULATION

10777 Turbeville Dr., Suite 110, Dallas, TX 75243
Phone: 214-503-7762 Fax: 214-503-8812

May 1, 2009

Re: SEE ATTACHMENT 1

VIA CERTIFIED MAIL/RETURN
RECEIPT REQUESTED

VIA CERTIFIED MAIL/RETURN
RECEIPT REQUESTED

Opus West Corporation
15455 N. Dallas Pkwy, Ste. 450
Addison, TX 75001

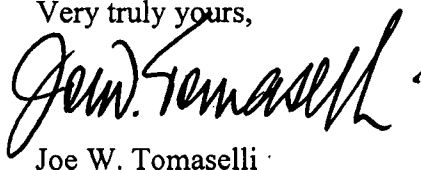
Opus West Construction Corporation
15455 N. Dallas Pkwy, Ste. 450
Addison, TX 75001

To Whom It May Concern:

In connection with the above referenced project an Affidavit of Mechanic's and Materialman's Lien for retainage was filed with the County Clerk of Denton County, Texas on May 1, 2009. You may obtain a copy from the Denton County Clerk's office, Denton County, Texas or we can forward a file-stamped copy as soon as we receive it.

Should you have any questions, please feel free to call me.

Very truly yours,



Joe W. Tomaselli

Partner
Commercial Fireproofing & Insulation, L.P.