

UNITED STATES BANKRUPTCY COURT FOR THE NORTHERN DISTRICT OF TEXAS		PROOF OF CLAIM
Name of Debtor: (Check Only One): <input checked="" 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: <div style="font-size: 2em; text-align: center;">09-34356</div>
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): Brett Jared Leon 3320 Octavia Street Apt. #4 San Francisco CA 94123		<div style="font-size: 1.5em; font-weight: bold;">RECEIVED</div> <div style="font-size: 1.2em;">NOV 05 2009</div> <div style="font-size: 1.2em;">BMC GROUP</div>
Name and address where notices should be sent: Brett Jared Leon 3320 Octavia St. Apt. #4 San Francisco CA 94123 Telephone number: 925-998-6804 Email Address: bjean@comcast.net		<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 payment should be sent (if different from above): <div style="font-size: 1.5em; text-align: center;">SAME AS ABOVE</div>		<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.
1. Amount of Claim as of Date Case Filed: \$ <u>17,666.50 plus interest</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 checked="" 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: <div style="font-size: 1.5em; text-align: right;">\$ 17,666.50</div>
2. Basis for Claim: <u>Services Performed</u> (See instruction #2 on reverse side.)		
3. Last four digits of any number by which creditor identifies debtor: <u>(1533)(5917)(5335)(5537)</u> 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: <u>See Attached</u>		
Date: <u>11/1/09</u>	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. <div style="font-size: 1.5em; text-align: center;"> Brett Leon </div>	
		FOR COURT USE ONLY OPUS WEST 00362

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)

INSTRUCTIONS FOR PROOF OF CLAIM FORM

The instructions and definitions below are general explanations of the law. In certain circumstances, such as bankruptcy cases not filed voluntarily by the debtor, there may be exceptions to these general rules. The attorneys for the Debtors and their court-appointed claims agent (The BMC Group) are not authorized and are not providing you with any legal advice.

PLEASE SEND YOUR ORIGINAL, COMPLETED CLAIM FORM AS FOLLOWS: **IF BY MAIL:** OPUS WEST CORPORATION, et al C/O BMC GROUP, PO BOX 3020, CHANHASSEN, MN, 55317-3020. **IF BY HAND OR OVERNIGHT COURIER:** OPUS WEST CORPORATION, et al C/O BMC GROUP, 18750 LAKE DRIVE EAST, CHANHASSEN, MN, 55317. ANY PROOF OF CLAIM SUBMITTED BY FACSIMILE OR E-MAIL WILL NOT BE ACCEPTED.

THE GENERAL BAR DATE IN THESE CHAPTER 11 CASES IS November 9, 2009

Court, Name of Debtor, and Case Number:

These chapter 11 cases were commenced in the United States Bankruptcy Court for the Northern District of Texas on July 6, 2009. You should select the Debtor against which you are asserting your claim.

A SEPARATE PROOF OF CLAIM FORM MUST BE FILED AGAINST EACH DEBTOR.

Creditor's Name and Address:

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

1. Amount of Claim as of Date Case Filed:

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

2. Basis for Claim:

State the type of debt or how it was incurred. Examples include goods sold, money loaned, services performed, personal injury/wrongful death, car loan, mortgage note, and credit card. If the claim is based on the delivery of health care goods or services, limit the disclosure of the goods or services so as to avoid embarrassment or the disclosure of confidential health care information. You may be required to provide additional disclosure if the debtor, trustee or another party in interest files an objection to your claim.

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

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

3a. Debtor May Have Scheduled Account As:

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

4. Secured Claim:

Check the appropriate box and provide the requested information if the claim is fully or partially secured. Skip this section if the claim is entirely unsecured. (See DEFINITIONS, below.) State the type and the value of property that secures the claim, attach copies of lien documentation, and state annual interest rate and the amount past due on the claim as of the date of the bankruptcy filing.

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

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

6. Credits:

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

7. Documents:

Attach to this proof of claim form redacted copies documenting the existence of the debt and of any lien securing the debt. You may also attach a summary. You must also attach copies of documents that evidence perfection of any security interest. You may also attach a summary. FRBP 3001(c) and (d). If the claim is based on the delivery of health care goods or services, see instruction 2. Do not send original documents, as attachments may be destroyed after scanning.

Date and Signature:

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

DEFINITIONS

Debtor

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

Creditor

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

Claim

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

Proof of Claim

A proof of claim is a form used by the creditor to indicate the amount of the debt owed by the debtor on the date of the bankruptcy filing. The creditor must file the form with the BMC Group as described in the instructions above and in the Bar Date Notice.

Secured Claim Under 11 U.S.C. §506(a)

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

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

Unsecured Claim

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

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

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

Redacted

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

Evidence of Perfection

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

INFORMATION

Acknowledgment of Filing of Claim

To receive acknowledgment of your filing from the BMC Group, please provide a self-addressed stamped envelope and a copy of this proof of claim when you submit the original claim to the BMC Group.

Offers to Purchase a Claim

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

UNITED STATES BANKRUPTCY COURT Northern District of Texas

**Notice of
Chapter 11 Bankruptcy Cases, Meeting of Creditors, & Deadlines**

Chapter 11 bankruptcy cases concerning the debtors listed below were filed on 7/6/09.

You may be a creditor of the debtors. **This notice lists important deadlines.** You may want to consult an attorney to protect your rights. All documents filed in these cases may be inspected at the bankruptcy clerk's office at the address listed below.

NOTE: The staff of the bankruptcy clerk's office cannot give legal advice.

See Reverse Side for Important Explanations

Debtors (names used by the debtors in the last 8 years, including married, maiden, trade, and address):

Opus West Corporation
2555 E Camelback Road, Suite 800
Phoenix, Arizona 85016
Tax ID No.: 86-0811533
Case No.: 09-34356

O. W. Commercial, Inc.
2555 E Camelback Road, Suite 800
Phoenix, Arizona 85016
Tax ID No.: 20-2789134
Case No.: 09-34363

Opus West Partners, Inc.
2555 E Camelback Road, Suite 800
Phoenix, Arizona 85016
Tax ID No.: 81-0545537
Case No.: 09-34373

Opus West Construction Corporation
2555 E Camelback Road, Suite 800
Phoenix, Arizona 85016
Tax ID No.: 41-0855917
Case No.: 09-34360

Opus West LP
2555 E Camelback Road, Suite 800
Phoenix, Arizona 85016
Tax ID No.: 81-0545535
Case No.: 09-34334

Attorneys for Opus West Corporation, Opus West Construction Corporation, and O. W. Commercial, Inc. (names and addresses):
Clifton R. Jessup, Jr.
Greenberg Traurig, LLP
2200 Ross Avenue, Suite 5200
Dallas, TX 75201
Telephone: 214-665-3600
Facsimile: 214-665-5938

Attorneys for Opus West Partners, Inc., and Opus West LP: (names and addresses):
Peter Franklin
Doug Skierski
Franklin Skierski Lovall Hayward, LLP
10501 N. Central Expressway, Suite 106
Dallas, TX 75231
Telephone: 214-702-4061
Facsimile: 214-723-5345

Meeting of Creditors

Date: **August 12, 2009** Time: **2:00 P.M.**
Location: **Office of the U.S. Trustee, 1100 Commerce St., Room 976, Dallas, TX 75242**

Deadline to File a Proof of Claim

Proof of claim must be *received* by the BMC Group, Debtors' Claims Agent, by the following deadline:
For all creditors (except a governmental unit): **11/9/09** For a governmental unit: _____

Claims Should be Sent to:

IF BY MAIL:
Opus West Corporation, et al
c/o BMC Group
P.O. Box 3020
Chanhassen, MN 55317-3020

IF BY HAND OR OVERNIGHT COURIER:
Opus West Corporation, et al
c/o BMC Group
18750 Lake Drive East
Chanhassen, MN 55317

Creditors with a Foreign Address:

A Creditor to whom this notice is sent at a foreign address should read the information under "claims" on the reverse side.

Deadline to File a Complaint to Determine Dischargeability of Certain Debts:

Creditors May Not Take Certain Actions:

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtors and the debtors' property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtors can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

Address of the Bankruptcy Clerk's Office:
1100 Commerce Street, Room 1254
Dallas, Texas 75242
Telephone number: 214-753-2000

For the Court:
Clerk of the Bankruptcy Court:
Tawana C. Marshall

Hours Open: Monday – Friday 8:30 AM – 4:30 PM

EXPLANATIONS

Filing of Chapter 11 Bankruptcy Case	<p>Bankruptcy cases under Chapter 11 of the Bankruptcy Code (title 11, United States Code) have been filed in this court by the debtors listed on the front side, and orders for relief have been entered. Chapter 11 allows a debtor to reorganize or liquidate pursuant to a plan. A plan is not effective unless confirmed by the court. You may be sent a copy of the plan and a disclosure statement telling you about the plan, and you might have the opportunity to vote on the plan. You will be sent a notice of the date of confirmation hearing, and you may object to confirmation of the plan and attend the confirmation hearing. Unless a trustee is serving, the debtor will remain in possession of the debtor's property and may continue to operate any business.</p>
Legal Advice	<p>The staff of the bankruptcy clerk's office cannot give legal advice. Consult a lawyer to determine your rights in these cases.</p>
Creditors Generally May Not Take Certain Actions	<p>Prohibited collection actions are listed in Bankruptcy Code § 362. Common examples of prohibited actions include contacting the debtor by telephone, mail or otherwise to demand repayment; taking actions to collect money or obtain property from the debtor; repossessing the debtor's property; and starting or continuing lawsuits or foreclosures. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay.</p>
Meeting of Creditors	<p>A meeting of creditors is scheduled for the date, time and location listed on the front side. <i>The debtor's representative must be present at the meeting to be questioned under oath by the trustee and by creditors.</i> Creditors are welcome to attend, but are not required to do so. The meeting may be continued and concluded at a later date without further notice. The court, after notice and a hearing, may order that the United States trustee not convene the meeting if the debtor has filed a plan for which the debtor solicited acceptances before filing the case.</p>
Claims	<p>A Proof of Claim is a signed statement describing a creditor's claim. If a Proof of Claim form is not included with this notice, you can obtain one at any bankruptcy clerk's office, You may look at the schedules that have been or will be filed at the bankruptcy clerk's office. If your claim is scheduled and is not listed as disputed, contingent, or unliquidated, it will be allowed in the amount scheduled unless you filed a Proof of Claim or you are sent further notice about the claim. Whether or not your claim is scheduled, you are permitted to file a Proof of Claim. If your claim is not listed at all or if your claim is listed as disputed, contingent, or unliquidated, then you must file a Proof of Claim or you might not be paid any money on your claim and may be unable to vote on the plan. A secured creditor retains rights in its collateral regardless of whether that creditor files a Proof of Claim. Filing a Proof of Claim submits the creditor to the jurisdiction of the bankruptcy court, with consequences a lawyer can explain. For example, a secured creditor who files a Proof of Claim may surrender important nonmonetary rights, including the right to a jury trial. Filing Deadline for a Creditor with a Foreign Address: The deadlines for filing claims set forth on the front of this notice apply to all creditors. If this notice has been mailed to a creditor at a foreign address, the creditor may file a motion requesting the court to extend the deadline.</p>
Discharge of Debts	<p>Confirmation of a chapter 11 plan may result in a discharge of debts, which may include all or part of your debt. See Bankruptcy Code § 1141(d). A discharge means that you may never try to collect the debt from the debtor, except as provided in the plan. If you believe that a debt owed to you is not dischargeable under Bankruptcy Code § 1141(d)(6)(A), you must start a lawsuit by filing a complaint in the bankruptcy clerk's office by the "Deadline to File a Complaint to Determine Dischargeability of Certain Debts" listed on the front side. The bankruptcy clerk's office must receive the complaint and any required filing fee by that Deadline.</p>
Bankruptcy Clerk's Office	<p>Any paper that you file in this bankruptcy case should be filed at the bankruptcy clerk's office at the address listed on the front side, You may inspect all papers filed, including the list of the debtor's property and debts and the list of the property claimed as exempt, at the bankruptcy clerk's office.</p>
Creditor with a Foreign Address	<p>Consult a lawyer familiar with United States bankruptcy law if you have any questions regarding your rights in these cases.</p>

November 1, 2009

Opus West Corporation, et al
c/o BMC Group
P.O. Box 3020
Chanhassen, MN 55317-3020

RE: Claim of Money Owed to Brett Jared Leon

To Whom It May Concern,

I'm writing to help clarify the amount of money Opus West Corporation owes me.

Exhibit A: I recently received a letter from Opus West Corporation stating that I'm owed \$12,700 as my part of the Opus Incentive Compensation Plans. I do agree with this, see attached.

Exhibit B: As part of my compensation plan while working for Opus West Corporation I was given various amounts of money dependant on type of product that I leased or sold. You'll notice that for R&D I was given \$.10/SF and I was never paid for 2 of my sales at Fremont Tech Center (O.W. Commercial was the entity that owned Fremont Tech Center).

Exhibit C: Sale of 20,645 SF R&D product type to Riyadh Haddad. This equals a \$2,064.50 commission/bonus that I never received.

Exhibit D: Sale of 14,510 SF R&D product type to Vicky Hong. At the time escrow (4Q 2008) was opened Opus West Corporation was doubling any deals that entered escrow therefore the amount owed to me for this sale is $\$1,451 \times 2 = \$2,902$. I have never received any commission/bonus for this deal.

In summary:


\$12,700

\$2,064.50

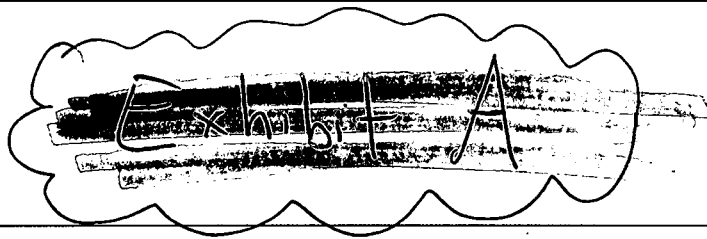
\$2,902

\$17,666.50

Please don't hesitate to call me with any questions you may have. I hope this helps clarify my supporting documentation and claim.



Brett Jared Leon



2008 Incentive

Attached is the final calculation of your 2008 incentive incorporating final company results for 2008. Since the company recorded a loss for 2008, the return on equity component (if applicable) is zero. In most cases, employees received approximately 50% of the 2008 incentive on March 13, 2009.



MEMORANDUM

TO: John Greer
Vickie Sixta

FROM: Don Little

RE: Brett Leon
Incentive Compensation

DATE: June 5, 2009

Following are the transactions closed for the period of October 1, 2008 through December 31, 2008:

	<u>S.F.</u>	<u>Rate **</u>	<u>%</u>	<u>Earned</u>	
<u>OCTOBER</u>					
NONE	-	x \$	-	x 0%	\$ -
<u>NOVEMBER</u>					
NONE	-	x \$	-	x 0%	-
<u>DECEMBER</u>					
NONE	-	x \$	-	x 0%	-
<u>MISCELLANEOUS</u>					
Opus West - Northern California Return on Equity			25.4% / 20% = 127%	\$ 10,000	12,700.00
Opus West Corporation Return on Equity			0% / 20% = 0%	\$ 5,000	-
TOTAL EARNED					12,700.00
Less Results-Based					<u>(12,700.00)</u>
					-
Cash Portion @ 50%					<u>50%</u>
TOTAL PAID ON 3/13/09					<u>\$ -</u>
Balance Due					<u>\$ 12,700.00</u>
Long Term Portion					-
Total 2008 Long Term	<u>1st qtr</u>	<u>2nd qtr</u>	<u>3rd qtr</u>	<u>4th qtr</u>	<u>Total</u>
	\$ 149.50	+ (149.50)	+ -	+ -	= \$ -
		Refund			

Note: If total incentive for 2008 does not exceed \$50,000, the 20% deferral is not applicable.

** Rate includes 50% bonus for 4th quarter office, industrial and retail leasing

cc: Brett Leon

~~EXHIBIT B~~

INCENTIVE COMPENSATION FOR BRETT LEON
Calendar Year 2008
(1/01/08 - 12/31/08)

For the calendar year 2008, the following Incentive Compensation program will be applicable. Incentives for leases signed by Opus West during this period will be paid ½ at signing or procurement and ½ at sale or implementation.

1. OFFICE / LIFESTYLE / MIXED USE \$.15/SF
2. RETAIL/R&D ~~\$.10/SF~~ ← *
Pad sales: \$1,000 per pad
Large pad sales: \$2,000 per pad
3. INDUSTRIAL \$.075/SF
4. MULTI-FAMILY .5% of gross profit
5. OPUS WEST NORTHERN CALIFORNIA DIVISION POOL
The actual ROE of the Northern California Division divided by 20% ROE x \$10,000
6. OPUS WEST CORPORATION RETURN ON EQUITY
The actual ROE divided by 20% ROE x \$5,000
7. MISCELLANEOUS
Identify and close on spec office, industrial, retail or multi-family land - \$2,500 per deal, payable upon close of escrow

- In the event that the total annual earned incentive is less than or equal to \$50,000, then one hundred percent (100%) of the earned incentive would be short-term and paid in cash.
- In the event that the total annual earned incentive exceeds \$50,000, then eighty percent (80%) of the earned incentive would be short-term incentive and paid in cash. Twenty percent (20%) of the earned incentive would be long-term incentive based on the following five year vesting schedule beginning at year end:

Less than 1 year	0
1 year, but less than 2 years	20%
2 years, but less than 3 years	40%
3 years, but less than 4 years	60%
4 years, but less than 5 years	80%
5 years	100%

The long-term incentive account balance would earn interest at a rate of 6% per year. At the end of each year, the vested amount with earned interest would be paid to the employee.

~~EXHIBIT B~~

Incentive Compensation
Brett Leon
Page Two

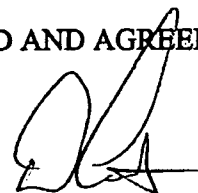
- The final determination of individual's involvement in any particular deal shall be at the sole discretion of the Senior Vice President.
- Maximum incentive not to exceed \$50,000 on any one deal.
- Maximum incentive will be two times salary, excluding car allowance.
- The date leases are signed is defined as the date on the first page of the lease. This date governs cut-off dates for purposes of the compensation program.

Employee must be employed by the Opus Group of Companies at the time cash incentives are paid. If an employee is no longer employed by the company for any reason, there will be no obligation for the company to pay any incentive under this plan.


The company reserves the right to reject deals that do not meet the best interests of the company as determined by company management.

The objective of the program is to pay incentive for specific performance. All possible events cannot be covered in this plan. The employee and Opus West agree that good faith efforts will be used to settle any discrepancies which may result from time to time. This is not intended to be a legal document. The intent is to serve as an understanding of events that may occur during the year.

SIGNED AND AGREED TO THIS 15th DAY OF MAY, 2008.



Don Little



Brett Leon

cc: Mark Rauenhorst
Tom Roberts

~~CONFIDENTIAL~~

BUILDING / LAND SALE SUMMARY SHEET

Date: March 26, 2009

PROJECT: Fremont Tech Center, Fremont, CA

SALE PARCEL: Building A - Units 47619, 47623, 47627, 47631, 47635, 47639, 47643

Lakeview Blvd. - 20, 215, 220, 225, 230, 235, 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500, 505, 510, 515, 520, 525, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, 610, 615, 620, 625, 630, 635, 640, 645, 650, 655, 660, 665, 670, 675, 680, 685, 690, 695, 700, 705, 710, 715, 720, 725, 730, 735, 740, 745, 750, 755, 760, 765, 770, 775, 780, 785, 790, 795, 800, 805, 810, 815, 820, 825, 830, 835, 840, 845, 850, 855, 860, 865, 870, 875, 880, 885, 890, 895, 900, 905, 910, 915, 920, 925, 930, 935, 940, 945, 950, 955, 960, 965, 970, 975, 980, 985, 990, 995, 1000

TYPE OF PROJECT: R&D

PURCHASER: Riyadh Haddad

PURCHASER'S ADDRESS & PHONE: Riyadh Haddad, 556 South Milpitas Blvd., Milpitas CA 94035 (408) 942-9888

PURCHASE PRICE: \$3,447,715

DUE DILIGENCE PERIOD: Ends April 23, 2009

DEPOSITS: \$50,000 1st and \$50,000 2nd

TITLE COMPANY: Chicago Title

ADDRESS: 1646 North California Blvd., Suite 103 Walnut Creek, CA 94596

ESCROW AGENT: Laurie Balding PHONE: 925-288-8351 FAX: 925-287-8007

SPECIAL CONSIDERATIONS: _____

CLOSE OF ESCROW: May 8, 2009

OTHER: _____

BROKERS: CBRE - Ben Rojas PHONE: (510)-874-1919

PROCURING BROKER: Manhattan Realty Group - Sunny Bali PHONE: (408)-323-1766

Approved: *Date/Name/Initials* *Date/Name/Initials*

cc: Katrina Juujarvi, OC	_____	Tom Roberts, OWC	_____
Tiffany Fairbanks, OWC	_____	John Greer, OWC	_____
Robyn Roberts, OWC	_____	Dan Haug, OWC	_____
Kim Hennis, OWC	_____	Don Little, OWC	_____
Claire Janssen, OWC	_____	Brett Leon, OWC	_____

~~Exhibit D~~

BUILDING / LAND SALE SUMMARY SHEET

Date: January 15, 2008

PROJECT: Fremont Tech Center, Fremont, CA

SALE PARCEL: Building B - Units 47677, 47681, 47685, 47689, 47693 Lakeview Blvd. -

~~145,110 s.f. total~~

TYPE OF PROJECT: R&D

PURCHASER: Vicky Hong, a married individual

PURCHASER'S ADDRESS & PHONE: Vicky Hong, 556 South Milpitas Blvd., Milpitas CA 94035 (408) 942-9888

PURCHASE PRICE: \$2,500,000

DUE DILIGENCE PERIOD: Ends January 23, 2009

DEPOSITS: \$25,000 1st and \$20,000 2nd

TITLE COMPANY: Chicago Title

ADDRESS: 1646 North California Blvd., Suite 103 Walnut Creek, CA 94596

ESCROW AGENT: Laurie Balding PHONE: 925-288-8351 FAX: 925-287-8007

SPECIAL CONSIDERATIONS: _____

CLOSE OF ESCROW: February 3, 2009

OTHER: _____

BROKERS: CBRE - Ben Rojas PHONE: (510)-874-1919

PROCURING BROKER: Wealth Realty Advisors - Julie Ho PHONE: (408)-323-1766

Approved: *Date/Name/Initials* *Date/Name/Initials*

cc: Katrina Juujarvi, OC	_____	Tom Roberts, OWC	_____
Tiffany Fairbanks, OWC	_____	John Greer, OWC	_____
Robyn Roberts, OWC	_____	Dan Haug, OWC	_____
Kim Hennis, OWC	_____	Don Little, OWC	_____
Claire Janssen, OWC	_____	Randy Ackerman, OWC	_____
		Jeff Lee, OWC	_____