
UNITED STATES BANKRUPTCY COURT FOR THE NORTHERN DISTRICT OF TEXAS	PROOF OF CLAIM
Name of Debtor: (Check Only One):	Case Number:
Opus West Corporation	00 2125/2-11
Opus West Construction Corporation O.W. Commercial, Inc.	09-34356-11
☐ Opus West LP	
Opus West Partners, Inc.	
NOTE: This form should not be used to make a claim for an administrative expense arising after the commencement of the cadministrative expense may be filed pursuant to 11 U.S.C. § 503.	ise. All other requests for payment of an
Name of Creditor (the person or other entity to whom the debtor owes money or property:	Check this box to indicate that this
Name of Creditor (the person or other entity to whom the debtor owes money or property: Emerald Landscape Services, Inc. RECEIVED Placentia, CA 92870 NOV 05 2009	claim amends a previously filed claim.
Placentia, CA 92870 NOV 05 2009	Court Claim Number:
	(If known)
BMC GROUP	Filed on:
Name and address where notices should be sent: EMERAIA LANDSCAPE SERVICES, INC. 531 West Crowther Auc., Placentia, CH 92970 Telephone number: 714 - 995 - 9000 Email Address: Emerald E Clsinc. Biz. Name and address where payment should be sent (if different from above):	Check this box if you are aware that anyone else has filed a proof of claim relating to your claim. Attach copy of statement giving particulars.
	Check this box if you are the debtor or trustee in this case.
Telephone number:	
1. Amount of Claim as of Date Case Filed: \$ 83,884.	5. Amount of Claim Entitled to
If all or part of your claim is secured, complete item 4 below; however, if all of your claim is unsecured, do not complete	Priority under 11 U.S.C. §507(a).
item 4.	If any portion of your claim falls in one of the following categories,
If all or part of your claim is entitled to priority, complete item 5.	check the box and state the
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.	amount.
2. Basis for Claim:	Specify the priority of the claim. Domestic support obligations under
(See instruction #2 on reverse side.)	11 U.S.C. §507(a)(1)(A) or
3. Last four digits of any number by which creditor identifies debtor: 5875	(a)(1)(B).
3a. Debtor may have scheduled account as: (See instruction \$3a on reverse side).	Wages, salaries, or commissions (up to \$10,950) earned within 180
4. Secured Claim (See instruction #4 on reverse side.)	days before filing of the bankruptcy
Check the appropriate box if your claim is secured by a lien on property or a right of setoff and provide the requested information.	petition or cessation of the debtor's business, whichever is earlier – 11 U.S.C. §507 (a)(4).
Nature of property or right of setoff: Real Estate Motor Vehicle Equipment Other	Contributions to an employee benefit plan – 11 U.S.C. §507
Value of Property: \$ 5 Mil. Annual Interest Rate%	(a)(5).
Amount of arrearage and other charges as of time case filed included in secured claim, if any: \$_\mathcal{N}/\text{k}_	Up to \$2,425 of deposits toward purchase, lease, or rental of
Basis for perfection: Amount Unsecured: \$	property or services for personal, family, or household use – 11
6. Credits: The amount of all payments on this claim has been credited for the purpose of making this proof of claim.	U.S.C. §507 (a)(7). Taxes or penalties owed to
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	governmental units - 11 U.S.C. §507 (a)(8).
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.)	Other – Specify applicable paragraph of 11 U.S.C. §507 (a)(
DO NOT SEND ORIGINAL DOCUMENTS. ATTACHED DOCUMENTS MAY BE DESTROYED AFTER SCANNING.). Amount entitled to priority:
If the documents are not available, please explain:	\$
Date: 1132009 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. Tour C. Croul, President 11/3/09	FOR COURT USE ONLY OPUS WEST 00372

RECORDING REQUESTED BY:

Emerald Landscape Services, Inc.

AND WHEN RECORDED MAIL TO:

Emerald Landscape Services, Inc.

531 W. Crowther Avenue

Placentia, CA 92870

6194

DOC# 2009-0270956

MAY 21, 2009

11:53 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
DAVID L. BUTLER, COUNTY RECORDER

13.00

PAGES:

1



SPACE ABOVE THIS LINE FOR RECORDER'S USE

MECHANICS' LIEN

The undersigned, Emerald Landscape Services, Inc. claimant, claims a mechanic's lien upon the following described real property: City of Carlsbad, County of San Diego, California, Opus Point IV, 3197 Lionshead Avenue, Carlsbad, CA.

The sum of \$77,240.00 together with interest thereon at the rate of 0.00 percent per annum from May 20, 2009, is due claimant (after deducting all just credits and offsets) for the following work and/or material furnished by claimant: Landscape and irrigation.

Claimant furnished the work and/or materials at the request of, or under contract with: Opus West Construction Corp., 2050 Main Street, Suite #800, Irvine, CA 92614.

The owners and reputed owners of the property are: Opus West Corp., 2555 E. Camelback Road, #800 Phoenix, AZ 85016.

Firm Name: Emerald Landscape Services, Inc.

Bv:

Nancie Raddatz / Authorized Agent

VERIFICATION

I, the undersigned, say: I am the Authorized Agent of the claimant of the foregoing mechanic's lien: I have read said claim of mechanic's lien and know the contents thereof: the same is true of my own knowledge.

I declare under penalty of perjury that the foregoing is true and correct. Executed on May 20, 2009, at San Diego, California.

Nancie Raddatz / Authorized Agent

CALIFORNIA PRELIMINARY NOTICE

In accordance with sections 3097 and 3098, California Civil Code This is not a Lien, This is not a reflection on the integrity of any contractor or subcontractor

1 - You are hereby notified that

EMERALD LANDSCAPE SERVICES INC 531 W CORWTHER AVE PLACENTIA: CA: 92070

2 - Has furnished or will furnish labor, services, equipment, or materials of the following general description:

LANDSCAPING

- 3 An estimate of the total price of the labor, services, equipment, or materials furnished is:

 \$ 460.713.00
- 4 The building, structure or other work of improvement is located at:
 OPUS POINT IV

3197 LIONSHEAD AVE CARLSBAD CA 92010

5 - The name of the person or firm who contracted for the purchase of such labor, services, equipment or material is:

OPUS WEST CONST CORP 2050 MAIN ST #800 IRVINE CA 92614

- 6 Name and address of Trust Funds to which Supplemental Fringe Benefits are payable (If applicable):
- 7 Jobsite is Federal Public Work Title 40 USC Sec. 270A-270E. Contract # Bond Co:

Signed
Authorized Agent

Suc gas

Reputed Owner

OPUS WEST CORPORATION 2050 MAIN ST #800 IRVINE CA 92614

Reputed Construction Lender or Lessee

WACHOVIA BANK NA MAIL CODE AZ-1400: 16435 N SCOTTSDALE RD #3200 SCOTTSDALE AZ 85254

Reputed Original Contractor
OPUS WEST CONST CORP
2050 MAIN ST #800
IRVINE CA 92614

A.D.C. UNKNOWN

NOTICE TO PROPERTY OWNER

IF BILLS ARE NOT PAID IN FULL FOR THE LABOR, SERVICES, EQUIPMENT, OR MATERIALS FURNISHED OR TO BE FURNISHED, A MECHANICS' LIEN LEADING TO THE LOSS. THROUGH COURT FORECLOSURE PROCEEDINGS, OF ALL OR PART OF YOUR PROPERTY BEING SO IMPROVED MAY BE PLACED AGAINST THE PROPERTY EVEN THOUGH YOU HAVE PAID YOUR CONTRACTOR IN FULL. YOU MAY WISH TO PROTECT YOURSELF AGAINST THIS CONSEQUENCE BY (1) REQUIRING YOUR CONTRACTOR TO FURNISH A RELEASE SIGNED BY THE PERSON OR FIRM GIVING YOU THIS NOTICE BEFORE MAKING FINAL PAYMENT TO YOUR CONTRACTOR OR (2) ANY OTHER METHOD OR DEVICE THAT IS APPROPRIATE UNDER THE CIRCUMSTANCES. OTHER THAN RESIDENTIAL HOMEOWNERS OF DWELLINGS CONTAINING FEWER THAN 5 UNITS, PRIVATE PROJECT OWNERS MUST NOTIFY THE ORIGINAL CONTRACTOR AND ANY LIEN CLAIMANT WHO HAS PROVIDED THE OWNER WITH A PRELIMINARY 20-DAY LIEN NOTICE IN ACCORDANCE WITH SECTION 3097 OF THE CIVIL CODE THAT A NOTICE OF COMPLETION OR NOTICE OF CESSATION HAS BEEN RECORDED WITHIN 10 DAYS OF ITS RECORDATION. NOTICE SHALL BE BY REGISTERED MAIL, CERTIFIED MAIL, OR FIRST-CLASS MAIL, EVIDENCED BY A CERTIFICATE OF MAILING. FAILURE TO NOTIFY WILL EXTEND THE DEADLINES TO RECORD A LIEN.



Opus Point IV / 10303.00 02900 /Landscape & Irrigation Emerald Landscape Svcs Inc / John Croul Contact Phone # 714-993-9006 Contact Fax # 714-993-9017 Payment Terms: Standard

SUBCONTRACT AGREEMENT (Labor and Materials)

This Subcontract Agreement ("Subcontract") is made as of this 29th day of April, 2008, by and between OPUS West Construction Corporation ("Contractor"), with its office located at 4350 La Jolla Village Dr., Ste. 110, San Diego, CA 92122, and Emerald Landscape Sves Inc ("Subcontractor") with its office located at 531 W. Crowther Ave., Placentia, CA 92870.

Contractor and Subcontractor agree as follows:

- Subcontract Documents. The term "Subcontract Documents" is defined in Paragraph 1 of the attached Rider "A". 1.
- Project. Contractor is providing design and construction-related services to Owner (defined below) in connection with the project generally described as Opus Point IV ("Project"), located at 3197 Lionshead Avenue, Carlsbad, CA 92010 ("Project Site"), and consisting of the total work provided by Contractor under contract documents between Owner and Contractor.
- Owner. The Owner of the Project is Opus West Corporation ("Owner").
- Architect/Engineer. The architect and engineers ("Architect/Engineer") of record for the Project are:

Architect

Smith Consulting Architects

Civil Engineer:

Landscape Architect:

O'Day Consultants Inc Ridge Landscape Architects

- 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.
- 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 01/15/2009. 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 etteched Rider "A".
- Contractor shall pay Subcontractor the sum of \$ 460,713.00 ("Subcontract Sum"). The Subcontract Sum includes freight and delivery Subcontract Sum. 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".
- 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

CONTRACTOR

(Date)

Ву:

(Print Name)

SUBCONTRACTO

(Title)

(Date)

ORIGINAL

RIDER A

This Rider A is attached to and made a part of the Subcontract between OPUS West Construction Corporation and Emerald Landscape Svcs Inc dated 04/29/2008. All capitalized terms used, but not defined in this Rider "A" have the meaning ascribed to them in the Subcontract.

Work/Subcontract Documents.

Subcontractor shall furnish all necessary labor, materials, equipment, skills, services (including design and engineering, if applicable), supervision and appurtenances necessary to complete all Section Landscape & Irrigation work ("Work") for the Project, including but not limited to, strict compliance with the following documents (the "Subcontract Documents"):

rawings and Specifications Description	Number	Last Revision
Earthwork	02200	01/12/2007
	02510	02/19/2007
Site Concrete	02520	02/19/2007
Site Utilities	02600	01/12/2007
Landscaping & Irrigation	02900	02/19/2007
Cast-In-Place Concrete	03200	01/24/2007
Reinforcing Steel	03202	01/24/2007
	04200	01/16/2007
Concret Unit Masonry Structural Metal Framing, Joists and Deck	05100	02/05/2007
•	05300	01/24/2007
Metal Deck	05500	01/24/2007
Metal Fabrications	06100	01/31/2007
Panelized Roof Structure	07510	02/19/2007
Built-Up Roofing	07620	02/19/2007
Sheet Metal Flashing and Trim	08100	02/05/2007
Hollow Metal Doors and Frames	08330	02/22/2007
Overhead Sectional Doors	08400	02/19/2007
Aluminum Framing & Glazing Systems	08700	02/23/2007
Door Hardware	09250	03/27/2007
Gypsum Board Assemblies		02/19/2007
Painting	09900	
General Mechanical Requirements	15010	09/12/2006
Fire Protection	15300	09/11/2006
Plumbing	15400	09/11/2006
Electrical	16000	09/14/2006
Title Sheet: Lot 7&8	TS-1	02/16/2007
General Notes and Accessibility Notes: Lot 7&8	TS-2	02/16/2007
Title Sheet: Lot 9&11	TS-1	03/16/2007
General Notes and Accessibility Notes: Lot 9&11	TS-2	03/16/2007
Precise Grading and Erosion Control Plans	1	05/22/2007
Precise Grading Plans	2	05/22/2007

Precise Grading Plans	3	05/22/2007
Precise Grading Plans	4	05/22/2007
Precise Grading Plans	5	05/22/2007
Improvement Plans	1	05/22/2007
Improvement Plans	2	05/22/2007
Water and Sewer Plans	3	05/22/2007
Precise Grading Plans	1	05/15/2007
Precise Grading Plans	2	05/15/2007
Precise Grading Plans	3	05/15/2007
Precise Grading Plans	4	05/15/2007
Precise Grading Plans	5	05/15/2007
Improvement Plans	1	05/15/2007
Improvement Plans	2	05/15/2007
Water and Sewer Plans	3	05/15/2007
Precise Grading and Erosion Control Plans	1	06/07/2007
Precise Grading Plans	2	06/07/2007
Precise Grading Plans	3	06/07/2007
Precise Grading Plans	4	06/07/2007
Precise Grading Plans	5	06/07/2007
Precise Grading Plans	6	06/07/2007
Improvement Plans	1	06/01/2007
Improvement Plans	2	06/01/2007
Water and Sewer Plans	3	06/01/2007
Water Plans	4	06/01/2007
Water Plans	5	06/01/2007
Precise Grading and Erosion Control Plans	1	05/22/2007
Precise Grading Plans	2	05/22/2007
Precise Grading Plans	3	05/22/2007
Precise Grading Plans	4	05/22/2007
Precise Grading Plans	5	05/22/2007
Precise Grading Plans	6	05/22/2007
Improvement Plans	1	05/22/2007
Improvement Plans	2	05/22/2007
Water and Sewer Plans	3	05/22/2007
Water Plans	4	05/22/2007
Water Plans	5	05/22/2007
Site Plan and Miscellaneous Notes	AS-1.0	02/16/2007
Site Details .	AS-2.1	02/16/2007
Site Details	AS-2.2	02/16/2007
Lot 7: Floor & Roof Plans & Elevations	A1.1	02/16/2007
Lot 7: Enlarged 1st Floor/Mezz. Sections	A1.2	02/16/2007

Lot 8: Floor & Roof Plans & Elevations	A2.1	02/16/2007
Lot 8: Enlarged 1st Floor/Mezz. Sections	A2.2	02/16/2007
	A3.1	02/16/2007
Wall Sections Wall Sections, Enlarged Entry Elevation	A3.2	02/16/2007
Stair Section, Details	A3.3	02/16/2007
Door Schedules, Details	A4.1	02/16/2007
Architectural Details	A4.2	02/16/2007
Architectural Details	A4.3	02/16/2007
Overall Site Plan and Miscellaneous Notes	AS-1.0	03/16/2007
Lot 9- Site Plan and Miscellaneous Notes	AS-1.1	03/16/2007
Lot 11- Site Plan and Miscellaneous Notes	AS-1.2	03/16/2007
Site Details	AS-2.1	03/16/2007
Site Details	AS-2.2	03/16/2007
Lot 9: Floor Plan & Notes	A1.1	03/16/2007
Lot 9: Roof Plan & Notes	A1.2	03/16/2007
Lot 9: Elevations	A1.3	03/16/2007
Lot 9: Enlarges 1st Floor/Mezz., Sections	A1.4	03/16/2007
Lot 11: Floor Plan & Notes	A2.1	03/16/2007
Lot 11: Roof Plan & Notes	A2.2	03/16/2007
Lot 11: Elevations	A2.3	03/16/2007
Lot 11: Enlarges 1st Floor/Mezz., Sections	A2.4	03/16/2007
Wall Sections	A3.1	03/16/2007
Wall Sections, Enlarged Entry Elevation	A3.2	03/16/2007
Stair Floor Plans & Section	A3.3	03/16/2007
Stair Details	A3.4	03/16/2007
Door Schedules, Details	A4.1	03/16/2007
Architectural Details	A4.2	03/16/2007
Architectural Details	A4.3	03/16/2007
General Notes	SP-1	03/18/2008
General Details	SP-2	03/18/2008
Lot 7 Foundation Plan	S1-7	03/18/2008
Lot 7 Mezzanine Framing Plan	S2-7	03/18/2008
Lot 7 Roof Framing Plan	S3-7	03/18/2008
Lot 7 Panel Elevations	S4-7	03/18/2008
Lot 7 Panel Elevations	S5-7	03/18/2008
Lot 8 Foundation Plan	S1-8	03/18/2008
Lot 8 Mezzanine Framing Plan	S2-8	03/18/2008
Lot 8 Roof Framing Plan	\$3-8	03/18/2008
Lot 8 Panel Elevations	S4-8	03/18/2008
Lot 8 Panel Elevations	S5-8	03/18/2008
Details	SD-1	03/18/2008

	SD-2	03/18/2008
Details	SD-3	03/18/2008
Details	SD-4	03/18/2008
Details	SD-5	03/18/2008
Details	SD-6	03/18/2008
Details	SD-7	03/18/2008
Details	SP-1	03/18/2008
General Notes	SP-2	03/18/2008
General Details	S1.0-9,10	03/18/2008
Lot 9 Foundation Plan	\$1.1-9,10	03/18/2008
Lot 9 Foundation Plan	S2-9,10	03/18/2008
Lot 9 Mezzanine Framing Plan	\$3.0-9,10	03/18/2008
Lot 9 Roof Framing Plan	S3.1-9,10	03/18/2008
Lot 9 Roof Framing Plan		03/18/2008
Lot 9 Panel Elevations	S4-9,10	03/18/2008
Lot 9 Panel Elevations	S5-9,10	03/18/2008
Lot 9 Panel Elevations	S6-9,10	
Lot 11 Foundation Plan	\$1.0-11	03/18/2008
Lot 11 Foundation Plan	S1.1-11	03/18/2008
Lot 11 Mezzanine Framing Plan	S2-11	03/18/2008
Lot 11 Roof Framing Plan	S3.0-11	03/18/2008
Lot 11 Roof Framing Plan	S3.1-11	03/18/2008
Lot 11 Panel Elevations		03/18/2008
Lot 11 Panel Elevations	S5-11	03/18/2008
Lot 11 Panel Elevations	S6-11	03/18/2008
Details	SD-1	03/18/2008
Details	SD-2	03/18/2008
Details	SD-3	03/18/2008
Details	SD-4	03/18/2008
Details	SD-5	03/18/2008
Details	SD-6	03/18/2008
Details	SD-7	03/18/2008
Specifications and Calculations	P0.1	01/08/2007
Building 7 Plumbing Plan	P2.1-7	01/08/2007
Building 8 Plumbing Plan	P2.1-8	01/08/2007
Title Sheet, Specifications and Calculations	P0.1	02/09/2007
Building 9 Plumbing Plan	P2.1-9	02/09/2007
Building 11 Plumbing Plan	P2.1-11	02/09/2007
Note Sheet	E1.1	01/11/2007
Site Plan Utility	E2.1	01/11/2007
Site Plan Lighting	E2.2	01/11/2007
Title 24 Sheet	E3.0	01/11/2007

e of the The Ticking & Danier Plan	E3.1	01/11/2007
Lot 7- 1st Floor-Elec. Lighting & Power Plan	E4.1	01/11/2007
Lot 8- 1st Floor-Elec. Lighting & Power Plan	E1.1	02/09/2007
Note Sheet	E2.1	02/09/2007
Site Plan Utility	E2.2	02/09/2007
Site Plan Lighting	E3.1	02/09/2007
Lot 9- 1st Floor-Elect, Lighting & Power Plan	E1.1	02/09/2007
Note Sheet	E2.1	02/09/2007
Site Plan Utility	E2.2	02/09/2007
Site Plan Lighting	E3.1	02/09/2007
Lot 11- 1st Floor-Elec. Lighting & Power Plan	L0.0	06/20/2007
Recycled Water/ Title Sheet	L1.1	06/20/2007
Construction Plan	L2.1	06/20/2007
Construction Details & Notes	L3.1	06/20/2007
Irrigation Plans	L4.1	06/20/2007
Irrigation Legend	L4.2	06/20/2007
Irrigation Details	L5.1	06/20/2007
Planting Plans		06/20/2007
Planting Details & Notes	L6.1	
Landscape Specifications	L7.1	06/20/2007
Landscape Specifications	L7.2	06/20/2007
Landscape Specifications	L7.3	06/20/2007
Landscape Specifications	L7.4	06/20/2007
Recycled Water/ Title Sheet	L0.0	06/20/2007
Construction Plan	£1.1	06/20/2007
Construction Details & Notes	L2.1	06/20/2007
Irrigation Plans	L3.1	06/20/2007
Irrigation Legend	L4.1	06/20/2007
Irrigation Details	L4.2	06/20/2007
Planting Plans	L5.1	06/20/2007
Planting Details & Notes	L6.1	06/20/2007
Landscape Specifications	L7.1	06/20/2007
Landscape Specifications	L7.2	06/20/2007
Landscape Specifications	L7.3	06/20/2007
Landscape Specifications	L7.4	06/20/2007
Recycled Water/ Title Sheet	L0.0	06/28/2007
Construction Plan	L1.1	06/28/2007
Construction Plan	L1.2	06/28/2007
Construction Details & Notes	L2.1	06/28/2007
Irrigation Plans	L3.1	06/28/2007
Irrigation Plans	L3.2	06/28/2007
Irrigation Legend	L4.1	06/28/2007

	L4.2	06/28/2007
Irrigation Details	L5.1	06/28/2007
Planting Plans	L5.2	06/28/2007
Planting Plans		
Planting Details & Notes	L6.1	06/28/2007
Landscape Specifications	L7.1	06/28/2007
Landscape Specifications	L7.2	06/28/2007
Landscape Specifications	L7.3	06/28/2007
Landscape Specifications	£7.4	06/28/2007
Recycled Water/ Title Sheet	L0.0	06/28/2007
Construction Plan	L1.1	06/28/2007
Construction Plan	L1.2	06/28/2007
Construction Details & Notes	L2.1	06/28/2007
	L3.1	06/28/2007
Irrigation Plans		
Irrigation Plans	L3.2	06/28/2007
Irrigation Legend	L4.1	06/28/2007
Irrigation Details	L4.2	06/28/2007
Planting Plans	L5.1	06/28/2007
Planting Plans	L5.2	06/28/2007
Planting Details & Notes	L6.1	06/28/2007
Landscape Specifications	L7.1	06/28/2007
Landscape Specifications	L7.2	06/28/2007
Landscape Specifications	L7.3	06/28/2007
Landscape Specifications	L7.4	06/28/2007
The second secon		

Field Bulletins

	 •		
	 	N	
Date	Number	Name	
DAGE			

N/A

Date		
11/10/2005		
09/12/2006		
09/12/2006		
09/12/2006		

Other Documents

N/A

Subcontractor acknowledges that Contractor has made available to Subcontractor all of the Subcontract Documents, and Subcontractor shall be responsible for obtaining copies pertinent to its Work. Subcontractor represents that it has carefully examined the Subcontract Documents.

Modifications and Clarifications

This Subcontract includes, but is not limited to, the following items:

- a. Subcontractor shall provide consistent landscaping throughout the project ensuring material allows for proper water drainage.
- b. Subcontractor shall repair any settling of soil that occurs as a result of bad compaction of irrigation trenches to ensure landscaping has a smooth and consistent finish.
- c. Subcontractor shall coordinate with other trades, including but not limited to: civil, grading, asphalt, electrical, plumbing, hardscape, and curb and gutter subcontractors.
- d. Subcontractor shall excavate carefully to avoid breaking underground utility lines. All utility lines broken by this subcontractor shall be repaired at the sole cost and expense of this subcontractor.
- e. Subcontractor shall replace any broken sprinkler heads prior to substantial completion.
- f. Subcontractor shall inspect all finished grading and soil substrates prior to landscaping and irrigation work to ensure proper installation. All substrates to be within 2/10ths (.02) of a foot for acceptance. All grading and soil substrate issues must be brought to the attention of Opus West in writing as soon as they are discovered. The covering of such grading and soil substrates with landscape and irrigation constitutes subcontractor acceptance of such substrates
- g. Subcontractor shall provide an unspecified number of move ins to complete this scope of work. Contractor's Superintendent will coordinate with this subcontractor to identify such scheduling requirements.
- h. Subcontractor shall provide root barrier within five (5) feet of all hardscape.
- i. Subcontractor shall repair damage to existing landscape and irrigation in areas disturbed by the installation of the new work.
- j. Subcontractor shall safe off the existing irrigation system, remove and replace the irrigation and replace the landscape as per grading site limits. This includes the replacement of the existing trees and shrubs with the like kind. Trees to be replaced with 24" box size and shrubs at 5 gallon and 1 gallon sizes as per the original planting plan.

This Subcontract excludes the following:

- a. Performance or Payment Bond.
- b. General Building Permit.
- c. Subcontractor excludes Hardscape work, boring and demo.
- d. Subcontractor excludes Power for controller.

Schedule. Subcontractor will achieve the following milestones (referred to as the "Schedule")

N/A

Schedule Notes

The Subcontractor acknowledges that the attached time plan is distributed to establish durations. Actual start dates may vary. Subcontractor will be notified by the Contractor of actual start dates.

Subcontract Sum Breakdown. The breakdown of the Subcontract Sum is as follows:

Subcontract Recap

Sub-Job Number	Sub-Job Name	Name		Rate
10303.03	Sitework	Landscape		\$228,510.00
10303.03	Sitework	Irrigation		\$176,420.00
10303.03	Sitework	Site Furnish Misc		\$55,783.00
			Total	\$ 460,713.00

Subcontract Sum Breakdown

Name	Account Code		Amount
Site Furnish Misc - Subcontract	10303.03-B40-02870.00-S		\$55,783.00
Landscaping - Subcontract	10303.03-B40-02901.00-S		\$228,510.00
Irrigation - Subcontract	10303.03-B40-02902.00-S		\$176,420.00
		Total	\$460,713.00

Unit Pricing.

If requested by Contractor, Subcontractor will provide additional units of work, as directed, at the unit prices set forth below. Unit prices will apply to all building construction and will include, without limitation, all material, labor, equipment, compensation, general conditions, benefits, overhead, clean-up, supervision, profit, parking, shop drawings, small tools and all sales, use and other applicable taxes. Unit prices do not include design. Unit prices will also apply to net quantity changes in the Work made pursuant to the Subcontract Documents.

The following unit prices shall be in effect for the duration of the project:

1.

Unit Price List

Name	Rate	Quantity UOM
Foreman & Pick-Up	\$48.00	Hour
Laborer	\$20.00	Hour

Altornates

If requested by Contractor, Subcontractor will promptly provide the alternate work set forth below for the stated amount. When requested by Contractor, the alternate work will become part of the Work defined in Paragraph 1 above.

Alternates

N/A

The alternate prices shall be in effect for the duration of the project;

Alternates Notes

END OF RIDER A

RIDER B

This Rider B is attached to and made a part of the Subcontract between OPUS West Construction Corporation and Emersid Landscape Svcs Inc dated 04/29/2008. All capitalized terms used but not defined in this Rider B have the meaning ascribed to them in the Subcontract or the General Conditions of Subcontract, as applicable. To the extent of any conflict between the provisions of this Rider B and the provisions of any other Subcontract Document, this Rider B shall be controlling.

Section 1. Licensing.

Subcontractor represents and warrants that it and each of its Sub-subcontractors are and will remain duly and validly licensed to the full extent required under all applicable Laws for the performance by each such party of their respective portion of the Work under this Subcontract, and that each such party shall maintain such required license(s) in good standing throughout the full and complete performance of the Work by such party hereunder. Subcontractor will submit proof of such licensure to Contractor upon request.

Section 2. Change Orders.

Any "Change Order" shall be set forth in writing, on Contractor's form, signed by an authorized representative of Contractor, and shall be executed by Contractor prior to Subcontractor proceeding with the requested change in the Work under the applicable conditions of the Subcontract Documents.

Section 3. Title to Work.

Title to all Work, including materials, equipment, and systems, covered by an Application for Payment, whether incorporated in the Project or not, will pass to Contractor and Owner upon the earlier of (a) receipt of such payment (net of any retainage), or (b) incorporation of such Work into the Project.

Section 4. Indemnification

- (a) Subject to Subsections (b) and (c) below, Subcontractor will defend, indemnify and hold harmless Contractor, Owner and Architect/Engineer, and their respective officers, directors, partners, members, agents, and employees (each, an "Indemnitee" and collectively, the "Indemnitees") from and against any and all claims, demands, obligations, actions, causes of action, damages, costs, losses, liabilities and expenses (including, without limitation, attorneys' fees and costs and other litigation, mediation, arbitration, or dispute resolution expenses), arising from or in any way connected with Subcontractor's performance or non-performance of this Subcontract (all of the foregoing being referred to as "Claims"). Any such defense of an Indemnitee will be provided by Subcontractor by legal counsel reasonably satisfactory to such Indemnitee. Subject to Subsections (b) and (c) below, Subcontractor's obligations to defend and indemnify (i) include (without limitation) all Claims, whether occurring before, during or after the performance of this Subcontract, which arise from or relate to the activities, products, actions or omissions of Subcontractor, its Sub-subcontractors, anyone directly or indirectly employed by them, or anyone for whose acts any of them may be liable (collectively, the "Subcontractor Parties"); (ii) shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for Subcontractor or any Subcontractor Party under workers or workman's compensation acts, disability acts, other employee benefits acts, or any insurance required to be carried by Subcontractor under the Subcontract Documents; (iii) specifically and expressly include (without limitation) any Claims caused in part by the negligence (whether active or passive) or other misconduct of any Indemnitee; and (iv) shall be triggered by the assertion of a Claim against any Indemnitee without the requirement that it first be determined that Subcontractor or any Subcontractor Party was negligent or otherwise at fault or that the Claim has any merit. Subcontractor's failure to procure specific contractual liability and other types of insurance for the benefit of any Indemnitee, as required under the Subcontract Documents, will not render the foregoing provisions unenforceable under any applicable law.
- (b) Notwithstanding the provisions of Subsection (a) above, Subcontractor is not obligated to indemnify an Indemnitee for a Claim which is ultimately determined, upon final adjudication, settlement or other resolution of the Claim ("Finally Determined"), to have been caused solely by the active negligence or willful misconduct of that Indemnitee; provided, however, that this exception does not limit or relieve Subcontractor's defense obligations prior to the Claim being so Finally Determined or Subcontractor's obligations to indemnify all other Indemnitees which are not Finally Determined to have participated in such negligence or misconduct.
- (c) The parties intend that Subcontractor's indemnity and defense obligations under this Subcontract will be enforced to the fullest extent allowable under applicable laws, and agree that if any of the provisions of this Section are, to any extent, held to be invalid, illegal or unenforceable for any reason, any remaining portion thereof and all other provisions of this Section will not be affected by such holding, but will remain valid and in force to the fullest extent permitted by law.

Section 5. Waiver.

Subcontractor hereby waives the benefits of, and Subcontractor's rights under, California Business and Professions Code Section 7108.5 to the fullest extent the same may be waived by Subcontractor under applicable Laws.

Subcontractor shall comply with (i) all applicable water quality Laws, including those enforced by the California State Water Resources Control Board (the "SWRCB") and the Regional Water Quality Control Board (Region 9); (ii) the National Pollutant Discharge Elimination System and the Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity (SWRCB Order No. 99-08-DWQ) and all amendments and modifications thereto; (iii) any Storm Water Pollution Prevention Plan applicable to the Project (as modified from time to time, the "SWPPP") and all associated Best Management Practices; and (iv) City and/or County ordinances, guidelines, and manuals applicable to stormwater discharges from construction sites. If Subcontractor observes any violation of any Laws, it shall immediately correct such violation. Any Work performed by Subcontractor that is not in compliance with applicable Laws shall be redone in compliance with applicable Laws at Subcontractor's sole expense. The SWPPP is a part of the Subcontract

Section 7. California License Law.

CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS' STATE LICENSE BOARD WHICH HAS JURISDICTION TO INVESTIGATE COMPLAINTS AGAINST CONTRACTORS IF A COMPLAINT REGARDING A PATENT ACT OR OMISSION IS FILED WITHIN FOUR YEARS OF THE DATE OF THE ALLEGED VIOLATION. A COMPLAINT REGARDING A LATENT ACT OR OMISSION PERTAINING TO STRUCTURAL DEFECTS MUST BE FILED WITHIN 10 YEARS OF THE DATE OF THE ALLEGED VIOLATION. ANY QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR, CONTRACTORS' STATE LICENSE BOARD, P.O. BOX 26000, SACRAMENTO, CALIFORNIA 95826.

Contractor's California License No.

Subcontractor's California License No.

END OF RIDER B

1.1

RIDER C

This Rider C is attached to and made a part of the Subcontract between OPUS West Construction Corporation, and Emerald Landscape Svcs Inc dated 04/29/2008. All capitalized terms used but not defined in this Rider "C" have the meaning ascribed to them in the Subcontract or General Conditions of Subcontract, as applicable.

1 <u>Liability/Worker's Compensation Insurance.</u> Prior to commencing the Work, Subcontractor shall purchase and maintain during the progress of the Work and any periods of warranty and additional work performed by Subcontractor, insurance that will protect against claims for bodily injury, death, damage to property or other damages arising out of or in connection with the performance of the Work (including warranty and additional work) by Subcontractor, Sub-subcontractor or by anyone employed by any of them, or by anyone for whose acts any of them may be liable. Subcontractor's liability insurance may be maintained in a combination of primary and umbrella policies, and the cost of such insurance shall be included in the Subcontractor's policies of insurance shall have the following minimum limits, coverage and requirements:

(a) Workers' Compensation

Employer's Liability, including "Stop Gap" coverage and USL&H if applicable

Commercial General Liability (Electrical, HVAC, Plumbing, Fire Protection Sprinkler, Steel Erection, Elevator, Excavating, Roofing, Foundation and Curtain Wall Subcontractors)

Commercial General Liability
(All Other Subcontractors)

Commercial Automobile Liability

Professional Liability (to the extent required of Subcontractor under the Subcontract Documents)

Statutory Limits

\$1,000,000 each accident \$1,000,000 disease-policy limit \$1,000,000 disease-each employee

\$5,000,000 each occurrence \$5,000,000 products/completed operations aggregate \$5,000,000 general aggregate (minimum \$2,000,000 per project)

\$2,000,000 each occurrence \$2,000,000 products/completed operations aggregate \$2,000,000 general aggregate (per project)

\$1,000,000 any one accident or loss

\$1,000,000 each claim \$1,000,000 annual aggregate

(b) The Commercial General Liability insurance required under Paragraph 1(a) will (i) be on ISO Form CG 00 01 or its equivalent, (ii) include overage for products/completed operations, (iii) be maintained for a period of three (3) years after completion of the Work, (iv) specifically cover as "insured contracts" the Subcontractor's indemnity obligations as set forth in this Subcontract and other contractual indemnities assumed by the Subcontractor under the Subcontract Documents and (v) provide a \$2,000,000 minimum general aggregate limit of liability on a per project

The Commercial Automobile Liability insurance required under Paragraph I(a) will include coverage for all owned, hired and non-owned automobiles. Professional Liability, if applicable to the Subcontractor's Work, shall be maintained for a period of three (3) years after completion of the Work. Any retroactive date on such Professional Liability policy shall be prior to the commencement of any Work under this Subcontract.

- (c) Employer's Liability, Commercial General Liability and Automobile Liability insurance may be arranged under separate policies for the full minimum limits required, or by a combination of underlying policies with the balance provided by an Excess or Umbrella Liability policy.
- (d) The Subcontractor shall endorse its Commercial General Liability, Commercial Automobile Liability, and Umbrella/Excess Liability policies to add the Contractor and the Owner (and others as specifically required by the Subcontract Documents) as "additional insureds". Such insurance afforded to the Contractor and the Owner as "additional insureds" under the Subcontractor's policies will be primary insurance and not excess over, or contributing with, any insurance purchased or maintained by the Contractor or the Owner. The "additional insured" endorsement to Subcontractor's Commercial General Liability policy will be on ISO Form 20 10 07 04 and 20 37 07 04 or their equivalent and will include coverage for ongoing and completed operations.
- (e) All insurance policies required under Paragraph 1 or the Subcontract Documents will (i) be issued by insurance companies that have an A.M. Best rating of A- VII or better and (ii) contain a provision that coverage afforded thereunder shall not be cancelled or restrictive modifications added, without thirty (30) days prior written notice by certified mail to the Contractor. If Subcontractor fails to purchase and maintain the insurance coverage required herein, Contractor may, but shall not be obligated to, obtain such insurance and either charge all costs for such insurance to the Subcontractor or offset the costs of such insurance against amounts due Subcontractor under the Subcontract.
- (f) Certificates of Insurance will be filed with the Contractor prior to the start of the Subcontractor's Work on the Project Site. Such Certificates of Insurance will be in a form and substance acceptable to the Contractor and will provide satisfactory evidence that the Subcontractor has complied with all insurance requirements, including Contractor's, Owner's and any other required parties status as "additional insureds".
- (g) Contractor may exclude Subcontractor from the Project Site and withhold payments to Subcontractor until a properly executed certificate of insurance evidencing the insurance required herein is received by Contractor.
- (h) It is understood and agreed that the insurance coverages and limits required by this Subcontract shall not limit the extent of Subcontractor's responsibilities and liabilities specified within the Subcontract documents or under law.

2 Contractor's Builder's Risk Insurance.

Unless otherwise provided in the Subcontract Documents, Contractor will cause builder's risk insurance to be purchased and maintained with a "causes of loss" or equivalent policy form covering work to be performed by Contractor (including those working for or under Contractor) at the Project Site to the full insurable value thereof, on a replacement cost basis and subject to reasonable deductibles. Covered "causes of loss" means risks of direct physical loss or damage to covered property unless specifically excluded or limited under the policy. This insurance will include the interests of Owner, Contractor, Subcontractor and Sub-subcontractors in respect to the work to be performed by Contractor at the Project, and shall insure against perils of fire (with extended coverage), theft, vandalism, malicious mischief, collapse, earthquake, flood, windstorm, temporary falsework, shoring and forms and debris removal, and such other matters as are insured against in the form of the policy maintained by Contractor. Unless specifically provided in writing, such insurance will not include coverage for any property, structure(s) and contents (whether real or personal) owned by the Owner or third parties existing as of commencement of Contractor's work or otherwise. Contractor will carry earthquake and flood insurance if Contractor deems it appropriate.

To the extent of coverage afforded by builder's risk or any other property or equipment floater insurance applicable to the Work or the Project or equipment used in the performance of the Work or Project, regardless of whether such insurance is owned by or for the benefit of Subcontractor, Contractor or Owner or their respective subcontractors and agents, Contractor and Subcontractor agree to waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents and employees, each of the other, and (2) the Owner and any of its contractors, subcontractors, agents and employees, whether under subrogation or otherwise, for loss or damage to the extent covered by such insurance, except such rights as they may have to the proceeds of such insurance. If policies of insurance referred to in this paragraph require an endorsement to provide for continued coverage where there is a waiver of subrogation, then the owners of such policies will cause them to be so endorsed. A waiver of subrogation shall be effective as to a party even though that party would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the party had an insurable interest in the property damaged.

If (i) the Project suffers an insurable loss, (ii) the loss is due in part to the negligence of Subcontractor and (iii) an insurance deductible amount (not to exceed \$10,000.00) is applied to the loss payable under builder's risk or other property insurance applicable to the Project, Subcontractor will be liable to Contractor for the deductible amount; however, Contractor may, in its discretion, apportion the deductible amount among other parties responsible for the loss. Subcontractor will promptly pay Contractor, upon demand, for any such deductible amount, and Contractor may offset the deductible amount against any amounts due Subcontractor under the Subcontract. Neither Contractor nor Owner represents that builder's risk or property insurance, if any, applicable to the Project or the Work is adequate to protect the interests of Subcontractor. It is Subcontractor's obligation to determine whether it should purchase and maintain supplementary property insurance to protect its interests in the Work.

- 2.2 Any insured loss is to be adjusted by Owner and Contractor and made payable to Contractor, as joint trustees for the insureds, as their interests may appear, subject to the requirements of any applicable mortgage or loss payable clause.
- 2.3 Subcontractor hereby releases and agrees to defend and indemnify Contractor and Owner from all claims for loss or damage to or loss of use of Subcontractor's property in or about the Project Site and shall purchase such insurance in respect thereto as Subcontractor deems appropriate. Subcontractor shall require a similar release and indemnity by Sub-subcontractors.

END OF RIDER C

CALIFORNIA PRELIMINARY NOTICE

In accordance with sections 3097 and 3098, California Civil Code This is not a Lien, This is not a reflection on the integrity of any contractor or subcontractor

1 - You are hereby notified that

EMERALD LANDSCAPE SERVICES INC 531 W CORWTHER AVE PLACENTIA CA 92070

2 - Has furnished or will furnish labor, services, equipment, or materials of the following general description:

LANDSCAPING

- 3 An estimate of the total price of the labor, services, equipment, or materials furnished or to be furnished is: \$460.713.00
- 4 The building, structure or other work of improvement is located at:
 OPUS POINT IV
 3197 LIONSHEAD AVE
 CARLSBAD CA 92010
- 5 The name of the person or firm who contracted for the purchase of such labor, services, equipment or material is:

OPUS WEST CONST CORP 2050 MAIN ST #800 IRVINE CA 92614

- 6 Name and address of Trust Funds to which Supplemental Fringe Benefits are payable (if applicable):
- 7 Jobsite is Federal Public Work Title 40 USC Sec. 270A-270E. Contract # Bond Co:

Signed
Authorized Agent

The C gray

Reputed Owner

OPUS WEST CORPORATION 2050 MAIN ST #800 IRVINE CA 92614

Reputed Construction Lender or Lessee

WACHOVIA BANK NA MAIL CODE AZ-1400 16435 N SCOTTSDALE RD #3200 SCOTTSDALE AZ 85254

Reputed Original Contractor

OPUS WEST CONST CORP 2050 MAIN ST #800 IRVINE CA 92614

A.D.C. UNKNOWN

NOTICE TO PROPERTY OWNER

IF BILLS ARE NOT PAID IN FULL FOR THE LABOR, SERVICES. **EQUIPMENT, OR MATERIALS FURNISHED OR TO BE** FURNISHED. A MECHANICS' LIEN LEADING TO THE LOSS. THROUGH COURT FORECLOSURE PROCEEDINGS, OF ALL OR PART OF YOUR PROPERTY BEING SO IMPROVED MAY BE PLACED AGAINST THE PROPERTY EVEN THOUGH YOU HAVE PAID YOUR CONTRACTOR IN FULL. YOU MAY WISH TO PROTECT YOURSELF AGAINST THIS CONSEQUENCE BY (1) REQUIRING YOUR CONTRACTOR TO FURNISH A RELEASE SIGNED BY THE PERSON OR FIRM GIVING YOU THIS NOTICE BEFORE MAKING FINAL PAYMENT TO YOUR CONTRACTOR OR (2) ANY OTHER METHOD OR DEVICE THAT IS APPROPRIATE UNDER THE CIRCUMSTANCES. OTHER THAN RESIDENTIAL HOMEOWNERS OF DWELLINGS CONTAINING FEWER THAN 5 UNITS, PRIVATE PROJECT OWNERS MUST NOTIFY THE ORIGINAL CONTRACTOR AND ANY LIEN CLAIMANT WHO HAS PROVIDED THE OWNER WITH A PRELIMINARY 20-DAY LIEN NOTICE IN ACCORDANCE WITH SECTION 3097 OF THE CIVIL CODE THAT A NOTICE OF COMPLETION OR NOTICE OF CESSATION HAS BEEN RECORDED WITHIN 10 DAYS OF ITS RECORDATION. NOTICE SHALL BE BY REGISTERED MAIL, CERTIFIED MAIL, OR FIRST-CLASS MAIL, EVIDENCED BY A CERTIFICATE OF MAILING. FAILURE TO NOTIFY WILL EXTEND THE DEADLINES TO RECORD A LIEN.



APR 03 2009



OPUS West Construction Corporation SUBCONTRACT CHANGE ORDER

OPUS WEST-IRVINE

Landscape & Irrigation

CON-10303.00-14

Change Order Date:

03/31/2009

Change Order #:

10

To Subcontract Agreement dated:

04/29/2008

Emerald Landscape Svcs Inc

531 W. Crowther Ave. Placentia, CA 92870

PROJECT: Opus Point IV

3197 Lionshead Avenue

Carlsbad, CA 92010

02900

CHANGE DETAILS

Item Description

Subcontractor shall provide additional trees missing along Lionshead.

Amount \$3,620.00

\$3,620.00

\$507,074.00

SCHEDULE

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

CONTRACT SUMMARY			0 10 10 11 10 11
Cost Code	Previous Amount	This Change Order	Current Contract Amount
10303.03-B40-02870.00-S	\$55,783.00	\$0.00	\$55,783.00
10303.03-B40-02901.00-S	\$262,082.00	\$3,620.00	\$265,702.00
10303.03-B40-02902.00-S	\$185,589.00	\$0.00	\$185,589.00
76565.65 2 10 02502.00 2	\$503,454.00	\$3,620.00	\$507,074.00
Original Contract Amount			\$460,713.00
Previously Approved Change Orders			\$42,741.00
Amount this Change Order			\$3,620.00

ACKNOWLEDGEMENT

Please sign and return all original copies

Emerald Landscape S

Printed Name

Contract Amount to Date.....

OPUS West Construction Corporation

Ralph Miller

4/6/09

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

The work covered by this Subcontract Change Order will be performed under the same terms and conditions as those in the Subcontract Agreement. Subcor this Subcontract Change Order is inclusive of all Subcontractor's claims for additional compensation for work heretofore authorized or performed beyond the Subcontract Agreement as amended this date. No other claims will be accepted by Contractor.



March 27, 2009

Mr. Andrew Ranallo Opus West Construction Corp. 2050 Main Street, Suite 800 Irvine, CA 92614

Project: Opus Point IV

Dear Andrew:

The following is a list of existing trees that are missing along the original association landscape.

Lot #7

- 1 15gal Quercus agrifolia @ 130.00 = \$130.00
- 1 24" Brachychiton acerifolius @ 210.00 = \$210.00

Lot

2 - 24" Brachychiton acerifolius @ 210.00 = \$420.00

Lot #9

- 1 24" Brachychiton acerifolius @ 210.00 = \$210.00
- 2 24" Cinnamomum campher @ 210.00 = \$420.00

Lot #11

- 6 24" Brachychiton acerifolius @ 210.00 = \$1,260.00
- 1 15gal Quercus agrifolia @ 130.00 = \$130.00
- 2 24" Cinnamomum campher @ 210.00 = \$420.00
- 2 24" Umbellularia californica @ 210.00 = \$420.00

Grand Total - \$3,620.00 Add

Please call if you have any questions.

Respectfully submitted,

Emerald Laridscape Services, Inc.







TO:

Grant Clavier, Construction Inspector

Jason Knudson, OPUS, phone: (949) 232-3457, e-mail:

jason knudson@opuswest.com

John Croul, Emerald Landscape, phone: (800) 601-4777, e-mail:

elsinc@sbcglobal.net

Pam Drew, Associate Planner

Michele Masterson, Senior Management Analyst Meghan McKillop, Senior Office Specialist

Leticia Trevino

FROM:

Michael Elliott, Landscape Architect Consultant to the City of Carlsbad

(760) 944-8463

PELA file: 145 - Opus Point Lot 11 - FWT - Inspl

REFERENCE:

1st Landscape Inspection - Final Walk Through

PROJECT:

Opus Point Lot 11

Project Number:

PIP06-18

Drawing Number:

449-2L

The following items were noted as deficient:

1. Provide as-built drawings for all irrigation to the Planning Department for review and approval. Once approved, provide mylars for City file.

2. Provide separation between nursery stakes and tree trunks to avoid damage to the tree cambium layer. Check all trees. One tree at the northwest corner of the building, one at the east side of the entry off of Lionshead, three trees in the east parking row finger islands, one in the southeast corner parking finger island, and several in the rear parking finger islands were noted to have tree and stake contact.

3. It appears that three trees are missing along Lionshead (east of the entry off of Lionshead) that are shown as existing to remain. Replace missing trees. Check all of Lionshead frontage.

March 25, 2009

TO:

Grant Clavier, Construction Inspector

Jason Knudson, OPUS, phone: (949) 232-3457, e-mail:

jason knudson@opuswest.com

John Croul, Emerald Landscape, phone: (800) 601-4777, e-mail:

elsinc@sbcglobal.net

Pam Drew, Associate Planner

Michele Masterson, Senior Management Analyst Meghan McKillop, Senior Office Specialist

Leticia Trevino

FROM:

Michael Elliott, Landscape Architect Consultant to the City of Carlsbad

(760) 944-8463

PELA file: 144 - Opus Point Lot 9 - FWT - Insp1

REFERENCE:

1st Landscape Inspection - Final Walk Through

PROJECT:

Opus Point Lot 9

Project Number:

PIP06-17

Drawing Number:

449-1L

The following items were noted as deficient:

1. Provide as-built drawings for all irrigation to the Planning Department for review and approval. Once approved, provide mylars for City file.

2. It is noted that a flag pole has been installed in place of a tree at the north end of the

easterly parking row. Note this change on the as-built drawings.

3. Provide separation between nursery stakes and tree trunks to avoid damage to the tree cambium layer. Check all trees. Two trees at the northwest corner of the building along with one tree at the southeast corner of the building were noted to have tree and stake contact.

4. Two Melaleuca trees on the west side of the building appear to be dead. Replace dead



MAR 3 0 2009



OPUS West Construction Corporation SUBCONTRACT CHANGE ORDER

OPUS WEST-RVINE

Change Order Date:

03/25/2009

Landscape

Change Order #:

9

CON-10262.00-17

To Subcontract Agreement dated:

09/25/2007

See Subcontract Sum Breakdown

Emerald Landscape Svcs Inc

531 W. Crowther Ave.

Placentia, CA 92870

PROJECT: Horizon Tech Center

10301 Meanly Drive

San Diego, CA 92131

CHANGE DETAILS

Item Description

Subcontractor shall modify front entrance to allow for the monument sign.

Amount

\$1,012.00

\$1,012.00

SCHEDULE

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

CONTRAC	T SU	JMN	lΑ	RY	
---------	------	-----	----	----	--

Cost Code	Previous Amount	This Change Order	Current Contract Amount
10262.03-B40-02901.00-S	\$222,007.00	\$1,012.00	\$223,019.00
10262.03-B40-02902.00-S	\$200,902.00	\$0.00	\$200,902.00
441	\$422,909.00	\$1,012.00	\$423,921.00
Original Contract Amount			\$389,128.00
Previously Approved Change Orders			\$33,781.00
Amount this Change Order			\$1,012.00
Contract Amount to Date		, 	\$423,921.00

ACKNOWLEDGEMENT

Please sign and return all original copies

Emerald Landscape

3/26/09

Andrew Ranallo

OPUS West Construction Corporation

Printed Name

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

The work covered by this Subcontract Change Order will be performed under the same terms and conditions as those in the Subcontract Agreement. Subcontractor agrees this Subcontract Change Order is inclusive of all Subcontractor's claims for additional compensation for work heretofore authorized or performed beyond the scope of the Subcontract Agreement as amended this date. No other claims will be accepted by Contractor.



MAR 3 U 2009



OPUS West Construction Corporation SUBCONTRACT CHANGE ORDER

OPUS WEST-IRVINIT

Landscape & Irrigation

CON-10303.00-14

Change Order Date:

03/25/2009

Change Order #:

To Subcontract Agreement dated:

Emerald Landscape Svcs Inc

531 W. Crowther Ave. Placentia, CA 92870

04/29/2008

PROJECT: Opus Point IV

3197 Lionshead Avenue

Carlsbad, CA 92010

CHANGE DETAILS

Item Description

Subcontractor shall provide landscaping and irrigation at Lot 17 slope area along Lionshead

Amount

02900

\$8,928.00

\$8,928.00

SCHEDULE

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

CONTRAC	T SUN	MMARY
---------	-------	-------

Cost Code	Previous Amount	This Change Order	Current Contract Amount
10303.03-B40-02870.00-S	\$55,783.00	\$0.00	\$55,783.00
10303.03-B40-02901.00-S	\$253,154.00	\$8,928.00	\$262,082.00
10303.03-B40-02901.00-S	\$185,589.00	\$0.00	\$185,589.00
10303.03-240 02702.00 0	\$494,526.00	\$8,928.00	\$503,454.00
Original Contract Amount			\$460,713.00
Previously Approved Change Orders			\$33,813.00
Amount this Change Order			\$8,928.00
Contract Amount to Date			\$503,454.00

ACKNOWLEDGEMENT

Please sign and return all original copies

Emerald La

Printed Name

Ralph Miller

Printed Name

OPUS West Construction Corporation

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

The work covered by this Subcontract Change Order will be performed under the same terms and conditions as those in the Subcontract Agreement. Subcontractor agrees this Subcontract Change Order is inclusive of all Subcontractor's claims for additional compensation for work heretofore authorized or performed beyond the scope of the Subcontract Agreement as amended this date. No other claims will be accepted by Contractor.

EMERALD LANDSCAPE SERVICES, INC.

January 29, 2009

i4Hn: Andrew Ranallo

Den Haddock
Opus West Construction Corp.
2050 Main Street, Suite 800
Irvine, CA 92614

Project: Opus Point - Lot #17

Re: Clean up and restore landscape

Dear Don:

The following is a proposal to clear the front slope area along Lionshead Avenue and replant the landscape as per the existing plant pallet from existing landscape plans and site observations.

Cost Breakdown

- 31 5gal Sterlitzia Reginae
- 28 5gal Pittosporum 'Variegata'
- 77 5gal Rhaphiolepis 'Clara'
- 13 5gal Abella 'Edward Goucher'
- 19 5gal Leptospermum 'Ruby Glow'
- 13 5gai Calliandra 'Tweedii'
- 10 5gal Plumbago Auriculata
- 16 5gal Nerium Oleander 'Petite Pink'
- 13 5gal Phormium 'Sun Downer'
- 142 1gal Star Jasmine
- 142 1gal Bougainvillea 'Crimson Jewel'
- 40 flat Myoporum Pacificum
- 30 yards Mulch
- 1 Clear and Grub Slope

Grand Total - \$8,928.00 Add

Don, we can start this project at any time and it should take about 5 days to complete.

Please call if you have any questions.

Respectfully submitted,

Emerald Landscape Services, Inc.





MAR 18 2009



OPUS West Construction Corporation SUBCONTRACT CHANGE ORDER

OPUS WEST-IRVINE

Change Order Date:

03/12/2009

Landscape & Irrigation

Change Order #:

8

To Subcontract Agreement dated:

CON-10303.00-14

04/29/2008

TO: Emerald Landscape Svcs Inc

PROJECT: Opus Point IV

02900

531 W. Crowther Ave. Placentia, CA 92870

3197 Lionshead Avenue

Carlsbad, CA 92010

CHANGE DETAILS

Description Item

Amount

Subcontractor shall rework landscaping, repair irrigation for Right Of Way and install riprap.

\$1,759.00

\$1,759.00

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		
10303.03-B40-02870.00-S	\$55,783.00	\$0.00	\$55,783.00		
10303.03-B40-02901.00-S	\$251,395.00	\$1,759.00	\$253,154.00		
10303.03-B40-02902.00-S	\$185,589.00	\$0.00	\$185,589.00		
	\$492,767.00	\$1,759.00	\$494,526.00		
Original Contract Amount					
Previously Approved Change Orders					
Amount this Change Order					
Contract Amount to Date					

ACKNOWLEDGEMENT

Please sign and return all original copies

Crowl

Emerald L Svcs Inc OPUS West Construction Corporation

Ralph Miller

Printed Name

3/18/09

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

The work covered by this Subcontract Change Order will be performed under the same terms and conditions as those in the Subcontract Agreement. Subcontractor agrees this Subcontract Change Order is inclusive of all Subcontractor's claims for additional compensation for work heretofore authorized or performed beyond the scope of the Subcontract Agreement as amended this date. No other claims will be accepted by Contractor.



MAR 1 1 2009

OPUS.

OPUS West Construction Corporation SUBCONTRACT CHANGE ORDER

OPUS WEST-IRVING

Change Order Date: Change Order #:

02/24/2009

Landscape & Irrigation CON-10303.00-14

To Subcontract Agreement dated:

04/29/2008

02900

Emerald Landscape Svcs Inc

531 W. Crowther Ave. Placentia, CA 92870

PROJECT: Opus Point IV

3197 Lionshead Avenue

Carlsbad, CA 92010

CHANGE DETAILS

Item Description

Subcotnractor shall provide 34 - 5 Gallon Boston Ivy between Lots 8 and 9.

Amount

\$544.00 \$544.00

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	
10303.03-B40-02870.00-S	\$55,783.00	\$0.00	\$55,783.00	
10303.03-B40-02901.00-S	\$250,851.00	\$544.00	\$251,395.00	
10303.03-B40-02902.00-S	\$185,589.00	\$0.00	\$185,589.00	
	\$492,223.00	\$544.00	\$492,767.00	
Original Contract Amount			\$460,713.00	
Previously Approved Change Orders			\$31,510.00	
Amount this Change Order				
Contract Amount to Date	***************************************	***************************************	\$492,767.00	

ACKNOWLEDGEMENT

Please sign and return all original copies

Emerald Landscape

Jason Knudson

OPUS West Construction Corporation

Printed Name

3/13/07

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

The work covered by this Subcontract Change Order will be performed under the same terms and conditions as those in the Subcontract Agreement. Subcontractor agrees this Subcontract Change Order is inclusive of all Subcontractor's claims for additional compensation for work heretofore authorized or performed beyond the scope of the Subcontract Agreement as amended this date. No other claims will be accepted by Contractor.

Printed On: 02/24/2009

Page 1 of 1



OPUS West Construction Corporation SUBCONTRACT CHANGE ORDER

	· · · · · · · · · · · · · · · · · · ·	•		
Change Order Date:	02/24/2009			Landscape & Irrigation
Change Order #:	7			CON-10303.00-14
To Subcontract Agreement dated:	04/29/2008			02900
TO: Emerald Landscape Svcs 531 W. Crowther Ave. Placentia, CA 92870	-	PROJECT:	Opus Point IV 3197 Lionshead Avenue Carlsbad, CA 92010	
CHANGE DETAILS				Amount
Item Description		T	10	\$544.00
1 Subcotnractor shall p	rovide 34 - 5 Gallon Bos	ton Ivy between Lots 8	and 9.	\$544.00
SCHEDULE Completion date of original contract	et will not be adjusted, unled	s noted herein.		
CONTRACT SUMMARY	Dl	Amount	This Change Order	Current Contract Amount
Cost Code	rrevi	ous Amount \$55,783.00	\$0.00	\$55,783.00
10303.03-B40-02870.00-S		\$250,851.00	\$544.00	\$251,395.00
10303.03-B40-02901.00-S 10303.03-B40-02902.00-S		\$185,589.00	\$0.00	\$185,589.00
10303.03-B40-02702.00-3		\$492,223.00	\$544.00	\$492,767.00
Original Contract Amount	······································			\$460,713.00
Previously Approved Change C	Orders			\$31,510.00
Amount this Change Order	•••••••••			\$544.00
Contract Amount to Date	*******************************			\$492,767.00
ACKNOWLEDGEMENT				
Please sign and return all original co	pies			
Emerald Landscape Sves Inc		OPUS West	t Construction Corporation	

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

The work covered by this Subcontract Change Order will be performed under the same terms and conditions as those in the Subcontract Agreement.

Subcontractor agrees this Subcontract Change Order is inclusive of all Subcontractor's claims for additional compensation for work heretofore authorized or performed beyond the scope of the Subcontract Agreement as amended this date. No other claims will be accepted by Contractor.

Jason Knudson

John

Date



February 24, 2009

Jason Knudson
Opus West Construction Corp.
2050 Main Street, Suite 800
Irvine, CA 92614

Project: Opus Point IV

Re: Lot 8 and 9 Boston Ivy

Dear Jason:

The following is a change order request to add additional plant material along retaining wall between Lot 8 and Lot 9, as per your request.

• 34 - 5gal Boston lvy @ 16.00 = \$544.00 Add

Grand Total - \$544,00 Add

Please call if you have any questions.

Respectfully submitted,

Emerald Landscape Services, Inc.

John & Chou







OPUS West Construction Corporation SUBCONTRACT CHANGE ORDER

Change Order Dat	le	3
------------------	----	---

02/23/2009

04/29/2008

Landscape & Irrigation

CON-10303.00-14

02900

Change Order #:

6

To Subcontract Agreement dated:

PROJECT: Opus Point IV

3197 Lionshead Avenue

Carlsbad, CA 92010

Emerald Landscape Svcs Inc

531 W. Crowther Ave.

Placentia, CA 92870

CHANGE DETAILS

NGE DETAILS	Amount
Item Description	\$204.00
1 Subcontractor shall provide 60 additional daylily plants at Lot 11.	\$7,120.00
2 Subcontractor shall provide Sod at all bioswales.	\$626.00
3 Subcontractor shall provide small crib wall at irrigation back flow preventors.	\$320.00
Subcontractor shall provide revised irrigation to accommodate the new sidewalk and stairs.	\$8,270.00

SCHEDULE

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

CONTR			

Cost Code	Previous Amount	This Change Order	Current Contract Amount
10303.03-B40-02870.00-S	\$55,783.00	\$0.00	\$55,783.00
10303.03-B40-02901.00-S	\$242,581.00	\$8,270.00	\$250,851.00
10303.03-B40-02901.00-3 10303.03-B40-02902.00-S	\$185,589.00	\$0.00	\$185,589.00
10303.03-040-02702.00-3	\$483,953.00	\$8,270.00	\$492,223.00
Original Contract Amount	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		\$460,713.00
Previously Approved Change Orders			
* ==			
Amount this Change Order			\$8,270.00
Contract Amount to Date			e 402 227 00

ACKNOWLEDGEMENT

Please sign and return all original copies

Emerald Landscap

OPUS West Construction Corporation

Printed Name

Jason Knudson

Date

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

The work covered by this Subcontract Change Order will be performed under the same terms and conditions as those in the Subcontract Agreement. Subcontractor agrees this Subcontract Change Order is inclusive of all Subcontractor's claims for additional compensation for work heretofore authorized or performed beyond the scope of the Subcontract Agreement as amended this date. No other claims will be accepted by Contractor.

RECEIVED

MAR 09 2009



OPUS West Construction Corporation SUBCONTRACT CHANGE ORDER

OPUS WEST-IRVINE

Landscape & Irrigation

CON-10303.00-14

02900

Change Order Date:

02/23/2009

Change Order #:

6

To Subcontract Agreement dated:

04/29/2008

TO: Emerald Landscape Svcs Inc 531 W. Crowther Ave.

Placentia, CA 92870

PROJECT: Opus Point IV

3197 Lionshead Avenue

Carlsbad, CA 92010

CHANGE DETAILS

	Amount	
Item	Description Subcontractor shall provide 60 additional daylily plants at Lot 11.	\$204.00
	Subcontractor shall provide Sod at all bioswales.	\$7,120.00
	Subcontractor shall provide small crib wall at irrigation back flow preventors.	\$626.00
Δ	Subcontractor shall provide revised irrigation to accommodate the new sidewalk and stairs.	\$320.00
4	Danaoina artis. Commercial de la commerc	\$8,270.00

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
10303.03-B40-02870.00-S	\$55,783.00	\$0.00	\$55,783.00
10303.03-B40-02901.00-S	\$242,581.00	\$8,270.00	\$250,851.00
10303.03-B40-02902.00-S	\$185,589.00	\$0.00	\$185,589.00
	\$483,953.00	\$8,270.00	\$492,223.00
Original Contract Amount Previously Approved Change Orders Amount this Change Order			\$23,240.00
Contract Amount to Date	\$492,223.00		

ACKNOWLEDGEMENT

Please sign and return all original copies

Emerald Landscape Sv

John C. Crou Printed Name

OPUS West Construction Corporation

Jason Knudson

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

The work covered by this Subcontract Change Order will be performed under the same terms and conditions as those in the Subcontract Agreement. Subcontractor agrees this Subcontract Change Order is inclusive of all Subcontractor's claims for additional compensation for work heretofore authorized or performed beyond the scope of the Subcontract Agreement as amended this date. No other claims will be accepted by Contractor.

Printed On: 02/23/2009

Page 1 of 1

February 20, 2009

Jason Knudson
Opus West Construction Corp.
2050 Main Street, Suite 800
Irvine, CA 92614

Project: Opus Point IV

Re: Lot 11 - fill in plants

Dear Jason:

The following is a change order request to add additional plant material at Lot 11, as per item #13 on Ridge Landscape Architects field report dated 2/11/09.

60 – 1gal Hemerocallis (Daylily) @ 3.40 = \$204,00 Add

Grand Total - \$240.00 Add

Please call if you have any questions.

Respectfully submitted,

Emerald Landscape Services, Inc.

John C. Crobb







January 23, 2009

Jason Knudson
Opus West Construction Corp
2050 Main Street, Suite 800
Irvine, CA 92614

Project: Opus Point IV

Re: Boi-swales

Dear Jason:

The following is a change order request for adding sod grass to the flow lines of Bio-swails as per the City of Carlsbad landscape architect consultant's 1st landscape inspection report. Remove and replace 1 gallon plants in flow lines and install sod - <u>\$7,120.00 Add</u>

Please call if you have any questions.

Respectfully submitted,

Emeraid Landscape Services, Inc.

John & Arouj

A-G # 1135253





Lot #9 445 + 305 = 750 = 1500 3,958,50 3,162. 7,120. 752 KZ = 1504 B 3,958.50 Lot # 3 739 XZ = 14784 3958.50 1st #11 398 x2 = 796 \$ 5,278 × .75 = 3,958.50 * .85 = 4,486. -5,270 Planti@ .60 = \$3,162 1- Metrosideror excelsus - Muti - 24" Box



February 9, 2009

Jason Knudson
Opus West Construction Corp.
2050 Main Street, Suite 800
Irvine, CA 92614

Project: Opus Point IV

Re: Crib-wall at backflows

Dear Jason:

The following is a change order request for remove soil and installing small crib-wall at three (3) of the backflows on Lionshead Drive, as per lan Walker with the City of Carlsbad - \$626.00 Add

Please call if you have any questions.

Respectfully submitted,

Emerald Landscape Services, Inc.





EMERALD LANDSCAPE SERVICES, INC.

531 WEST CROWTHER AVE., PLACENTIA, CA 92870 (714) 993-9006 • FAX: (714) 993-9017

CHANGE ORDER/ WORK ORDER 3420

TO:		
JOB NAME: Opus point JOB N Authorization is hereby granted to Emerald Landscape Service, in	IO: DAT	E: <u>2 2 09</u> following work
Description of Work: We WOrk for Extra y for	from Bu	iD# 8
and Build # 9 Working me Men put	stone fo	Y WALL
and some so flow 2 for lun	COPEN / I	or wale
Build # 9 Domistic Water & brs fo		
8 hrs total		
	10°-	

	TOTAL MATERIALS	
	TOTAL LABOR	
Note: all quotes are valid for 90 days from the above date. E.L.S. is not responsible for plant material damaged by acts beyond our control.	% P/O	
It is understood and agreed that work represented herein is not included in the scope of work of any other.	TOTAL AMOUNT	e
agreement. Client representative acknowledges that he/she is an authorized agent for client, and that signing this document obligates client to the terms and conditions set forth herein. Client's representative	TOTAL ANIOUNT	\$
acknowledges that he/she has read this agreement and agrees to pay in full, net 30 days.		
AUTHORIZED FOR CLIENT BY: AUTHORIZED	FOR E.L.S. BY:	
D &	emis I	- 9-A a
Signature Date Signature	ama t	Date
lient P.O. Number		

EMERALD LANDSCAPE SERVICES, INC. 531 W. CROWTHER AVE. PLACENTIA, CA 92870

PHONE 714-993-9006 - FAX 714-993-9017

FACSIMILE TRANSMITTAL SHEET							
то: Jason Knudson	FROM: John Croul						
COMPANY: Opus West Construction Co	rp. 2/20/2009						
рах number: 949-622-1148	total no. of pages including	G COVER:					
PHONE NUMBER: 949-622-1950	sender's reference number:						
POUR REFERENCE NUMBER: Opus Point IV – Change Orders							
☐ URGENT ☐ FOR REVIEW ☐ I	PLEASE COMMENT	☐ PLEASE RECYCLE					
NOTES/COMMENTS:							
Jason,							
One new change order due to landscape arch's field report, I have attached some of the remaining outstanding change orders too.							
Please call if you have any questions.							
Thank you							
John							

FIELD REPORT

Page 1 of 2

Date:

February 11, 2009



Jason Knudson

Opus Architects & Engineers 2050 Main Street, Ste. 800

Irvine, CA 92614

CC:

John Croul, File

From:

Ron Stark

Attendees: Jason Knudson, Ron Stark, Elpidio Lopez (Emerald Landscape)

Project:

OPUS POINTE @ RACEWAY 18-22, 23-24, 25

Carlsbad

RLA Job # 05042

This transmission consists of 2 pages(s) including this cover sheet. If you experience any problems or do not receive all pages, please call 949 387-1323 x23. Our fax number is 949 387-1303. A hard copy will NOT follow in the mail.

Comments:

A field review was conducted on Tuesday, February 10, to assess the landscape installation for Opus Point IV (Lots 7, 8, 9/10 and 11) prior to the start of the 90-Day Maintenance Period. The following items were noted.

No. Description

- 1 Due to a break in the City's recycled water line, the irrigation was not operational and will be reviewed at a later date.
- 2 General comments (all sites):
 - Cut down tree stakes on all canopy trees (Cassia, Koelreuteria, Podocarpus and Tipu) so that stake is a maximum of 6" above top tree tie and does not extend into tree canopy per Planting Detail 'A'.
 - Infill mulch as necessary to provide minimum 3" layer in all planter areas per City requirements.
 - Remove weeds regularly from all planter areas to prevent competition with adjacent shrub and ground cover plantings, which can inhibit the health and growth of desired plant material.
- 3 Lot 7: Repair (2) broken irrigation sprayheads at the northwest corner of the site and repair the slope erosion and damaged plant material as required.
- 4 Lot 7: Replace (4) dead Strelitzia reginae (Bird-of-Paradise) and (1) dead Dietes bicolor (Butterfly Iris), from 5-gallon containers, at the northwest corner of the site.
- Lot 8: Replace (8) Lophostemon confertus (Brisbane Box), located in parking lot "finger" islands and at corners of site, with Podocarpus gracilior (Fern Pine) as shown on Planting Plan, Sheet 7. All trees shall be 24" Box size, per plan, and shall be replaced at no additional cost to Owner.
- 6 Lot 8: Replace (1) dead Dietes bicolor (Butterfly Iris), from 5-gallon container, at northeast corner of the site.



LANDSCAPE ARCHITECTS

FIELD REPORT

Page 2 of 2

Project:

OPUS POINTE @ RACEWAY 18-22, 23-24, 25

Date:

February 11, 2009

OK

- 7 Lot 9/10: Replace (5) dead or dying Melaleuca leucadendra (Cajeput Tree), from 24" box, (2) located on the west side of the building and (3) on the east side of the building.
- 8 Lot 9/10: Re-grade planter area south of the southwest patio to extend swale from southeast corner of patio, along bottom of slope, to bioswale west of patio, with the low point of the swale as far as possible from the edge of the patio. Replace the existing Xylosma hedge as required (approximately 6 5-gallon plants).
- 9 Lot 11: Replace (1) dead Melaleuca leucadendra (Cajeput Tree), from 24" box, located on east side of building.
- 10 Lot 11: Replace (33) dead or dying Escallonia rubra, from 5-gallon containers. (2) located north of building, (12) located east of southeast loading dock, and (19) surrounding patio in eastern parking island.
- 11 Lot 11: Replace (1) dead Dietes bicolor, from 5-gallon container, on east side of building.
- 12 Lot 11: Replace approximately 75% of the Trachelospermum jasminoides (Star Jasmine), from 1-gallon containers, along the north side of the building, and check irrigation in this area to assure that plants are receiving adequate moisture.
- 13 Lot 11: Provide additional Hemerocallis (Daylily) from 1-gallon containers, to fill in bare strip between handicap parking ramp and wall at northeast corner of building.
- 14 Contractor shall contact RLA for a follow-up review of irrigation system when water is back online.

15-54. Agh. Auge dus 12-54. Agh. Augen Auch 2-24"- Studing Mach.

2-159d. Cellendrer @ Korce.

2-159d. Cellendrer @ Korce. ang - 18-15 Photonies 6-54l. Stansarmine



December 3, 2008

Jason Knudson
Opus West Construction Corp.
2050 Main Street, Suite 800
Irvine, CA 92614

Project: Opus Point - Building #3190 and #3198

Re: Remove landscape and reroute impation

Dear Jason:

The following is a change order request for the removal of landscape and rerouting of imigation to accommodate the new sidewalk and stairs, as per Bear's request.

Cost Breakdown

16 hours laborer @ 20.00 = \$320.00

Grand Total - \$320.00 Add

Please call if you have any questions.

Respectfully submitted,

Emerald Landscape Services, Inc.

John C. Coul





DATE: 11,13,08
opus point
We did extra work introut of
the office, we removed plants, and
we and irrigation, two guys
were working, eight hours each
one of them. And the Veason
was because the put hew
Sidewalk Alt Elpidia Japan
BuilD # 3190 and BuilD # 3198

FEB 0 2 2009



OPUS West Construction Corporation SUBCONTRACT CHANGE ORDER

OPUS WEST-IRVINE

Change Order Date:

01/21/2009

Change Order #:

Landscape & Irrigation CON-10303.00-14

02900

To Subcontract Agreement dated:

TO: Emerald Landscape Svcs Inc

531 W. Crowther Ave.

Placentia, CA 92870

04/29/2008

PROJECT: Opus Point IV

3197 Lionshead Avenue

Carlsbad, CA 92010

CHANGE DETAILS

Description Item

Subcontractor shall provide slope repairs on December 8, 9, 10,11, 24, 26 and 27, 2008 that were

necessary as a result of excessive rain water.

Amount

\$10,382.00

\$10,382.00

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
10303.03-B40-02870.00-S	\$55,783.00	\$0.00	\$55,783.00
10303.03-B40-02901.00-S	\$232,199.00	\$10,382.00	\$242,581.00
10303.03-B40-02902.00-S	\$185,589.00	\$0.00	\$185,589.00
	\$473,571.00	\$10,382.00	\$483,953.00
Original Contract Amount			\$460,713.00
Previously Approved Change Orders			\$12,858.00
Amount this Change Order			\$10,382.00
Contract Amount to Date		***************************************	\$483,953.00

ACKNOWLEDGEMENT

Please sign and return all original copies

Emerald La ape Svcs Inc

John C. Croal

Jason Knudson

Printed Name

2/2/09

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



January 13, 2009

Jason Knudson
Opus West Construction Corp.
2050 Main Street, Suite 800
Irvine, CA 92614

Project: Opus Point IV

Re: Clean up and restore grade due to damage caused by heavy rain

Dear Jason:

The following is a change order request for the repair of grade and the clean up of erosion debris caused by the heavy rains. Please see the singed field work order for details.

Cost Breakdown

- Work Order # 3407 \$1,992.00
- Work Order # 3405 \$1,992.00
- Work Order # 3402 \$1,992.00
- Work Order # 3409 \$1,992.00
- Work Order # 3408 \$680.00
- Work Order # 3404 \$680.00
- Work Order # 3410 \$1,054.00

Grand Total - \$10,382,00 Add

Please call if you have any questions.

Respectfully submitted,

Emerald Landscape Services, Inc.

John C. Oloui





531 WEST CROWTHER AVE., PLACENTIA, CA 92870 (714) 993-9006 • FAX: (714) 993-9017

WORK ORDER 3407

CHANGE ORDER/

TO: Oper Point II

	16 A A	1 0 a
	D: <u>1553</u> DAT	
Authorization is hereby granted to Emerald Landscape Service, Inc.	s. to perform the	Tollowing work
Description of Work:		
On 12-8-08 We did extra wor	the becau	se of
the rain. The vain made big hi	oles on t	ne
ground, and we had to refill the		
There was Five man doing la		ohe
former, total of hours 48, and		
dump truck for eight hours, a	ent ha	Bob rat
for eight hours.		
It was the hole than	+ was	
between building eight and n		
		······································
Foreman @ 48 x8 = 384 Boblat	-45-x8=	360,-
	uch @ 38 +8	
Labor @ 20 x 32 = 640-	TOTAL MATERIALS	664
1,328,	TOTAL LABOR	1,328.
Note: all quotes are valid for 90 days from the above date. E.L.S. is not responsible for plant material damaged by acts beyond our control.	% P/O	
It is understood and agreed that work represented herein is not included in the scope of work of any other agreement. Client representative acknowledges that he/she is an authorized agent for client, and that signing	TOTAL AMOUNT	\$ 1992-
this document obligates client to the terms and conditions set forth herein. Client's representative acknowledges that he/she has read this agreement and agrees to pay in full, net 30 days.		
AUTHORIZED FOR CUIENT BY		
ACTHORIZED	FOR E.L.S. BY:	
19 Numb	<u> </u>	
Date Signature		Date
Client P.O. Number		

531 WEST CROWTHER AVE., PLACENTIA, CA 92870 (714) 993-9006 • FAX: (714) 993-9017

CHANGE ORDER/ WORK ORDER 3405

בר-טמר מא: לארוח: חרט דערוען בער הבער במעם בעותן בב

TO:		
JOB NAME: Open Point II JOE Authorization is hereby granted to Emerald Landscape Service,	BNO: <u>1553</u> DATE Inc. to perform the	: 12-9-08 following work:
Description of Work:		
On 12-9-08 We were Still	working o	<u> </u>
the same hole that the rail	n did. wi	th
the same amout of people Fix	e labor, or	re forme
48 hours in total all together	ive de	use the
domp truck, and the Bob Cat For	v eight he	ours
each		
Foreman C48 x8 = 384 B	obtat @ 45. TX mp Truck @ 38	8 = 360, -
Pipefitter @ 38 - X8 = 304 Du	mp Truck @ 38	7 ×8 = 304.
Pipefitta C 38 - X9 = 304 - Du Labor C 20 - + 32 = 640 -		Co64-
1,328.		
	TOTAL MATERIALS	Colo4-
	TOTAL LABOR	1328_
Note: all quotes are valid for 90 days from the above date. E.L.S. is not responsible for plant-material damaged by acts beyond our control.	% P/O	
It is understood and agreed that work represented herein is not included in the scope of work of any	TOTAL AMOUNT	\$ 1.992.
agreement. Client representative acknowledges that he/she is an authorized agent for client, and that significant to the terms and conditions set forth herein. Client's representative acknowledges that he/she has read this agreement and agrees to pay in full, net 30 days.	ning	
ACTIONIZED FOR OLIENT DV	RIZED FOR E.L.S. BY:	
D Wing 12-30-08		
Signature Date Signature		Date

4522757W97

6.9:

7106E664171:0T

Client P.O. Number

531 WEST CROWTHER AVE., PLACENTIA, CA 92870 (714) 993-9006 • FAX: (714) 993-9017

7106266P171:0T

P.13

CHANGE ORDER/ WORK ORDER 3402

	•	
ro:		
JOB NAME: Ofther Point TT JOB NO. Authorization is hereby granted to Emerald Landscape Service, Inc.	1553 DATE to perform the f	: <u>12-10-</u> 08 ollowing work:
Description of Work:		
on 12-10-08 we were doing ?	the Same	<u> Joh</u>
but this time it was a different	- whole	it was
in Front of building seven this !	time fiv	e labor
one formon, eight hours each, tot	a of how	vs 48
dump truck, eight, bob cat eight		<u> </u>
aump Frock / Cyrc / So		
Foreman @ 48 X8 = 384 Bobax	9045 ×8	= 360, -
Pipefitter @38- x8 = 304- DumpT	mel C38 K	8 = 304
Labor @ 20 × 32 = 640.		66cf.
1328.		
	TOTAL MATERIALS	664-
	TOTAL LABOR	1,328.
Note: all quotes are valid for 90 days from the above date. E.L.S. is not responsible for	% P/O	
plant material damaged by acts beyond our control. It is understood and agreed that work represented herein is not included in the scope of work of any other	TOTAL AMOUNT	\$ 1,992,-
agreement. Client representative acknowledges that he/she is an authorized agent for client, and that signing this document obligates client to the terms and conditions set forth herein. Client's representative acknowledges that he/she has read this agreement and agrees to pay in full, net 30 days.		
AUTHORIZED FOR CLIENT BY: AUTHORIZE	D FOR E.L.S. BY:	
Signature Date Signature		Date
Client P.O. Number		

PSSS757097

DEC-30-5008 04:536 FROM:OPUS POINT II

531 WEST CROWTHER AVE., PLACENTIA, CA 92870 (714) 993-9006 • FAX: (714) 993-9017

CHANGE ORDER/ WORK ORDER 3409

TO:		
JOB NAME: Open found 1 JOB NO: Authorization is hereby granted to Emerald Landscape Service, Inc.	1553 DATE:	ollowing work:
Description of Work:		1.
BN 12-11-08 we were allready d	one who	, the
in holes, know we were Cleani	ng the	
Side Walk because there we	as alot	of
mud on it. There was six	men bo	VKlug
on it eight hours each. We we	re only	useing_
the Bob cat for eigh hours, and	dump tr	uck
for eight hours.		· ·
on the same day we also	did th	e
whole between nine Abuilding e	leven.	
in total we used & six ro	ILS OF J	inere_
Communication Bolicat 45 x 8	3 = 360, -	
Foreman @48 x8 = 384 - PumpTruck @	23848=30	54.
Pepefiller @ 38 - x 8 = 304.	TOTAL MATERIALS	664.
hobor @ 20 x 32 = 640.	TOTAL LABOR	1328
Note: all quotes are valid for 90 days from the above date. E.L.S. is not responsible for plant material damaged by acts beyond our control.	% P/O	
Is in understood and agreed that work represented herein is not included in the scope of work of any other	TOTAL AMOUNT	\$ 1992, -
agreement. Client representative acknowledges that he/she is an authorized agent for client, and that signing this document obligates client to the terms and conditions set forth herein. Client's representative acknowledges that he/she has read this agreement and agrees to pay in full, net 30 days.		
) FOR E.L.S. BY:	
AUTHORIZED FOR OBLINES !!	, , , , , , , , , , , , , , , , , , , ,	
D Wignes 12-30.08 Signature Signature		Data
Signature Date Signature		Date

531 WEST CROWTHER AVE., PLACENTIA, CA 92870 (714) 993-9006 • FAX: (714) 993-9017

F.11

71062664171:0T

CHANGE ORDER/ WORK ORDER 3408

O:			
OB NAME: Open Point II Juntorization is hereby granted to Emerald Landscape Service	OB NO: ce, Inc.	1553 DATE: to perform the fo	12-24-6 ollowing work
escription of Work:			
ON 12-24-08 We did extra	Wo!	rk behi	~g
building eleven, two of my water drain, thats by the will work a for eigh hours, and	guys	they b	oth
work o for eigh hours, and	Bob	cat.	
hebor @20- x16 = 320			
Bob Cat 48 × 8 300, -			
		TOTAL MATERIALS	360,
		TOTAL LABOR	320,
lote: all quotes are valid for 90 days from the above date. E.L.S. is not responsible for plant material damaged by acts beyond our control.		% P/O	
It is understood and agreed that work represented herein is not included in the scope of work of	any other	TOTAL AMOUNT	\$ 680,
agreement. Client representative acknowledges that he/she is an authorized agent for client, and the this document obligates client to the terms and conditions set forth herein. Client's representative acknowledges that he/she has read this agreement and agrees to pay in full, net 30 days.	izt sigrillig		
AUTHORIZED FOR CLIENT BY:	HORIZED	FOR E.L.S. BY:	
D Numb 12-30.08			
Signature Date Signa	me		Date
Client P.O. Number			

4556151091

UEC-30-2008 04:28F FRUM:UPUS PUINI II

531 WEST CROWTHER AVE., PLACENTIA, CA 92870 (714) 993-9006 • FAX: (714) 993-9017

51.9

71062669171:0T

CHANGE ORDER/ WORK ORDER 3404

O:		
OB NAME: Open Point TO JOB NO: uthorization is hereby granted to Emerald Landscape Service, Inc.	1553 DATE to perform the f	: <u>12-26-</u> c ollowing work
escription of Work:		
on 12-26-08 they were Stime thing, = eight hours each, and Bob cat.	ill worth	ing on
however the same thing,	to you	90X2
eight hours each, and Bob cat.		
babor @ 20 × 16 = 320 Bob lat @ 48 × 8 = 360		
Bob Cat @48 ×8 = 360_		
		<u>,,, ,</u>
	TOTAL MATERIALS	360.
	TOTAL LABOR	360. 320.
plant material damaged by acts beyond our control.	TOTAL LABOR	320.
plant material damaged by acts beyond our control. It is understood and agreed that work represented herein is not included in the scope of work of any other	TOTAL LABOR	
plant material damaged by acts beyond our control. It is understood and agreed that work represented herein is not included in the scope of work of any other agreement. Client representative acknowledges that he/she is an authorized agent for client, and that signing this document obligates client to the terms and conditions set forth herein. Client's representative	TOTAL LABOR	320,
plant material damaged by acts beyond our control. It is understood and agreed that work represented herein is not included in the scope of work of any other agreement. Client representative acknowledges that he/she is an authorized agent for client, and that signing this document obligates client to the terms and conditions set forth herein. Client's representative acknowledges that he/she has read this agreement and agrees to pay in full, net 30 days.	TOTAL LABOR	320,
plant material damaged by acts beyond our control. It is understood and agreed that work represented herein is not included in the scope of work of any other agreement. Client representative acknowledges that he/she is an authorized agent for client, and that signing this document obligates client to the terms and conditions set forth herein. Client's representative acknowledges that he/she has read this agreement and agrees to pay in full, net 30 days.	TOTAL LABOR % P/O TOTAL AMOUNT	320,

7607275524

הבר-סמ-בממם מא: בא דאטון: הדום PDINT II

531 WEST CROWTHER AVE., PLACENTIA, CA 92870 (714) 993-9006 • FAX: (714) 993-9017

P.14

71062664171:0T

CHANGE ORDER/ WORK ORDER 3410

то:		
JOB NAME: JOB NO: Authorization is hereby granted to Emerald Landscape Service, Inc.	1553 DATE to perform the f	: <u>12-27</u> -0 ollowing work:
Description of Work:		
on 12-27-02 they finished	Clealng ?	the
On 12-27-02 they finished water drain, two guys eight how	rs each	and
Rob cat they also did gravin	g, and	used
Bob cat, they also did graying two rolls of what Junere, bear	- told m	·
to to do the job		
Loba @20 x 16 = 320		
Bob Cat 48 × 8 = 360.		
1,800 \$ Jule @ .23 = 414,-		
1,000		
	TOTAL MATERIALS	734,
	TOTAL LABOR	320,-
Note: all quotes are valid for 90 days from the above date. E.L.S. is not responsible for plant material damaged by acts beyond our control.	% P/O	
It is understood and agreed that work represented herein is not included in the scope of work of any other	TOTAL AMOUNT	\$ 1,094,
agreement. Client representative acknowledges that he/she is an authorized agent for client, and that signing this document obligates client to the terms and conditions set forth herein. Client's representative acknowledges that he/she has read this agreement and agrees to pay in full, net 30 days.	L	
AUTHORIZED FOR CLIENT BY: AUTHORIZED) FOR E.L.S. BY:	
P Zume 12-30-08		
Signature Date Signature		Date
Client P.O. Number		

7607275524

חבר-סמ-כממפ מא: כאה דאחש: חדעה דעותו II

EMERALD LANDSCAPE SERVICES, INC. 531 W. CROWTHER AVE. PLACENTIA, CA 92870

PHONE 714-993-9006 - FAX 714-993-9017

	FACSIMILE TRANSMIT	TAL SHEET	
TO: Jason Knudson	from: J	ohn Croul	
COMPANY: Opus West Construct	ion Corp. DATE:	/13/2009	
FAX NUMBER: 949-622-1148	total 9	NO. OF PAGES INCLUDING	G COVER:
рноме number: 949-622-1950	SENDE	r's reference number:	
Opus Point IV – Char		eference number:	
☐ URGENT ☐ FOR REVIEW	☐ PLEASE COMMENT	☐ PLEASE REPLY	☐ PLEASE RECYCLE
NOTES/COMMENTS:			
Please call if you have a	ny questions.		
Thank you			

John



PLEASE REMIT TO:

P.O. BOX 52581 PHOENIX, AZ 85072-2581 www.sunstateequip.com

BRANCH LOCATION SAN DIEGO 858-546-1010 AFTER HR#:(619) 572-4615

CONTRACT TYPE: RENTAL RETURN INVOICE #: 4377405-001

PO #:

31123 OPUS POINT / 1265

JOB #: **ORDERED BY:**

JIM/KW/0700/JD/KRI

ORDERED DATE:

DATE/TIME OUT:

12/08/08 6:30 AM 12/10/08 2:25 PM

DATE/TIME IN: CUSTOMER #:

13864

PHONE #:

714-993-9006

Halanalalladalan Hkasallan dhan Hadhardha dha dh **EMERALD LANDSCAPE SERVICES** 531 W. CROTHER AVENUE PLACENTIA, CA 92870

ORDERED BY: ELPIDIO #714-920-264

TERRITORY: 103

PROCESSED BY: GERARDO

DRIVERS LICENSE:

CUSTOMERISIGNATURE

LICENSE PLATE:

RETURN LOC: SND

JOB ADDRESS: 3197 LIONSHEAD, CARLSBAD

DEL. INSTRUCTIONS:

RENTAL RATES ARE FOR EACH ITEM AND DO NOT INCLUDE FUEL OR DELIVERY.

PAGE: 1 OF 1

ITEM QTY	EQUIPMENT DESCRIPTION EQUIP#	DAY	RATES WEEK	4 WEEKS	EXTENDED PRICE
1	5 YARD DUMP TRUCK - (NON - CDL) <260 71693 F650 HR OUT: S/N: 3FRNF65AX6V316761	235.00 10.00 HR IN	873.00 1: 13.10	2521.00	705.00
	ITEMS: Item number ENV ENVIRONMENTAL FEE		rice .500		6.50
	DELIVERY CHARGE DELIVERY BY: JASON				80.00
	PICKUP CHARGE PICKUP BY: BRION				80.00

THIS IS YOUR INVOICE, PLEASE PAY BY INVOICE.

SUB TOTAL:

871.50

DAMAGE WAIVER: TAX: 98.70

TOTAL AMOUNT DUE:

55.14 1025.34

RENT CONTINUES UNTIL YOU CALL 858-546-1010 TO HAVE EQUIPMENT PICKED UP.

PRINTICUSTOMER'S EULENAME DELIVERED BY VILVI DATE • TERMS: NET 10th PROX. (DUE 10th OF THE FOLLOWING MONTH). SERVICE CHARGES AT THE RATE OF 18% PER ANNUM WILL BE CHARGED ON ALL

PAST DUE ACCOUNTS.
CUSTOMER AGREES THAT DAMAGE AND THEFT WAIVER IS VOIDED IF EQUIPMENT IS NOT KEPT IN A LOCKED ENCLOSURE OR PROTECTED BY A

SECURITY GUARD WHEN NOT IN USE.

• A SERVICE/CLEANING CHARGE MAY RESULT DUE TO EQUIPMENT BEING RETURNED DAMAGED OR IN NEED OF EXCESSIVE CLEANING.

• THE ENVIRONMENTAL FEE IS NOT REGULATED NOR COLLECTED BY OR FOR ANY GOVERNMENTAL AGENCY.

• WARNING: UNLAWFUL FAILURE TO RETURN RENTED PROPERTY MAY BE A FELONY. FINES, CRIMINAL PROSECUTION, AND/OR IMPRISONMENT COULD

BY SIGNING AROVE I AGREE TO TERMS ON E



OPUS West Construction Corporation SUBCONTRACT CHANGE ORDER

MAR 1 2 2009 eu

Landscape & Irrigation 12/08/2008 Change Order Date: CON-10303.00-14 Change Order #: 02900 04/29/2008 To Subcontract Agreement dated: PROJECT: Opus Point IV TO: Emerald Landscape Svcs Inc 3197 Lionshead Avenue 531 W. Crowther Ave. Carlsbad, CA 92010 Placentia, CA 92870 **CHANGE DETAILS** Amount Item Description Subcontractor shall provide misc. clean up as requested by Contractors superintendent. \$1,531.00 \$1,452.00 Subcontractor shall provide revised irrigation to accomodate the existing slopes. Subcontractor shall provide hand watering until permanent power and water can be provided. \$2,400.00 \$5,383.00 Completion date of original contract will not be adjusted, unless noted herein. CONTRACT SUMMARY **Current Contract Amount** This Change Order Previous Amount Cost Code \$55,783.00 \$0.00 \$55,783.00 10303.03-B40-02870.00-S \$232,199.00 \$1,531.00 \$230,668.00 10303.03-B40-02901.00-S \$185,589.00 \$3,852.00 \$181,737.00 10303.03-B40-02902.00-S \$473,571.00 \$5,383.00 \$468,188.00 \$460,713.00 Original Contract Amount..... \$7,475.00 Previously Approved Change Orders..... \$5,383.00 Amount this Change Order.... \$473,571.00 Contract Amount to Date... **ACKNOWLEDGEMENT** Please sign and return all original copies **OPUS West Construction Corporation** Emerald Landsc

> Ralph Miller Printed Name

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

سأله

3/12/07



OPUS West Construction Corporation SUBCONTRACT CHANGE ORDER

Change Order Date: 12/08/200	8			Landscape & Irrigation
Change Order Date.		•		CON-10303.00-14
Change Order #: 4	•			02900
To Subcontract Agreement dated: 04/29/200		OTECT	Opus Point IV	
TO: Emerald Landscape Svcs Inc	Pr		3197 Lionshead Avenue	
531 W. Crowther Ave.			Carlsbad, CA 92010	
Placentia, CA 92870			Curioum, Ori 72010	
CHANGE DETAILS				Amoun
Item Description		omtunotora	runarintandent	\$1,531.00
1 Subcontractor shall provide misc. c	lean up as requested by C	the eviction	superintendent.	\$1,452.00
2 Subcontractor shall provide revised	irrigation to accommodate	ower and u	g siupes. vater can be provided.	\$2,400.00
3 Subcontractor shall provide hand w	atering until permanent p	ower and v	vater can be provided.	\$5,383.00
SCHEDULE			·	
Completion date of original contract will not be ad	justed, unless noted herein.			
CONTRACT SUMMARY	•			
Cost Code	Previous Amount		This Change Order	Current Contract Amoun
10303.03-B40-02870.00-S	\$55,783.00		\$0.00	\$55,783.0
10303.03-B40-02901.00-S	\$230,668.00		\$1,531.00	\$232,199.00
10303.03-B40-02902.00-S	\$181,737.00		\$3,852.00	\$185,589.0 \$473,571.0
	\$468,188.00		\$5,383.00	54/3,3/1.0
				\$460,713.0
Original Contract Amount				•
Previously Approved Change Orders				
Amount this Change Order			***************************************	\$5,383.0
· · · · · · · · · · · · · · · · · · ·				\$473,571.0
Contract Amount to Date	1 9 4 9 4 19 4 5 4 4 4 4 4 4 5 4 5 4 5 4 5 4 5 4 5	********	***************************************	
ACKNOWLEDGEMENT				
Please sign and return all original copies	ŧ.			
- ~ ~ ~ ~ · ·	O	IIC West (Construction Corporation	
Emerald Landscape bycs Inc	OI.	OS WEST	Construction Corporation	
John C. Crosel 12	2/22/08 Ra	lph Miller		
Printed Name Date	 	nted Name		Date

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

-No



November 17, 2008

Jason Knudsen
Opus West Construction Corp.
2050 Main Street, Suite 80
Irvine, CA 92614

Project: Opus Point IV

Re: Imgation Controllers

Dear Jason:

The following is a change order to increase the number of stations on the imigation controllers in order to accommodate the existing irrigation slope valves for each individual lot.

Cost Breakdown

- Lot #7 Increase stations from 18 to 24 station Rain Master Eagle = \$333.00
- Lot #8 Increase stations from 18 to 24 station Rain Master Eagle = \$333.00
- Lot #9/10 Increase stations from 24 to 30 station Rain Master Eagle = \$378.00
- Lot #11 Increase stations from 30 to 36 station Rain Master Eagle = \$408.00

Grand Total - \$1,452.00 Add

Please call if you have any questions.

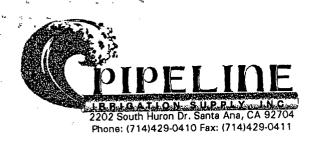
Respectfully submitted,

Emerald Landscape Services, Inc.

John & Croul







QUOTE

SALES REP	QUOTE DATE	a	UOTE NO.
	11/17/08	1	070509-00
TAKEN BY			PAGE NO.
	-		1

CUST #: 1900

EMERALD LANDSCAPE SERVICE, INC. BILL TO:

531 W. CROWTHER AVE.

SHIP TO:

STOCK

531 W. CROWTHER AVE.

PLACENTIA, CA 92870

PLACENTIA. CA 92870

 		SANTA ANA BRANCH		
 ·.	INSTRUCTIONS	SHIP POINT	EST SHIP DATE	TERMS
 				R2% 10TH.N30

PRODUCT	DESCRIPTION	QUANTITY	UM	NET PRICE	NET AMOUNT
ONLY AUTHORIZED PE	RSONNEL				
1 RM-RME18EG-UPED	RAINMASTER 18 STA EAGLE W/ 16 GA SS PEDESTAL	1	EA	2813.00000	2813.00
2 RM-RME24EG-UPED	RAINMASTER 24 STA EAGLE CONTROLLER	1	EA	3073.50000	3073.50
3 RM-RME30EG-UPED	RAINMASTER 30 STA EAGLE W/ 16 GA SS PEDESTAL	1	EA	3368.50000	3363.50
4 RM-RME36EG-UPED	RAINMASTER 36 STA EAGLE W/ 16 GA SS PEDESTAL	1	EA	3687.00000	3687.00
5 WC-RG	RAIN GUARD W/ MOUNTING	1	EA	39.60000	39.60
6 WC-RGVR-S	RAINGUARD ENCLOSURE	1	EA	63.00000	63.00
t Page			Ţota Taxe Invo		13044.60 1010.96 14055.56

This price is valid for 30 days after the print date. Thank you for the opportunity to submit a bid proposal for this project. Please review this proposal completely. Pipeline will not be responsible for errors or omissions.



November 17, 2008

Jason Knudsen
Opus West Construction Corp.
2050 Main Street, Suite 80
Irvine, CA 92614

Project: Opus Point IV

Re: Hand water

Dear Jason:

The following is a change order request for the hand watering of landscape. Three weeks of hand watering 1 man 8 hours for 15 days, October 27^h to the November 14th.

Cost Breakdown

• 120 hours laborer @ 20.00 = \$2,400.00

Grand Total - \$2,400.00 Add

Please call if you have any questions.

Respectfully submitted,

Emerald Landscape Services, Inc.

John C. Orbul







OPUS West Construction Corporation SUBCONTRACT CHANGE ORDER

Change Order Date:

10/27/2008

Landscape & Irrigation

531 W. Crowther Ave.

Placentia, CA 92870

Change Order #:

3

CON-10303.00-14

To Subcontract Agreement dated:

04/29/2008

02900

TO: Emerald Landscape Svcs Inc

PROJECT: Opus Point IV

3197 Lionshead Avenue

Carlsbad, CA 92010

CHANGE DETAILS

Item Description

Amount \$2,400.00

Cost of three weeks of hand watering from October 6th to October 24th.

\$2,400.00

SCHEDULE

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

CONTRACT SUM	M	AR	Y
---------------------	---	----	---

NIRACI BUMIMARI	Previous Amount	This Change Order	Current Contract Amount
Cost Code	\$55,783.00	\$0.00	\$55,783.00
10303.03-B40-02870.00-S	\$230,668.00	\$0.00	\$230,668.00
10303.03-B40-02901.00-S	\$250,000.00 \$179,337.00	\$2,400.00	\$181,737.00
10303.03-B40-02902.00-S	\$465,788.00	\$2,400.00	\$468,188.00
Original Contract Amount			\$460,713.00
· , · · · · · · · · · · · · · · · · · ·			
Previously Approved Change Orders	***************************************	}	
Amount this Change Order		***************************************	\$2,400.00
Contract Amount to Date			\$469 199 00

	IWON	-	~~~~	-	17.7

Please sign and return all original copies

Emerald La

OPUS West Construction Corporation

Ralph Miller

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



October 27, 2008

Ralph Miller
Opus West Construction Corp.
4350 La Jolla Village Drive, Suite 110
San Diego, CA 92122

Project: Opus Point IV - Lot 9

Re: Hand water

Dear Ralph:

The following is a change order request for the hand watering of landscape. Three weeks of hand watering 1 man 8 hours for 15 days, October 6th to the 24th.

Cost Breakdown

• 120 hours laborer @ 20.00 = \$2,400.00

Grand Total - \$2,400.00 Add

Please call if you have any questions.

Respectfully submitted,

Emerald Landscape Services, Inc.

John C Crou







Printed On: 03/31/2009

SUBCONTRACTOR APPLICATION FOR PAYMENT

Project Name:	Opus Point IV		Project	Number:	10303								
Project Name: Subcontractor:	Emerald Landscape Svcs Inc	w	Date of	Application:		61	9/09						
Supplier #:	1007073				<u></u>	,	,						
Address:	531 W. Crowther Ave.		Applica	tion Number:			<u> </u>	-/					
	Placentia, CA 92870		Period !	From:	<u>4</u>	/ Perio	d To:	1/30/09					
Phone:	714-993-9006				•			·					
Remittance Address:	OPUS West Construction C	Corporation											
Cilifornico reactions :	Attn : Accounts Payable	•											
	2050 Main Street, Suite 800)											
	Irvine, CA 92614												
CONTRACT INFORM	ATION ITEM		SALES	TAX (\$)(if applie	cuble)		TOTAL (\$)						
ORIGINAL CONTRACT						***	\$460,713.00)					
	ANGE ORDER thru # 10						\$46.361.0						
OFUS AFFROVED CIT							\$46,361.0	·					
	CONTRACT AMOUNT TO DA	TE TOTAL					\$507,074.0	0					
APPLICATION INFOR	RMATION												
A Total Completed &		•	s á	507,074									
	Stored to Date	 66	<u></u> s	0									
B Less Retainage			" _			. 507	074						
Total Earned less	-			503,454	_	<u>, </u>	 						
	ings (previous req's line C)		\$	s 507,074, - s 503,454 s 3,620, -									
Current Payment	Due (C - D)		_	, o , <u>√√√√</u>									
Balance to Finish,	Plus Retainage (H - A + B)		S		_								
G Current Gross An	nount Completed This Period			3,620,	_								
	SUBCONTRA	CTOR: Eme	rald Landscape Sv	vcs Inc			Supplier #: 10	07073 ————					
•	BY:			CULLI									
	DATE:			6/19	1/09								
APPLICATION BREAK	e e				-(
	BE COMPLETED IN ORDER FO	OR THIS PAYMENT TO	O BE PROCESSE	D BY OPUS									
AIS SECTION MOST E	SE COMPLETED IN ORDER IN	I I I I I I I I I I I I I I I I I I I		ompleted	T	I	1	1					
·	·			T	1	!]						
Account Code	Description	CurrentContract	From		Total Work	Percent	Retainage This	Net Payment					
	.	Amount	Previous Application	This Period	Complete	Complete	Application						
					I+G	A/H		G · K					
0303.03-B40-02870.00-S	Site Furnish Misc -	\$55,783.00	55,783.		55,783,	įω							
0303.03-B40-02901.00-S	Subcontract Landscaping - Subcontract	\$265,702.00	262,082	3,620,-	265,702.			3,620,					
0303.03-B40-02902.00-S	Irrigation - Subcontract	\$185,589.00	185,589	· · · · · · · · · · · · · · · · · · ·	185,589.	$\vdash \leftarrow$		7,0					
•	Total	\$507,074.00	507,454	3,620,	507,074	- (0	3,620.					
		Н	1	G	A	<i>,</i>	K	E E					
	,		•	•				•					
ntered By :		<u></u>	Approve	ed By:									
	Accounting	Date		_	Proje	ct Manager		Date					
HADED AREA FOR C	OPUS ACCOUNTING USE O	DNLY											
		- 5-4-4-35-1-20-1			The second of the second of		Virtual Control	J. D. C. W. W. S. G.					
			Mary Service										
	keleasemaan ke		ag (Sh										
	··												

Page

EMERALD LANDSCAPE SERVICES, INC. 2166 E. ORANGETHORPE AVENUE FULLERTON, CA 92831

CONDITIONAL WAIVER AND RELEASE UPON FINAL PAYMENT

Upon receipt by the undersigned of a check from <u>(Opus West Construction Corp)</u> in the sum of \$(3,620.00) payable to **Emerald Landscape Services**, **Inc.** and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or any bond right the undersigned has on the job of <u>(Opus West Corporation)</u> located at <u>(Opus West Construction Corp)</u> to the following extent. This release covers the final payment for labor, services, equipment or material furnished on the job, except for disputed claims for additional work in the amount of \$ -0-. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

Dated:	Company: Emerald Landscape Services, Inc.
	Bv:
	Pamela McIntvre

531 W CROWTHER AVE. PLACENTIA, CA 92870

714 993-9006 FAX: 714 993-9017

Invoice

DATE	INVOICE#
6/19/2009	46835

BILL TO

m me it to

OPUS WEST CONSTRUCTION CORP. 2050 MAIN STREET, SUITE 800 IRVINE, CA 92614 ATTN: ACCOUNTS PAYABLE

PO/WORK ORD	TERMS	DUE DATE		PROPERTY NAME	
	Net 30	7/19/2009			
QUANTITY		DESCRIPT	ION	RATE	AMOUNT
	JOB NO.: 103	PUS POINT IV 03 THIS APPLICATION	N	3,620.00	3,620.00
	7				

Total \$3,620.00

Balance Due \$3,620.00

Please remit to the above address. Thank you for choosing Emerald Landscape Services



Printed On: 03/25/2009

SUBCONTRACTOR APPLICATION FOR PAYMENT

•	O - Ballina IIV			Project	Number:	10303									
roject Name:	Opus Point IV Emerald Landscape Svcs Inc				Application:		3/2	16/09							
ubcontractor:	1007073					•									
applier #:	531 W. Crowther Ave.			Applica	ation Number:		i) <u> </u>							
ddress:		·		Period	From:	3/	Perio	d To:	3/31/04						
	Placentia, CA 92870 714-993-9006			•											
none:	, 			•											
emittance Address :	OPUS West Construction C Attn : Accounts Payable	Corporation													
		n													
	2050 Main Street, Suite 800 Irvine, CA 92614	U													
•	ITVING, CA 32014														
ONTRACT INFORM	ATION			· · · · · ·		,,,, T	 -	TOTAL (S)							
	JTEM			SALES	TAX (\$)(if applie	cable)		\$460,713.00	,						
RIGINAL CONTRAC					<u></u>			3400,715.00							
PUS APPROVED CH	ANGE ORDER thru # 9	•				1		\$42,741.0	0						
	CONTRACT AMOUNT TO DA	TE TOTAL						\$503,454.0	0						
				L											
PPLICATION INFO					503,459	<i>t</i> ~	•								
Total Completed	& Stored to Date			s	\(\rightarrow\)	<u> -</u>									
Less Retainage	<u>♣</u>	%		5 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0											
Total Earned less	Retainage (A - B)			s 505,434.											
Less Previous Bill	ings (previous req's line C)			, 494,526.											
Current Payment	Due (C - D)			•	_		s <u> </u>	928, -							
Balance to Finish,	Plus Retainage (H - A + B)			s											
Current Gross An	nount Completed This Period			s	8,928	-									
	SUBCONTRA	CTOR: Em	erald Lar	ndscape S	vcs Inc	1/ <i>N</i>		Supplier#: 10	07073						
	BY;			 	-(-7	<i>H11</i>		<u> </u>							
	ы:			 	- 	2/-	10/09								
	DATE:					3/2	6/09								
PPLICATION BREA				İ											
IIS SECTION MUST I	BE COMPLETED IN ORDER FO	OR THIS PAYMENT T	O BE PR	CESSE	D BY OPUS	•			·						
				Work C	Completed										
Account Code	Description	CurrentContract	F	тот		Total Work	Percent	Retainage This	Net Payment						
	1	Amount		vious	This Period	Complete	Complete	Application							
	<u>.</u>		App	lication		<u> </u>									
303.03-B40-02870.00-S	Site Furnish Misc -	\$55,783.00		<u> </u>		1+G	A/H		G-K						
303.03-23-0-028 70.00-3	Site Furnish Misc - Subcontract	233,783,00	55.7	10 メ		55,783.	100								
303.03-B40-02901.00-S	Landscaping - Subcontract	\$262,082.00	253	154	8,928,-	262,082.	100	Ü	8,928.						
303.03-B40-02902.00-S	Irrigation - Subcontract	\$185,589.00	185	589		185,589	100								
	Total	\$503,454.00		576.		503,454	100	8	8,928						
		нн	L	1	G	Α		К	E						
									,						
tered By :			_	Approv	ed By:			······································							
	Accounting	Date				Proje	ct Manager		Date						
ADED AREA FOR C	OPUS ACCOUNTING USE C	DNLY					- -								
		2000年11月1日				EK 478,30-024.	A SECTION ASSESSMENT								
الكالكات الأراب والمناف والمناف	the control of the state of the	and the second of the second	174	15 15 18 5 18 0	of the second	St. Satisfied the same	34 A Fre 3 6 3		THE RESERVE OF THE PERSON OF T						

Page

						•	RETAINAGE	5578.3	22851	17642	459.5	48	240	538.3	1038.2	827	54.4	175.9	892.8										50345.4	
			8002/15/2	I		BALANCE TO		0	0	0	0	0	0	0	0	0	0	O	0										0	
JMENT G702	Services, Inc.		Ω			PERCENT COMPLETE		100	100	100	100	100	100	100	100	100	100	100	100			·								
SIMILAR-AIA DOCUMENT G702	Emerald Landscape Services, Inc.	3/26/2009	3/1/2009			PERCENT PREVIOUSI Y	COMPLETED	100	100	100	100	100	100	100	100	100	100	100							:					
S		MBER: TE:		ပ	TOTAL	COMPLETED	TO DATE	55783	228510	176420	4595	480	2400	5383	10382	8270	544	1759	8928										503454	
	CONTRACTOR:	APPLICATION NUMBER: APPLICATION DATE:	PERIOD TO:	u.		MATERIALS	STORED																						0	
			•	w		WORK	THIS PERIOD												8928										8928	
- VALUES				٥	WORK	COMPLETED	APPLICATION	55783	228510	176420	4595	480	2400	5383	10382	8270	544	1759											494526	
HEDULE O	oration			O		משוויטשונט		55783	228510	176420	4595	480	2400	5383	10382	8270	544	1759	8928										503454	
CERTIFICATE OF PAYMENT/SCHEDULE OF VAL	CONTRACT FOR: OPOUS West Construction Corporation	PROJECT: Opus Point IV Nover: OPUS West Corporation		8			DESCRIPTION OF WORK	2870 Site Furnishings	2901 Landscaping - On Site	2902 Irrigation - On Sita	Change Order #1	Change Order #2	Change Order #3	Change Order #4	Change Order #5	Change Order #6	Change Order #7	Change Order #8	Change Order #9										TOTAL	
SHAT!	CONTRACT	MOJECT: (∢		Tagg	000 000 000 000	2870	2901	2902																				

EMERALD LANDSCAPE SERVICES, INC. 2166 E. ORANGETHORPE AVENUE FULLERTON, CA 92831

CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

Upon receipt by the undersigned of a check from (Opus West Construction Corp) in the sum of \$ (8,928.00) payable to Emerald Landscape Services, Inc. and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of (Opus West Corporation) located at (Opus Point IV) to the following extent. This release covers a progress payment for labor, services, equipment, or material furnished to (Opus West Construction Corp) through (03/31/09) only and does not cover any retentions retained before or after the release date; extras or items furnished for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights. Including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

Dated:	Company: _	Emerald Landscape Services, Inc.
. •	Ву: _	Pamela McIntyre

531 W CROWTHER AVE. PLACENTIA, CA 92870

714 993-9006 FAX: 714 993-9017

Invoice								
HIVUIGE	Ž	C	ı	O	V	1	r	I

DATE	INVOICE#
3/26/2009	45673

BILL TO

OPUS WEST CONSTRUCTION CORP. 2050 MAIN STREET, SUITE 800 IRVINE, CA 92614

ATTN: ACCOUNTS PAYABLE

PO/WORK ORD	TERMS	DUE DATE		P	ROPERTY NAME	
	Net 30	4/25/2009				
QUANTITY		DESCRIPTI	ON		RATE	AMOUNT
	JOB NO.: 103	PUS POINT IV 03 THIS APPLICATION	1		8,928.00	8,928.00

Total \$8,928.00

Balance Due \$8,928.00

Please remit to the above address. Thank you for choosing Emerald Landscape Services



SUBCONTRACTOR APPLICATION FOR PAYMENT

	Opus Point IV				10303	2/10	109	
oject Name:	Emerald Landscape Svcs Inc		Date of A	pplication:		2117	101	
bcontractor:	1007073					G	•	
oplier #:	531 W. Crowther Ave.		Applicati	on Number:				a. La G
dress:			Period F	rom:	311	Period	To: 3/	31/09
	Placentia, CA 92870 714-993-9006							
one:		ion						
nittance Address :		orporation	Period From: SALES TAX (\$)(if applicable) TOTA					
•		Same Secription Date of Application: Secription						
		Date of Application: Application Number: Period From: Sal Period To: SALES TAX (S)(If applicable) TOTAL DATE TOTAL SALES TAX (S)(If applicable) SALES TAX (S)(If applicable) TOTAL DATE TOTAL SALES TAX (S)(If applicable) SALES TAX (S)(I						
	Irvine, CA 92614							
NTRACT INFORM	TATION		1 044 707	CAN (E) (If unalis	able)	7	OTAL(\$)	
	ITEM	·	SALES	AX (5)(ij appuc	note)		\$460,713.00	
RIGINAL CONTRA	T AMOUNT							
US APPROVED CH	ANGE ORDER thru # 8				1		\$33,813.00	
,				·			\$494,526.00	
	CONTRACT AMOUNT TO DA	TE TOTAL						
PLICATION INFO	RMATION			101 -	<i>.</i> –			
Total Completed	& Stored to Date		s	474,52	ੌσ.			
		• %	\$	<u></u>		-17	21 621	
Less Retainage	- Databases (A - B)	•			:	s 47	4,526	
	s Retainage (A - B)		s 4	192,76	7_			
	llings (previous req's line C)					s //	759.	
Current Paymer			_	1.759	-			
Balance to Finis	h, Plus Retainage (H - A + B)		s		- 1104 6	76.		
Current Gross	amount Completed This Period				= 476,5		100	7073
	SUBCONTRA	CTOR: Emer	rald Landscape Sv	cs inc	<u> </u>		Supplier #: 100	
	RV.			W	70			
	ь				3/19/00	3		
	DATE:				12/11/0			
PPLICATION BRE								
HIS SECTION MUST	BE COMPLETED IN ORDER F	OR THIS PAYMENT TO	D BE PROCESSE	D BY OPUS		T		Τ
			Work Co	ompleted .		1		
Account Code	Description	CurrentContract	From		Total Work	Percent	Retainage This	Net Payment
Nooulli Cono	Doscispilon			This Period	Complete	Complete	Application	
			Application				ļ	
		### ### CO	CE 702	-			 	G-K
303.03-B40-02870.00-S	Site Furnish Misc - Subcontract	\$55,783.00	55,783		55,783.	100		
		\$253,154.00	251,395	1,759.	253,154,	100	-ئىنىد	1,759
303,03-B40-02901.00-S		\$185,589.00	185,589		185,589	100		
303.03-B40-02901.00-S	LITTER LION + SUDCOMMENT	1	492,767		494,524.	100	0	1,759
303,03-B40-02901.00-S 303,03-B40-02902.00-S		\$494,526.00	17 LL. 101				, –	
	Total		712,761	G	17713—.	1	K	E
		\$494,526.00 H	712,761	G	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1		Ε
			Approve		, 171.0-a.			E

		 RETAINAGE	5578.3	17642	459.5	48	240	538.3	1038.2	827	4.4	175.9													49452.6
	o		0 0	5 6	0	0	0	0	0	하	0	0	-	_	-	-	-	-	_			+	+	+	0
	3/31/2009	H BALANCE TO FINISH																							
IMENT G702	Services, Inc.	PERCENT COMPLETE TO DATE	100	100	100	100	100	100	100	100	100	100													
SIMILAR-AIA DOCUMENT G702	Emerald Landscape Services, Inc. 9 3/19/2009 to	PERCENT PREVIOUSLY COMPLETED	100	180	100	\$	100	100	100	100	100														
S		G TOTAL COMPLETED AND STORED TO DATE	55783	228510	176420	480	2400	5383	10382	8270	544	1759													494526
	CONTRACTOR: APPLICATION NUMBER: APPLICATION DATE: PERIOD TO:	MATERIALS (PRESENTLY A STORED																							0
	0 4 4 6	E WORK COMPLETED THIS PERIOD										1759													1759
VALUES		D WORK COMPLETED PREVIOUS APPLICATION	55783	228510	176420	4393	2400	5383	10382	8270	544														492767
HEDULE OF	oration	C SCHEDULED VALUE	55783	228510	176420	4585	2400	5383	10382	8270	48	1759							1						494526
CERTIFICATE OF PAYMENT / SCHEDULE OF VALL	CONTRACT FOR: OPOUS West Construction Corporation PROJECT: The Commons at Chino Hills Owner: OPUS West Corporation	B DESCRIPTION OF WORK	2870 Site Furnishings	2901 Landscaping - On Site	2902 Irrigation - On Site	Change Order #1	Change Order #3	Change Order #4	Change Order #5	Change Order #6	Change Order #7	Change Order #8													TOTAL
CERTIFIC	CONTRACT PROJECT: TI Owner: OPUS	A COST CODE	2870 S	2901 ב	2902 lr	ي ر				0	0														

EMERALD LANDSCAPE SERVICES, INC. 2166 E. ORANGETHORPE AVENUE FULLERTON, CA 92831

CONDITIONAL WAIVER AND RELEASE UPON FINAL PAYMENT

Upon receipt by the undersigned of a check from <u>(Opus West Construction Corp)</u> in the sum of <u>\$(1,759.00)</u> payable to <u>Emerald Landscape Services</u>, <u>Inc.</u> and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or any bond right the undersigned has on the job of <u>(Opus West Corporation)</u> located at <u>(Opus West Construction Corp)</u> to the following extent. This release covers the final payment for labor, services, equipment or material furnished on the job, except for disputed claims for additional work in the amount of \$ <u>-0-</u>. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

Dated:	Company: Emerald Landscape Services, Inc.
	Bv:
·	Pamela McInture

531 W CROWTHER AVE. PLACENTIA, CA 92870

714 993-9006 FAX: 714 993-9017

Invoice

DATE	INVOICE #
3/19/2009	45639

BILL TO

OPUS WEST CONSTRUCTION CORP. 2050 MAIN STREET, SUITE 800 IRVINE, CA 92614

ATTN: ACCOUNTS PAYABLE

PO/WORK ORD	TERMS	DUE DATE		PROPERTY NAME	
	Net 30	4/18/2009			
QUANTITY		DESCRIPT	ION	RATE	AMOUNT
	1.JOB NO.: 103	OPUS POINT IV 803 E THIS APPLICATIO	N	1,759.00	1,759.00

Total \$1,759.00

Balance Due \$1,759.00

Please remit to the above address. Thank you for choosing Emerald Landscape Services



SUBCONTRACTOR APPLICATION FOR PAYMENT

roject Name:	Opus Point IV				10303	2/15	109	
	Emerald Landscape Svcs Inc		Date of A	Application:		3/10	/	
	1007073	·	·			മ		
•	531 W. Crowther Ave.		Applicat	ion Number:	-1			121/09
	Placentia, CA 92870		Period F	rom:	31	Period	110:	13.10
one :	714-993-9006							
	OPUS West Construction Co	orporation						
Subcontractor; Emerald Landacape Sves Inc Supplier #: 1007073 Address: 351 W. Crowther Ave. Application: 8. Placentia, CA 92870 Phone: 714-993-9006 Remittance Address: OPUS West Construction Corporation Atm: Accounts Psysble 2050 Main Street, Suite 800 Irvins, CA 92614 CONTRACT INFORMATION ITEM SALES TAX (\$)(*/J applicable*) TOTAL (5) ORIGINAL CONTRACT AMOUNT S460,713.00 OPUS APPROVED CHANGE ORDER thru # 7 S32,054.00 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION A Total Completed & Stored to Date B Less Retainage A 5 % C Total Earned less Retainage (A - B) D Less Previous Billings (previous reg's line C) E Current Payment Due (C - D) F Balance to Finish, Plus Retainage (H - A + B) G Current Gross Amount Completed This Period								
	2050 Main Street, Suite 800							
	Irvine, CA 92614	•	•					
NTRACT INFORMA	TION	•						 1
ATTICACT III. CIT.			SALES	TAX (\$)(If applic	able)			
RIGINAL CONTRACT	AMOUNT						\$460,713.00	
							\$32,054.00	2
	ONTRACT AMOUNT TO DA	TE TOTAL					\$492,767.00	<u> </u>
			s <u>4</u>	192,767.				
Less Retainage		%	\$	<u></u>	_	49	2 767 -	-
Total Earned less I	Retainage (A - B)			102 05	2 -	s	<u> </u>	
Less Previous Billi	ngs (previous req's line C)		s	+03,73.	<u>.</u>	88	4-	
Current Payment	Due (C - D)			-		s		
Balance to Finish,	Plus Retainage (H - A + B)		\$	2011 -	_			
Current Gross Am	ount Completed This Period		s	3,814.				
	SUBCONTRA	CTOR: Eme	rald Landscape Sv				Supplier #: 100	07073
	. BY:			30.00				
				3/10	109			
					 			
		on THE DAYLENT TO	↑ DE DD(\CE99E)	D RY OPUS			•	
IIS SECTION MUST B	E COMPLETED IN ORDER FO	I INIS PATMENT IC				T		T
			Work Co	I		1		
Account Code	Description	1	i .	This Posted	1 1	· .	1	Net Payment
	1	Amount	Application	inis renod	Complete	Complete	Application	
					I+G	A/H		G-K
303.03-B40-02870.00-S	Site Purnish Misc - Subcontract	\$55,783.00	55,783,-		55,783.	100		
303.03-B40-02901.00-S	Landscaping - Subcontract	\$251,395.00	242,581.	8,814	251,395	100	Ò	8,814.
303,03-B40-02902.00-S	Irrigation - Subcontract	\$185,589.00	185,584.		185,589	100		
	Total	\$492,767,00	483,953	8,814.	492,767	100		8.814.
		Н	L I	G	_ A	11	K	E
		•			l			
tered By :			Approve	ed By:	 			
•	Accounting	Date			Proj	ect Manager		Date
ADED AREA FOR C	OPUS ACCOUNTING USE O	ONLY :						

	U)
	Ц	J
	_)
	_	j
ľ	2	Ĺ
	-	•
İ	Ц	_
	C)
	11	1
	Ξ	ī
l	Ξ)
	\boldsymbol{c})
	Ц	J
	Į	_
	Ç)
	U)
	:	-
	느	=
	4	7
ĺ	¥	4
	€	5
	4	7
	δ	•
	_	_
	۳	1
		′
	μ	l
	5	,
	7	`
	CERTIFICATE OF PAYMENT / SCHEDLIFE OF VALIFIES	'
	뜨	=
	<u>_</u>	:
	u	7
	냿	;

CONTRACT FOR: OPOUS West Construction Corporation PROJECT: The Commons at Chino Hills Owner: OPUS West Corporation

APPLICATION NUMBER: APPLICATION DATE: CONTRACTOR PERIOD TO:

Emerald Landscape Services, Inc.

SIMILAR-AIA DOCUMENT G702

3/10/2009

2

3/31/2009 I S T

PERCENT PERCENT REVIOUSLY COMPLETE BALANCE TO
PREVIOUSLY COMPLETE
AND STORED PREVIO
ED PRESENTLY
COMPLETED
COMPLETED PREVIOUS C
SCHEDULED PI
S

EMERALD LANDSCAPE SERVICES, INC. 2166 E. ORANGETHORPE AVENUE FULLERTON, CA 92831

CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

Upon receipt by the undersigned of a check from (Opus West Construction Corp) in the sum of \$ (8,814.00) payable to Emerald Landscape Services, Inc. and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of (Opus West Corporation) located at (Opus Point IV) to the following extent. This release covers a progress payment for labor, services, equipment, or material furnished to (Opus West Construction Corp) through (03/31/09) only and does not cover any retentions retained before or after the release date; extras or items furnished for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights. Including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

Dated:	 Company: Emerald Landscape Services, Inc.
	By:
·	Pamela McIntyre

531 W CROWTHER AVE. PLACENTIA, CA 92870

714 993-9006 FAX: 714 993-9017

-					
ı	* /			C	$\mathbf{\cap}$
ı	v	L J	•	L -1	
	•	$\mathbf{}$			•

DATE	INVOICE#
3/10/2009	45488

OPUS WEST CONSTRUCTION CORP.
2050 MAIN STREET, SUITE 800
IRVINE, CA 92614
ATTN: ACCOUNTS PAYABLE

PO/WORK ORD	TERMS	DUE DATE		PROPERTY NAME	
	Net 30	4/9/2009			
QUANTITY		DESCRIPT	ION	RATE	AMOUNT
	LIOB NO.: 103	DPUS POINT IV 803 E THIS APPLICATIO	N .	8,814.00	8,814.00

Total \$8,814.00

Balance Due \$8,814.00



Printed On: 01/23/2009

SURCONTRACTOR APPLICATION FOR PAYMENT

	' (क्रांक्ट एउटा है		Project Nu	ımber:	10303			
Project Name:	Opus Point IV		Date of Ap			2/20/	09	
Subcontractor:	Emerald Landscape Svcs Inc					`~``		_
Supplier #:	1007073		Applicatio	n Number:		<u> </u>		
Address:	531 W. Crowther Ave.		Period Fro	!	2/1	Period '	To: <u>2/</u>	28/09
	Placentia, CA 92870						- •	
Phone:	714-993-9006		 · ·	•				
Remittance Address :	OPUS West Construction Co	rporation						
	Attn : Accounts Payable						2	
	2050 Main Street, Suite 800							
	Irvine, CA 92614		•					
CONTROLL	(ATION						OTAL (S)	
CONTRACT INFORM	ITEM		SALES T	AX (5)(if applic	able)	1	\$460,713.00	
ORIGINAL CONTRAC	CT AMOUNT						3400,713.00	
	ANGE ORDER thru # 5				l _i	[\$23,240.00	1
OPUS APPROVED CE	IANGE ORDER dise : -						\$483,953.00	
	CONTRACT AMOUNT TO DAT	TE TOTAL						
APPLICATION INFO	RMATION		_	1022	, -			
	& Stored to Date		s	185,95	<u>>.</u>			
		%	\$	0		400	a	
B Less Retainage	<u>+</u>	,-			3	483,	953.	
	s Retainage (A - B)		. 43	15,557	70			
D Less Previous Bi	illings (previous req's line C)		3	-		48,	953. - 395,30	
E Current Paymer	nt Due (C - D)		,	اہ	•	*		
F Balance to Finis	h, Plus Retainage (H - A + B)		S	8,395.	7 0			
G Current Gross	Amount Completed This Period						100	7073
	SUBCONTRA	CTOR: Eme	rald Landscape Sve	cs lpc	•	<u></u>	Supplier #: 100	
				1-11	John	C. Cr.	ou(<u> </u>
	BY:				20/09			
	DATE:				20/01			
APPLICATION BRE	AKDOWN					1		
THIS SECTION MUST	T BE COMPLETED IN ORDER F	OR THIS PAYMENT TO	BE PROCESSE	D BY OPUS			1	 _
			Work Co	ompleted	_ _ .			
	Description	CurrentContract	From		Total Work	Percent	Retainage This	Net Payment
Account Code	Description	Amount	Previous	This Period	Complete	Complete	Application	1 1
			Application		1+G	A/H	 	G-K
		\$55,783.00	CC 202 -			~~~		5,578,30
10303.03-B40-02870.00-8	Site Furnish Misc - Subcontract	\$35,705,500	<i>55,787.</i>		55,783,-			
10303.03-B40-02901.00-5		\$242,581.00	242,531,		242,581.			24,258,10
10303.03-B40-02902.00-	S Irrigation - Subcontract	\$185,589.00	185,589,		185,589.			18,558.70
	Total	\$483,953.00	483,953.		483,753,			48,395.30
,		Н		<u> </u>		<u> </u>	K	
•								
Entered By :			Approve	ed By :				
	Accounting	Date	:		Proje	ect Manager		Date
SHADED AREA FO	R OPUS ACCOUNTING USE	ONLY						
								经市场

CERTIFICATE OF PAYMENT / SCHEDULE OF VALUES	
CONTRACT FOR: OPOUS West Construction Corporation	CONTRACTOR
PROJECT: The Commons at Chino Hills	APPLICATION NUMBER:
Owner: OPUS West Corporation	APPLICATION DATE:

CONTRACTOR: Emerald Landscape Services, Inc.
APPLICATION NUMBER: 2/20/2009
PERIOD TO: 2/1/2009 to

SIMILAR-AIA DOCUMENT G702

Owner OPUS	Owner, OPUS West Corporation	•			APPLICATION DATE: PERIOD TO:	A M	2/1/2009	Q	2/28/2009	
A	8	O	٥	ш	L	g			Ξ	-
			WORK			TOTAL				
			COMPLETED	WORK	MATERIALS	COMPLETED	PERCENT	PERCENT		
COST		SCHEDULED	PREVIOUS	COMPLETED	PRESENTLY	AND STORED	PREVIOUSLY	COMPLETE	BALANCE TO	•
CODE	DESCRIPTION OF WORK	VALUE	APPLICATION	THIS PERIOD	STORED	TO DATE	COMPLETED	TO DATE	FINISH	RETAINAGE

0 0	17842	2	0 45	0 0	0 0 0	0 0 0	0000	00000	00000	00000	00000	00000	00000	00000	00000	00000	00000	00000	00000									
100			100																									
		100		100																								
176420		4595	480		2400	2400	2400 5383 10382	2400 5383 10382	2400 5383 10382	2400 5383 10382	2400 5383 10382	2400 5383 10382	2400 5383 10382	2400 5383 10382	2400 5383 10382	2400 5383 10382	2400 5383 10382	2400 5383 10382	2400 5383 10382	2400 5383 10382	2400 5383 10382	2400 5383 10382	2400 5383 10382	2400 5383 10382	2400 5383 10382	2400 5383 10382	2400 5383 10382	2400 5383 10382
					_																							
	176420	4595	480	0,700	- M-7	5383	5383	5383	5383	10382	10382	10382	10382	10382	10382	10382	10382	10382	10382	10382	10382	10382	10382	10382	10382	10382	10382	10382 10382
	176420	4595	480	2400	- TASK	5383	5383	5383	10382	5383	5383	5383 10382	10382	10382	10382	10362	10382	5383 10382 10382	10382	5383 10382 10382	5383 10382 10382	5383 10382 10382	5383 10382 10382	5383 10382 10382	10382 10382 10382	2383 10382	2383 10382	2383 10382 10382
Silver British Silver	rigation - On Site	Change Order #1	Change Order #2		hange Order #3	Change Order #3 Change Order #4	Change Order #3 Change Order #4 Change Order #5	Change Order #3 Change Order #4 Change Order #5	hange Order #3 hange Order #4 hange Order #5	hange Order #3 hange Order #4 hange Order #5	hange Order #3 hange Order #5 hange Order #5	hange Order #3 hange Order #5 hange Order #5	hange Order #3 hange Order #5 hange Order #5	hange Order #3 hange Order #5 hange Order #5	hange Order #3 hange Order #5 hange Order #5	hange Order #3 hange Order #4 hange Order #5	hange Order #3 hange Order #5 hange Order #5	hange Order #3 hange Order #5 hange Order #5	hange Order #3 hange Order #4 hange Order #5	hange Order #3 hange Order #4 hange Order #5	hange Order #3 hange Order #5 hange Order #5	hange Order #3 hange Order #5 hange Order #5	hange Order #3 hange Order #5 hange Order #5	hange Order #3 hange Order #5 hange Order #5	hange Order #3 hange Order #5 hange Order #5	hange Order #3 hange Order #5 hange Order #5	hange Order #3 hange Order #5 hange Order #5	hange Order #3 hange Order #5 hange Order #5
	2902 Imigation -	Change Or	Change Or	•	Change O	Change Or Change O	Change Or Change O	Change O Change O	Change Or Change Or	Change Or Change Or Change O	Change Or Change Or Change Or	Change Or Change Or Change Or	Change Or Change Or Change Or	Change Or Change Or	Change Or Change Or	Change Or Change Or Change Or	Change Or Change Or Change Or	Change Or Change Or Change Or	Change Or Change Or	Change Or Change	Change Or Change	Change Or Change	Change Or Change	Change Or Change	Change Or Change	Change Or Change	Change Or Change	Change Or Change Or

EMERALD LANDSCAPE SERVICES, INC. 2166 E. ORANGETHORPE AVENUE FULLERTON, CA 92831

CONDITIONAL WAIVER AND RELEASE UPON FINAL PAYMENT

Upon receipt by the undersigned of a check from <u>(Opus West Construction Corp)</u> in the sum of \$(48,395.30) payable to Emerald Landscape Services, Inc. and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or any bond right the undersigned has on the job of <u>(Opus West Corporation)</u> located at <u>(Opus West Construction Corp)</u> to the following extent. This release covers the final payment for labor, services, equipment or material furnished on the job, except for disputed claims for additional work in the amount of \$ _0_-. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

Dated:	Company: Emerald Landscape Services, Inc.
	By:
	Pamela McIntvre

531 W CROWTHER AVE. PLACENTIA, CA 92870

714 993-9006 FAX: 714 993-9017

1	n	1/	O		C	Ω
1	11	V	V	ı	v	C

DATE	INVOICE#
2/20/2009	45271

BILL TO

OPUS WEST CONSTRUCTION CORP. 2050 MAIN STREET, SUITE 800 IRVINE, CA 92614

ATTN: ACCOUNTS PAYABLE

PO/WORK ORD	TERMS	DUE DATE		PROPERTY NAME	
	Net 30 `	3/22/2009			
QUANTITY		DESCRIPT	ION	RATE	AMOUNT
1	JOB NO.: 103	DPUS POINT IV 803 AMOUNT DUE THIS	APPLICATION	48,395.30	48,395.30

Total \$48,395.30

Balance Due \$48,395.30



Printed On: 01/23/2009

SURCONTRACTOR APPLICATION FOR PAYMENT

	Opus Point IV		Projec	t Number:	10303	-/-	109	
Project Name: Subcontractor:	Emerald Landscape Svcs Inc		Date	f Application:		<u> </u>	7-07	
Supplier#:	1007073					G		
Address:	531 W. Crowther Ave.		Appli	cation Number:		<u>(</u>	2	128/09
	Placentia, CA 92870		Perio	i From:		/ Period	1 To:	120101
Phone:	714-993-9006							
Remittance Address :	OPUS West Construction C	orporation					•	
Remittance Addition	Attn : Accounts Payable							
	2050 Main Street, Suite 800	1						•
	Irvine, CA 92614	•	•					
CONTRACT INTORM	TION							
CONTRACT INFORMA	ITEM	·	SALI	S TAX (S)(if appli	cable)		TOTAL (S)	
ORIGINAL CONTRACT	r amount						\$460,713.00	
OPUS APPROVED CHA							\$23,240.0	o
							\$483,953.0	
	CONTRACT AMOUNT TO DA	TE TOTAL					\$483,933.0	<u></u>
APPLICATION INFOR	MATION			10000	~2 -			
A Total Completed &	& Stored to Date	•	\$	483,45	<u>\</u>			
B Less Retainage	10	%	S	48,39	5, 30	12		^
	Retainage (A - R)	•				s_45	5,557.70	ر
			\$	126,213.	90			
	ings (previous req's line C)					s 9,	3 <i>43.8</i> 0	
E Current Payment			٠, ،	18,395.3	0			
	Plus Retainage (H - A + B)		•	10,382.				
G Current Gross An	nount Completed This Period	_	·		·		Supplier #: 10	07073
	SUBCONTRA	CTOR: Eme	rald Landscape	Sves inc	م`		Ouppisor #1	
	BYı			J. P.AA	1 John	C. C.	roul	
	DATE:			0,90	2/20/09			
APPLICATION BREAD	CDOWN			:				
	SE COMPLETED IN ORDER FO	OR THIS PAYMENT TO	O BE PROCES	SED BY OPUS				
			T	Completed :				
			7		Total Work	P	Retainage This	Net Payment
- Account Code	Description	CurrentContract Amount	From Previous	This Period	Complete	Percent Complete	Application	, and a symbol
		7.1.100.11	Application					
		44 500 00			1+G	A/H		G-K
10303,03-B40-02870,00-S	Site Furnish Misc - Subcontract	\$55,783.00	55,783	<u> </u>	55,78%	100		
10303,03-B40-02901,00-8	Landscaping - Subcontract	\$242,581,00	232,199	10,382	242,581,	/০৩	1,038,20	9,343.80
10303.03-B40-02902.00-8	Irrigation - Subcontract	\$185,589,00	185,589	-	185,589.	160		
	Total	\$483,953.00	473,571.	10,382.	483,953	100	10,38,20	934380
-		Н		G	Α		К	P
_						1		
Entered By :	<u> </u>	· · · · · · · · · · · · · · · · · · ·	–	ved By:				
	Accounting	Date		:	Proje	ct Manager		Date
SHADED AREA FOR C	PPUS ACCOUNTING USE C	NLY						
			:					
			:					
			:					
			:			1		

		2/28/2009
JMENT G702	Services, Inc.	8
SIMILAR-AIA DOCUMENT G702	Emerald Landscape Services, In 6	2/20/2009
	CONTRACTOR: APPLICATION NUMBER:	APPLICATION DATE: PERIOD TO:
CERTIFICATE OF PAYMENT / SCHEDULE OF VALUES	CONTRACT FOR: OPOUS West Construction Corporation PROJECT: The Commons at Chino Hills Construction of the Mean of	CATION OF US THESE CORPORATION

APPLICATION NUMBER: 6 APPLICATION NUMBER: 6 APPLICATION DATE: 2/20/2009 D	ONTRACT F	ON ITACT FOR: OPOUS West Construction Corporation ROJECT: The Commons of China Lills	Corporation			CONTRACTOR		Emerald Landscape Services, Inc.	s Services, Inc.		
B	wner. OPUS	West Corporation				APPLICATION N APPLICATION D	UMBER: Ate:	6 2/20/2009			
B C D E F G WORK WORK COMPLETED WORK MATERIALS COMPLETED PERCENT SCHEDULED PREVIOUS COMPLETED PRESENTLY AND STORED PREVIOUSLY COMPLETE BALANCE TO DESCRIPTION OF WORK VALUE APPLICATION THIS PERIOD STORED TO DATE FINISH				٠		PERIOD TO:		2/1/2009	B ,	2/28/2009	
TOTAL COMPLETED WORK MATERIALS COMPLETED PERCENT SCHEDULED PREVIOUS COMPLETED PRESENTLY AND STORED PREVIOUSLY COMPLETE BALANCE TO DESCRIPTION OF WORK VALUE APPLICATION THIS PERIOD STORED TO DATE FINISH	√	.	ပ	0 700%	ш	L.	Ø			F	-
	COST	DESCRIPTION OF WORK	SCHEDULED	COMPLETED PREVIOUS APPLICATION	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	PERCENT PREVIOUSLY COMPLETED	PERCENT COMPLETE TO DATE	BALANCE TO FINISH	RETAINAGE

EMERALD LANDSCAPE SERVICES, INC. 2166 E. ORANGETHORPE AVENUE FULLERTON, CA 92831

CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

Upon receipt by the undersigned of a check from (Opus West Construction Corp) in the sum of \$ (9,343.80) payable to Emerald Landscape Services, Inc. and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of (Opus West Corporation) located at (Opus Point IV) to the following extent. This release covers a progress payment for labor, services, equipment, or material furnished to (Opus West Construction Corp) through (02/28/09) only and does not cover any retentions retained before or after the release date; extras or items furnished for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights. Including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

Dated:	Company: <u>Emerald Landscape Services, Inc.</u>
	By:
	Pamela McIntvre

531 W CROWTHER AVE. PLACENTIA, CA 92870

714 993-9006 FAX: 714 993-9017

I	n	V	0		C	e
		•		-		_

DATE	INVOICE#
2/20/2009	45270

BILL TO

OPUS WEST CONSTRUCTION CORP. 2050 MAIN STREET, SUITE 800 IRVINE, CA 92614 ATTN: ACCOUNTS PAYABLE

PO/WORK ORD	TERMS	DUE DATE	PROPERTY NAME	
	Net 30	3/22/2009	,	
QUANTITY		DESCRIPTION	RATE	AMOUNT
	JOB NO.: 10	OPUS POINT IV	9,343.8	9,343.80

Total \$9,343.80

Balance Due \$9,343.80



SUBCONTRACTOR APPLICATION FOR PAYMEN

Address: Sil W. Crowde Ave. Application in Vision Period From: Period From: Period From:	14 09 5. lod Te: 1	31/09
Supplier #i 1007073 Address: \$31 W. Crowther Ave. Application Number: Pincentia, CA \$2876 Period From: 1 Pro Thous: 714-993-9006 Reunitanne Address: 1 714-993-9006 Reunitanne Address: Application Number: Ann: Account Payable 2050 Main Street, Seite 800 Irvine, CA \$2614 CONTRACT INFORMATION TIEM BALES TAX (5)(V applicable) ORIGINAL CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION A Total Completed & Stored to Bate 1		31/09
Address: 531 W. Crowther Ave. Placentia, CA 92870: Period From: 714-959-9006 Remaitance Address: OPUS West Construction Corporation ARI: Account Payable 2050 Main Street, Suite 800 Invine, CA 92614 CONTRACT INFORMATION ITEM SALES TAX (5)(f applicable) OPUS APPROVED CHANGE ORDER for # 3 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION B Lass Retainage 10 % \$ 473,571. CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION Less Previous Billings (previous req's line C) C Current Payment Dos (C - D) B alsance to Finish, Plus Reatinage (R - A + B) C Current Gross Amount Completed This Period SUBCONTRACTOR: BY DATE: APPLICATION BREAKDOWN HIS SECTION MUST BE COMPLETED IN ORDER FOR THIS FAYMENT TO BE PROCESSED BY OPUS Work Completed Amount Previous Subcontest 1 1 9 0 9 ACCOUNTED COMPLETED IN ORDER FOR THIS FAYMENT TO BE PROCESSED BY OPUS Work Completed Complete Complete Completed This Period Amount Previous Subcontest 1 1 9 0 9 ACCOUNTED COMPLETED IN ORDER FOR THIS FAYMENT TO BE PROCESSED BY OPUS Work Completed Previous This Period Completed Complete Complete Complete Complete Complete Subcontest Bis Punish Misc. Shootened 35,783, 53,78		31/09
Phone: 714-993-9006 Remaittance Address: OPUS West Construction Corporation Attn: Accounts Psymble 2050 Main Street, Suite 800 Irvine, CA 92614 CONTRACT INFORMATION ITEM SALES TAX (5)(V applicable) CONTRACT AMOUNT OPUS APPROVED CHANGE ORDER den # 3 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION A Total Completed & Stored to Date Less Retainage 10 % \$ 47, 357, 00 C Total Earned less Retainage (A-B) D Less Previous Billings (previous req's line C) E Current Psyment Due (C-D) F Balance to Finish, Fine Retainage (B-A+B) G Current Gross Amount Completed This Period SUBCONTRACTOR: Emersid Landscape Sves 166 APPLICATION MUST BE COMPLETED IN ORDER FOR THIS FAYMENT TO BE FROCESSED BY OFUS Account Code Description CurrentContract Prom Provious This Period Total Work Complete Complete Complete Amount Total Work Complete Complete Complete Subcontact Prom Provious This Period Complete Co	iod Te: 1	31/09
Phone: 714-993-9006 Remittance Address: OPUS Wost Construction Corporation Atts: Account Psychia 2050 Main Street, Suin 800 Irvine, CA 92614 CONTRACT INFORMATION TIEM SALES TAX (S)(y applicable) ORIGINAL CONTRACT AMOUNT OPUS APPROVED CHANGE ORDER then # 3 12,65 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION A Total Completed & Stored to Date B Less Retainings 10 % \$ 47,357.0 C Total Earned loss Retainings (A - B) C Current Psyment Doe (C - D) B Balance to Finish, Fins Retainings (A - A + B) C Current Gross Amount Completed This Period SUBCONTRACTOR: BY DATE: ACCOUNT Code Description Current Code Description Current Code Current Code Description Current Code Current Code Description Current Code Current Code Current Code Description Current Code Current Code Current Code Description Current Code Description Current Code Current Code Description Current Code Current Code Current Code Description Current Code Current Code Current Code Description Current Code Cur	-	· · · · · · · · · · · · · · · · · · ·
Remaittange Address: OPUS West Construction Corporation Attn: Accounts Payable 2050 Main Street, Suite 800 Invine, CA 92614 CONTRACT INFORMATION TIEM ORIGINAL CONTRACT AMOUNT OPUS APPROVED CHANGE ORDER fore # 3 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION A Total Completed & Stored to Date B Less Retainage 10 % 2 47, 357, 6 C Total Earned less Retainage (A B) D Less Previous Billings (previous req's line C) E Current Payment Dos (C - D) Balance to Finish, Pins Retainage (B - A + B) G Current Gross Aracount Completed This Period SUBCONTRACTOR: BY: DATE: ACCOUNT RESEARCH IN COMPLETED IN ORDER FOR THIS FAYMENT TO BE PROCESSED BY OFUS Work Completed Account Code Description CurrentCournet Proma Account Code Description CurrentCournet Proma Account Code Description CurrentCournet Proma Application This Period Complete		
ARII : Account Psymble 2050 Main Street, Suite 800 Irvine, CA 92614 CONTRACT INFORMATION THEM SALES TAX (\$)/(* applicable*) OFUS AFFROVED CHANGE ORDER days \$ 3 12,655 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION A Total Completed & Stored to Date B Less Retainage 10 % 2 47, 357. C Total Earned less Retainage (A - B) D Less Previous Billings (previous req's line C) E Current Psyment Due (C - D) B Balance to Finish, Fins Retainage (H - A + B) C Current Gross Amount Completed This Period SUBCONTRACTOR: By/ DATE: APPLICATION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OFUS Work Completed Anount Anount Provious This Period Completed Anount Code Description CurrentContract Anount Provious This Period Complete Complete Anount Provious This Period Complete Complete Complete Subcontract Anount Anount In From This Period Complete Complete Subcontract Anount Provious This Period Complete Complete Subcontract Subcontract Anount Anount From This Period Complete Complete Subcontract Subcontract 1+0 A/H 355,783.00 70,000. 35, 783, 55, 83, 55, 83, 75, 765		
2050 Main Street, Sairs 800 Irvine, CA 92614 CONTRACT INFORMATION TEM BALES TAX (5)(7 applicable) ORIGINAL CONTRACT AMOUNT OFUS APPROVED CHANGE ORDER for # 3 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION A Total Completed & Stored to Date B Less Retainage 10 % \$ 47, 757, 60 C Total Earned less Retainage (A - B) D Less Previous Billings (previous req's line C) E Current Payment Dos (C - D) Balance to Finish, Fini Retainage (H - A + B) C Current Gross Amount Completed Tuls Period SUBCONTRACTOR: BY: DATE: APPLICATION BREAKDOWN HIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Work Completed Amount Amount Previous This Period Complete Complete Complete Application Application Total Work Percent Complete Complete Complete Shepticated Sheptication 1+0 AH 200,000. 35, 783, 55, 283. 100		
CONTRACT INFORMATION TIEM		
CONTRACT INFORMATION STEM		
ORIGINAL CONTRACT AMOUNT OFUS AFFROVED CHANGE ORDER days 3 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION A Total Completed & Stored to Date B Less Retainage 10 % \$ 473,571.^- B Less Retainage 10 % \$ 477,757.00 C Total Earned less Reteinage (A - B) Less Previous Billings (previous req's line C) E Current Payment Dos (C - D) B Balance to Finish, Pins Retainage (H - A + B) G Current Gross Amount Completed This Period SUBCONTRACTOR: BY: DATE: APPLICATION BREAKDOWN HIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OFUS Work Completed Account Code Description CurrentContract Provious Application Total Work Complete Complete Complete Complete Subcontract Provious Application Total Work Percent Complete Complete Complete Complete Complete Complete Subcontract Provious Application This Period Complete Complete Complete Complete Subcontract For This Payment To Be Processed By OFUS		
ORIGINAL CONTRACT AMOUNT OPUS APPROVED CHANGE ORDER det # 3 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION A Total Completed & Stored to Date B Less Retainage 10 % 3 47, 357, 6 C Total Earned less Retainage (A - B) D Less Previous Billings (previous req's line C) E Current Payment Dos (C - D) F Balance to Finish, Pins Retainage (B - A + B) G Current Gross Ansount Completed This Period SUBCONTRACTOR: BY: DATE: APPLICATION BREAKDOWN HIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Work Completed Account Code Description CurrentContract Provious Application This Period Complete Co	TOTAL (5)	
CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION A Total Completed & Stored to Date B Less Retainage 10 % 3 473,571. C Total Earned less Retainage (A - B) D Less Previous Billings (previous req's line C) E Current Payment Due (C - D) F Balance to Finish, Pins Retainage (A - A + B) C Current Gross Amount Completed This Period SUBCONTRACTOR: BY: DATE: Account Code Description C CurrentContract Amount Prom Provious This Period Complete Complete Amount Provious Application Total Work Total Work Complete Complet	\$460,713.	<u></u>
CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION A Total Completed & Stored to Date B Less Retainage 10 % 3 47, 357.00 C Total Earned less Rotainage (A-B) D Less Previous Billings (previous req's line C) E Current Payment Due (C-D) F Balance to Finish, Pins Retainage (B-A+B) C Current Gross Amount Completed This Period SUBCONTRACTOR: BY: DATE: ACCURRENT COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OFUS Work Completed Amount Provious Amount Complete Complete Complete Complete Complete Complete Subcontract Amount Provious Amount This Period Complete Complete Complete Subcontract Amount Provious Amount This Period Complete Complete Subcontract BY: Account Code Description CarrentContract Provious Amount This Period Complete Complete Subcontract Amount Provious This Period Complete Complete Subcontract Amount Provious This Period Complete Complete Subcontract BY: BY: ACCOUNTED TO THIS PAYMENT TO BE PROCESSED BY OFUS Work Complete Complete Complete Complete Complete Subcontract Amount Provious This Period Complete Complete Complete Subcontract APPLICATION BY: ACCURRENT TO BE PROCESSED BY OFUS	3460,713.	~
APPLICATION INFORMATION A Total Completed & Stored to Date B Less Retainage 10 % \$ 473,57(.^- B Less Retainage 10 % \$ 47,357(.^- C Total Earned less Retainage (A - B) Less Previous Billings (previous req's line C) E Current Payment Due (C - D) F Balance to Finish, Pins Retainage (H - A + B) G Current Gross Amount Completed This Period \$ 186.755.^- SUBCONTRACTOR: BY: DATE: Account Code Description CurrentContract Amount Provious Application Total Work Complete Complete Complete Subcontract Provious Application This Period Complete Complete Complete Subcontract Su	हि <u> • शरमा</u>	.00-
A Total Completed & Stored to Date Sample S	2418,188	.903
A Total Completed & Stored to Date Sample S	473, :	571.
B Less Retainage 10 % \$ 47, 357.00 C Total Earned less Retainage (A - B) D Less Previous Billings (previous req's line C) \$ 258, 134.40 E Current Payment Due (C - D) \$ (68) F Balancs to Finish, Fins Retainage (H - A + B) \$ 47, 357.00 G Current Gross Arsount Completed This Period \$ 180.00 Subscontract Prom DATE: DATE: Account Code Description CurrentContract Prom Provious Amount Previous Application This Period Complete Complete Complete Subscontract Prom Previous Application This Period Complete Complete Subscontract Prom Provious Application This Period Complete Complete Subscontract Prom Provious Application This Period Complete Complete Subscontract Prom Provious Application This Period Complete Complete Subscontract Provious Application This Period Complete Complete Subscontract Provious Application This Period Complete Complete Subscontract Provious Application This Period Complete Complete Subscontract Provious Application This Period Complete Complete Provious Prov	, .	
C Total Earned less Retainage (A - B) D Less Previous Billings (previous req's line C) E Current Payment Due (C - D) F Baiance to Finish, Pins Retainage (H - A + B) G Current Gross Arsount Completed This Period SUBCONTRACTOR: BY: DATE: 1909 1909 1909 1909 1909 1909 190		
Subcontract Current Gross Arsount Completed This Period SUBCONTRACTOR: BY: DATE: DATE: PPLICATION BREAKDOWN HIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Work Completed Account Code Description CurrentContract Amount Provious Application This Period Complete Complete Subcontract Application 1+0 A/H Subcontract Subcontract Subcontract Application Total Work Complete Comple	213 90	
Subcontract Current Gross Arsount Completed This Period SUBCONTRACTOR: BY: DATE: DATE: PPLICATION BREAKDOWN HIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Work Completed Account Code Description CurrentContract Amount Provious Application This Period Complete Complete Subcontract Application 1+0 A/H Subcontract Subcontract Subcontract Application Total Work Complete Comple	2, 417.1	
Subcontract Current Gross Arsount Completed This Period SUBCONTRACTOR: BY: DATE: DATE: PPLICATION BREAKDOWN HIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Work Completed Account Code Description CurrentContract Amount Provious Application This Period Complete Complete Subcontract Application 1+0 A/H Subcontract Subcontract Subcontract Application Total Work Complete Comple		
SUBCONTRACTOR: Emersid Landscape Svcs LG BY: DATE: 1 19 09 PPLICATION BREAKDOWN HIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Account Code Description CurrentContract From Previous Amount Previous Application This Period Complete Complete B33.03-B40-02870.00-8 Size Furnish Misc - S55,783.00 70,000.7 35, 783.7 55,783.7 1000	079,50	
SUBCONTRACTOR: Emersid Landscape Svcs LG BY: DATE: 1 19 09 PPLICATION BREAKDOWN HIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Account Code Description CurrentContract From Previous Amount Previous Application This Period Complete Complete B33.03-B40-02870.00-8 Size Furnish Misc - S55,783.00 70,000.7 35, 783.7 55,783.7 1000		
SUBCONTRACTOR; Emersid Landscape Svcs Lic BY: DATE: 1 19 09 ACCOUNT Code Description CurrentContract Amount Provious Application Total Work Complete Complete Complete Percent Complete And Application This Period Total Work Complete Complete Total Work Complete Tota		
DATE: 1 19 09 APPLICATION BREAKDOWN HIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Work Completed Work Completed Total Work Complete Complete Complete Amount Previous Application 1+G A/H Subcontract Subcontract Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Complete Total Work Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent	Supplier #: 10	007073
DATE: 1 19 09 APPLICATION BREAKDOWN HIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Work Completed Work Completed Total Work Complete Complete Complete Amount Previous Application 1+G A/H Subcontract Subcontract Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Complete Total Work Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent Complete Total Work Percent		
Account Code Description CurrentContract Amount Previous Application Total Work Complete		
Account Code Description CurrentContract Amount Provious Application This Period Complete		
Account Code Description CurrentContract Amount Prom Previous Application This Period Complete Complete 1303.03-B40-02870.00-8 Size Furnish Miss - Subcontract Subcontract Subcontract Work Complete Total Work Co		
Account Code Description Current Courset From Provious Application This Period Complete Complete States Subcontract Subcontrac		
Amount Provious This Period Complete Complete Complete Complete State of the Percent Complete Complete Complete Complete Complete Complete State of the Period A/H State of the Period A/H State of the Period Complete Com		1
Amount Previous This Period Complete Complete Application 1+G A/H 303.03-B40-02870.00-8 Site Furnish Miss - S55,783.00 70,000. 755, 783 55, 783 1000	 	
Application 1+G A/H 1303.03-B40-02870.00-8 Size Furnish Misc - Subcontract 25.783.00 70,000. 35.783.00 70,000. 35.783.00	Retainage This Application	Not Payment
Side Pursible Misc - SSS,783.00 70,000 35, 783 - 55, 783 - 100) Approxima	ļ
Subcontract 70,000. 75,783 55,783 100		G-K
101 01 040 0004 00 0 1	3,578.3	32,204,7
303.03-B40-02901.00-8 Landscaping - Subcontract 236,05 3354,668.00 125,6680, 110,371. 236,051. 100	11,037,10	99,373,90
5181,737,00 141,136. 40,WI. 181,777. 160	4,060,10	36,540,9
Total 4400,0000 286,816 186,755 473,571	18 675.50	168,079,5
H J G A J	R	R
473,57/	- 	
Approved By ;		
Accounting Date Project Managar ADED AREA FOR OPUS ACCOUNTING USE ONLY	···	Date

EMERALD LANDSCAPE SERVICES, INC. 2166 E. ORANGETHORPE AVENUE FULLERTON, CA 92831

CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

Upon receipt by the undersigned of a check from (Opus West Construction Corp) in the sum of \$ (168,079.50) payable to Emerald Landscape Services, Inc. and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of (Opus West Corporation) located at (Opus Point IV) to the following extent. This release covers a progress payment for labor, services, equipment, or material furnished to (Opus West Construction <u>Corp)</u> through <u>(01/31/09)</u> only and does not cover any retentions retained before or after the release date; extras or items furnished for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights. Including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

Dated:	Company: <u>Emerald Landscape Services, Inc.</u>
,	
	By:
	Pamela McIntvre

531 W CROWTHER AVE. PLACENTIA, CA 92870

714 993-9006 FAX: 714 993-9017

Invoice

DATE	INVOICE#
1/19/2009	44943

BILL TO

OPUS WEST CONSTRUCTION CORP. 2050 MAIN STREET, SUITE 800 IRVINE, CA 92614

ATTN: ACCOUNTS PAYABLE

PO/WORK ORD	TERMS	DUE DATE		PROPERTY NAME	
	Net 30	2/18/2009			
QUANTITY		DESCRIPT	ION	RATE	AMOUNT
	JOB NO.: 103	PPUS POINT IV 03 THIS APPLICATION	N .	168,079.50	168,079.50
		·			

Total \$168,079.50

Balance Due \$168,079.50



SUBCONTRACTOR APPLICATION FOR PAYMEN

Project Name:	Opus Point IV	the state of the s		Project		1 .			
ubcontractor:	Emerald Landscape Svcs 1	inc		Date of	f Application:		11 /	8/08	
upplier#:	1007073							1	
ddress:	531 W. Crowther Ave.			Applic	ation Number:		4.	t	
	Placentia, CA 92870			Period	From:	$\sim 1 - n / n$	Perio	d To:	1/30/0E
	714-993-9006								
hone :						· • •			
emittance Address :	OPUS West Construct	and the second		•					
	Attn : Accounts Payabl					: `.			
* 14 m	2050 Main Street, Suite	3 800							
	Irvine, CA 92614								•
ONTRACT INFORM	IATION					1			
	ITEM			SALES	S TAX (\$)(if applie	able)		TOTAL (5)	
RIGINAL CONTRAC	T AMOUNT		<u> </u>				·	\$460,713.00	
PUS APPROVED CH	IANGE ORDER thru # 3							\$7,475.0	,
	CONTRACT AMOUNT TO	DATE TOTAL						\$468,188.0	
PPLICATION INFO	RMATION								
Total Completed	,			s 2	86,816.	-			
		10 %			28,681.	60			
Less Retainage	· · · - · · · -	10 %		•	10,0011	-	. 250	2 134 40	
Total Earned less	Retninage (A - B)				100 0010		2	3 <u>,134,</u> 40 2,785,-	
Less Previous Bill	lings (previous req's line C)			s	87,349		٦.	200-	
Current Payment	Due (C - D)			_	· •		s	, 185,	
Balance to Finish	, Pius Retainage (H - A + B)) :, · '		s_ <u>-</u> Z	210,053,	w			
Current Gross As	mount Completed This Perio	od.		. S	78,650,				•
•	SUBCONT	RACTOR:	Emc	rald Landscape Sy	vos Inc	\bigwedge		Supplier #: 100	7073
			-			 			
	BYı		·		(\}/				
	DATE:		·	· .		11/18/0	<u> </u>		
PPLICATION BREAD	KDOWN								
us section must e	THE COLOR PEOPLE BY ORDER					•			
	AR COMPLETED IN ORDIER	R FOR THIS PA	YMENT TO) BE PROCESSE	D BY OPUS				
	SE COMPLETED IN ORDER	R FOR THIS PA	YMENT TO		D BY OPUS			I	
Assume Code			,	Work Co				Parks	No. 9
Account Code	Description	CurrentCo	utract	Work Co	Completed	Total Work	Percent Complete	Retainage This	Net Psymeos
Account Code			utract	Work Co		Total Work Complete	Percent Complete	Retainage This Application	Net Psymeot
		CurrentCo	entract out	Work Co Prom Provious	Completed	1		_	Net Psymeot G - K
	Description Size Famish Misc.	CurrentCo	entract	Work Co From Previous Application	Completed	Complete	Complete	_	•
03.03-B40-02870.00-S	Description	CurrentCo	entract	Work Co Prom Provious	Ompleted This Period	Complete 1+0 20,000,-	A/H	Application	G-K
03.03-B40-02870.00-S	Description Site Punish Misc - Subcontract Landscaping - Subcontract	Current Co Amou	spiract suit \$55,783.00	Provious Application 20,000, 7	Completed	1+0 20,000	A/H 55	Application 4,515,-	•
03.03-B40-02870.00-S 03.03-B40-02901.00-8	Description Site Furnish Misc - Subcontract Landscaping - Subcontract Irrigation - Subcontract	CurrentCo Amoun	######################################	Prom Previous Application 20,000,7	This Period 45,115, 7 33,535, 7	1+0 20,000 125,684." 141,136."	A/H	Application 4,515,- 3,357,50	6-K 40,603. 30,181.
03.03-B40-02870.00-S 03.03-B40-02901.00-8	Description Site Punish Misc - Subcontract Landscaping - Subcontract	CurrentCon Amoun	spiract nut \$55,783,00 \$230,668.00	Provious Application 20,000, 7	Ompleted This Period	1+0 20,000	A/H 55	Application 4,515,-	G-K
03.03-B40-02870.00-S 03.03-B40-02901.00-8	Description Site Furnish Misc - Subcontract Landscaping - Subcontract Irrigation - Subcontract	CurrentCon Amoun	\$55,783.00 \$230,668.00 \$181,737.00	Prom Previous Application 20,000,7	This Period 45,115, 7 33,535,7 78,650,7	1+0 20,000 125,684." 141,136."	A/H 55	Application 4,515,- 3,357,50	6-K 40,603. 30,181.
903.03-B40-02870.00-S 103.03-B40-02901.00-8 103.03-B40-02902.00-S	Description Site Furnish Misc - Subcontract Landscaping - Subcontract Irrigation - Subcontract	CurrentCon Amoun	\$55,783.00 \$230,668.00 \$181,737.00	Work Conference of the Confere	This Period 45,115, 7 33,536, 7 78,650, 7	1+0 20,000 125,684." 141,136."	A/H 55	Application 4,515,- 3,357,50	6-K 40,603. 30,181.
03.03-B40-02870.00-S 03.03-B40-02901,00-S 03.03-B40-02902.00-S	Description Site Furnish MSsc - Subcontract Landscaping - Subcontract Irrigation - Seboostract Te	CurrentCon Amoun	\$55,783.00 \$230,668.00 \$181,737.00 \$468,188.00 \$4	Prom Previous Application 20,000,7	This Period 45,115, 7 33,536, 7 78,650, 7	1+0 20,000. 125,680, 141,136. 286,816	Complete	Application 4,515,- 3,357,50	6-K 40,603; 30,181; 70,785
03.03-B40-02870.00-S 03.03-B40-02901.00-S 03.03-B40-02902.00-S	Description Site Furnish Misc - Subcontract Landscaping - Subcontract Irrigation - Subcontract Te	CurrentCo Amoun	\$55,783.00 \$230,668.00 \$181,737.00	Work Conference of the Confere	This Period 45,115, 7 33,536, 7 78,650, 7	1+0 20,000. 125,680, 141,136. 286,816	A/H 55	Application 4,515,- 3,357,50	6-K 40,603. 30,181.
03.03-B40-02870.00-S 03.03-B40-02901.00-S 03.03-B40-02902.00-S	Description Site Furnish MSsc - Subcontract Landscaping - Subcontract Irrigation - Seboostract Te	CurrentCo Amoun	\$55,783.00 \$230,668.00 \$181,737.00 \$468,188.00 \$4	Work Conference of the Confere	This Period 45,115, 7 33,536, 7 78,650, 7	1+0 20,000. 125,680, 141,136. 286,816	Complete	Application 4,515,- 3,357,50	6-K 40,603; 30,181; 70,785
03.03-B40-02870.00-S 03.03-B40-02901.00-S 03.03-B40-02902.00-S	Description Site Furnish Misc - Subcontract Landscaping - Subcontract Irrigation - Subcontract Te	CurrentCo Amoun	\$55,783.00 \$230,668.00 \$181,737.00 \$468,188.00 \$4	Work Conference of the Confere	This Period 45,115, 7 33,536, 7 78,650, 7	1+0 20,000. 125,680, 141,136. 286,816	Complete	Application 4,515,- 3,357,50	6-K 40,603; 30,181; 70,785
03.03-B40-02870.00-S 03.03-B40-02901.00-S 03.03-B40-02902.00-S	Description Site Furnish Misc - Subcontract Landscaping - Subcontract Irrigation - Subcontract Te	CurrentCo Amoun	\$55,783.00 \$230,668.00 \$181,737.00 \$468,188.00 \$4	Work Conference of the Confere	This Period 45,115, 7 33,536, 7 78,650, 7	1+0 20,000. 125,680, 141,136. 286,816	Complete	Application 4,515,- 3,357,50	6-K 40,603; 30,181; 70,785

い は	CONTRACT FOR: OPOUS West Construction Compration	-		CONTRACTOR.		Emergical andersons Contract Inc	Caninga Inc		
PROJECT: The Commons at Chino Hills				APPLICATION NI IMPED		V		٠.	
Owner: OPUS West Corporation				APPLICATION DATE:	TE:	11/18/2008			
	.·			PERIOD TO:		11/1/2008	2	11/30/2008	
A	U	a	Ü	ш	U			I	-
		WORK			TOTAL				
COST		COMPLETED	WORK	MATERIALS	COMPLETED	PERCENT	PERCENT		
CODE DESCRIPTION OF WORK	, .	APPLICATION	THIS PERIOD	STORED	TO DATE	COMPLETED	TO DATE	ENISH FINISH	RETAINAGE
2870 Site Fumishings	55783	3 20000			20000	35	35	35783	2000
2901 Landscaping - On Site	228510		45115		125680		52		8056.5
2902 Imgation - On Site	176420				141136		80		10760.1
Change Order #1	4595								
Change Order #2	480	0							
Change Order #3	2400	0							
						À			
		-							

IOTAL	468188	208166	78650	0	286816			252547	20816.6

SIMILAR-ALA DOCUMENT G702

CERTIFICATE OF PAYMENT / SCHEDULE OF VALUES

EMERALD LANDSCAPE SERVICES, INC. 2166 E. ORANGETHORPE AVENUE FULLERTON, CA 92831

CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

Upon receipt by the undersigned of a check from (Opus West Construction Corp) in the sum of \$ (70,785.00) payable to Emerald Landscape Services, Inc. and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of (Opus West Corporation) located at (Opus Point IV) to the following extent. This release covers a progress payment for labor, services, equipment, or material furnished to (Opus West Construction Corp) through (11/30/08) only and does not cover any retentions retained before or after the release date; extras or items furnished for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights. Including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

Dated:	Company:Emerald Landscape Services, Inc.
•	B v :
	Pamela McIntvre

531 W CROWTHER AVE. PLACENTIA, CA 92870

714 993-9006 FAX: 714 993-9017

Invoice

DATE	INVOICE#
11/18/2008	44300

BILL TO

OPUS WEST CONSTRUCTION CORP. 2050 MAIN STREET, SUITE 800 IRVINE, CA 92614

ATTN: ACCOUNTS PAYABLE

	ИΕ	PROPERTY NAME		DUE DATE	TERMS	D	RK OR	POWC
				12/18/2008	Net 30			
MOUNT		RATE	ON	DESCRIPTI			ANTITY	QU
70,785.00		70,785.	· · · · · · · · · · · · · · · · · · ·	PUS POINT IV	JOB NO.: 103			
					·	·		

Total \$70,785.00

Balance Due \$70,785.00



Printed On: 10/10/2008

Project Names	Opus Point IV	. _	Project	Number:	10303		10.10	
Subcontractor:	Emerald Landscape Svcs Inc		Date of	Application:		10 22	_ පළ	
Supplier #:	1007073					3		
Address:	531 W. Crowther Ave.		Applica	tion Number:				15.700
	Placentia, CA 92870		Period l	From:	10/1	Period	To: 10	131/08
Whomas	714-993-9006	_						
Phone : Remittance Address :	OPUS West Construction Co	orporation		•				
Remitmace Address :	Atin : Accounts Psyable							
	2050 Main Street, Suite 800							
	Irvine, CA 92614							
				•				
CONTRACT INFORM			SALES	TAX (\$)(if applied	able)	7	TOTAL (5)	
	TTEM		- January	1121 (0)(0 -47)			\$460,713.00	
ORIGINAL CONTRAC		i	++				95 075 00	
OPUS APPROVED CH	ANGE ORDER thru # 2						\$5,075.00	<u></u>
	CONTRACT AMOUNT TO DA	TE TOTAL					\$465,788.00	
APPLICATION INFO					_			
A Total Completed			s_2	08,166. 20,816.		•		
	10	%	s	20,816	<u>،</u> ن٥٥		- 10 113	•
B Less Retainage						s 187	,349,40	,
	Retainage (A - B)		. /	01,417,4 278,438	io .		,349,40	
	ings (previous req's line C)		•		_	, <i>8</i> 5	, 432,	
E Current Payment			1	178 438	3.60			
	, Plus Retainage (H - A + B)		· ·	95,480				
G Current Gross Ar	nount Completed This Period		\$		<u>L</u>		a 100)7073
	SUBCONTRAC	CTOR: Emer	raid Landscape S	vca luc			Supplier#: 100	
	BY:			1//				
•	DATE:		\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	10/22/	08			
APPLICATION BREA	KDOWN							
	BE COMPLETED IN ORDER FO	OR THIS PAYMENT TO	BE PROCESSE	ED BY OPUS				·
	T			Completed				
		CurrentContract	From		Total Work	Percent	Retainage This	Not Payment
Account Code	Description	Amount	Previous	This Period	Complete	Complete	Application)]
			Application		<u> </u>			
		### MAN ##			D+1	A/H		G-K
10303,03-B40-02870.00-S	Site Purnish Mise Subcontract	\$55,783.00		20,000.	20,000	3570	2,00	18,000.
10303.03-B40-02901.00-S	Landscaping - Subcontract	\$230,668.00	73,018,	51,547.	80,565	3570	5,754,70	51,792.34
10303,03-840-02902,00-8	Irrigation - Subcontract	\$179,337.00	89,668.	17,933.	107,601,	60%	1,743.30	10,139,70
	Total	\$465,788.00	12,686	95,480,	208,100	44	9,548.	85,432,
		я	 	<u> </u>	l		<u> </u>	<u> </u>
•				and Date				
Entered By :	'A	*	Approv	ed By !	Dual	ect Manager		Date
, .	Accounting	Date			trob	oot tanitured		2 110
SHADED AREA FOR	OPUS ACCOUNTING USE (ONLY	TO DESCRIPTION OF THE	Marketiniste Western	ser nerskape (delekt	a buranan		
Vision		and the state of t						
			Kanga saisalih liki		MALASI PESA MASARAN		esente otracas	

CERTIFICATE OF PAYMENT / SCHEDULE OF VALUES		SIMILAR-AIA DOCUMENT G702
CONTRACT FOR: OPOUS West Construction Corporation	CONTRACTOR	Emergial Landarena Services Inc
		בווופימות המותפסמות מיווים
PROJECT: The Commons at Chino Hills	APPLICATION NUMBER:	e
Owner: OPUS West Corporation	ADDI ICATION DATE:	4000000

neraid Landscape Services, Inc. ٠. و 3 10/22/2008 10/1/2008 APPLICATION DATE: PERIOD TO:

			·		PERIOD TO:	i	10/1/2008	2	10/31/2008	
<										
C		ပ	۰	ш	Œ	o			I	-
			WORK			TOTAL				
1000			COMPLETED	WORK	MATERIALS	COMPLETED	PERCENT	PERCENT		•
	Section 10 Mortale Cond	SCHEDULED	PREVIOUS	COMPLETED	PRESENTLY	AND STORED	PREVIOUSLY	COMPLETE	BALANCE TO	
7200	SECOND TON OF WORK	VALUE	APPLICATION	THIS PERIOD	STORED	TO DATE	COMPLETED	TO DATE	FINEST	RETAINAGE
287C	2870 Site Furnishings	55783		20000		00000		35	35783	2000
2901	2901 Landscaping - On Site	228510	23018			80565	Ē	8	147945	8
280,	2902 Imgation - On Site	178420	Вавая			107501	2	8	ARR40	
	Change Order #1	4595					3	3		
	Change Order #2	480								
	TOTAL	465788	112686	95480	0	208166			252547	20816.8

EMERALD LANDSCAPE SERVICES, INC. 2166 E. ORANGETHORPE AVENUE FULLERTON, CA 92831

CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

Upon receipt by the undersigned of a check from (Opus West Construction Corp) in the sum of \$ (85,932.00) payable to Emerald Landscape Services, Inc. and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of (Opus West Corporation) located at (Opus Point IV) to the following extent. This release covers a progress payment for labor, services, equipment, or material furnished to (Opus West Construction Corp) through (10/31/08) only and does not cover any retentions retained before or after the release date; extras or items furnished for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights. Including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

Dated:	Company: Emerald Landscape Services, Inc.	
	$oldsymbol{\cdot}$	
· ·		
:	By:	_
	Pamela McIntyre	

531 W CROWTHER AVE. PLACENTIA, CA 92870

714 993-9006 FAX: 714 993-9017

Invoice

DATE	INVOICE#
10/22/2008	43910

BILL TO

OPUS WEST CONSTRUCTION CORP. 2050 MAIN STREET, SUITE 800 IRVINE, CA 92614

ATTN: ACCOUNTS PAYABLE

PO/WORK ORD	TERMS	DUE DATE	F	PROPERTY NAME	
	Net 30	11/21/2008	,		
QUANTITY		DESCRIPT	ON	RATE	AMOUNT
	JOB NO.: 10	OPUS POINT IV 303 E THIS APPLICATIO		85,932.00	85,932.00

Total \$85,932.00

Balance Due \$85,932.00



SUBCONTRACTOR APPLICATION FOR PAYMEN

			99	Number:	10303		•	
Project Name:	Opus Point IV Emerald Landscape Svcs Inc			Application:	—	9/2	2 08	
ubcontractor:					-			
applier#:	1007073		Applica	tion Number:	1	7.		
ddress:	531 W. Crowther Ave.	· .	Period I		9/	Perio	1To: 9	30/08
	Placentia, CA 92870							
hone :	714-993-9006							
temittance Address :	OPUS West Construction C	corporation			•			
	Atm: Accounts Payable 2050 Main Shree	4 4 10 EV)						
	FIVING CA 97	7/14						
	707							
ONTRACT INFORM	MOITA				· T		TOTAL (5)	
	ITEM		8ALES	TAX (S)(if applic	able)		\$460,713.00	
RIGINAL CONTRAC		<u> </u>					• 100,100	
OPUS APPROVED CH	ANGE ORDER thru # 1			·.			\$4,595.00	
÷.	CONTRACT AMOUNT TO DA	TE TOTAL					\$465,308.00	<u>'</u>
PPLICATION INFO	RMATION				_			
Total Completed	& Stored to Date	•		2,686.				
Less Retninge	10	%	\$	11,268.6	0		e meda	
Total Earned less	Retainage (A - B)					s_ (01,	417,40	
•	lings (previous req's line C)		s 3	25,516.2	<u>.</u>			
•						s_65	900,70	
	Plus Retniunge (H - A + B)		s 36	63,890.6	১ 		•	
				3,223,-	_			
Current Gross An	nount Completed This Period		rald Lapdsgape Sy				Supplier #: 10	07073
	SUBCONTRA		Capasyape 3	100			виррист ж.	
	BY:		1 DAY				·	
	DATE:		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	122/08				
PPLICATION BREA	KDOWN			•				
	BE COMPLETED IN ORDER FO	OR THIS PAYMENT TO	BE PROCESSE	D BY OPUS				
	T		1	ompleted				
				1				
Account Code	Description	CurrentContract Amount	Prom Previous	This Period	Total Work Complete	Percent Complete	Retainage This Application	Net Psymont
			Application					
					D+1	A/H		G-K
303.03-B40-02870.00-8	Site Pernish Mise - Subcontract	\$55,783.00	<u> </u>					
303.03-B40-02901.00-S	Landscaping - Subcontract	\$230,188.00		23,018	23,018,	10	2,301,80	20,7/6,20
303.03-B40-02902.00-S	Infgation - Subcontract	\$179,337.00	39,463	50,205,	89,668.	50	5,020,50	45,18450
	Total	\$465,388.00	39,463.	73,223,	112,686	24	7,322,70	65,900 76
		н		a		1	K	Е
					•			
itered By :			Approve	ed By:			· · · · · · · · · · · · · · · · · · ·	
	Accounting	Date			Proje	ect Manager		Date
IADED AREA FOR C	OPUS ACCOUNTING USE C	DNLY						
Paradicing		Valle, five it		745 (B) N				
	的是的可以是这个人的人的						Vergera mary street and a	

CONTRACT FOR: OPOUS West Construction Corporation	ction Corporation			CONTRACTOR	_	Emerald Landscape Services, Inc.	e Services, Inc.		. * .
PROJECT: The Commons at Chino Hills			`	APPLICATION NUMBER:	:				
Owner: OPUS West Corporation				APPLICATION DATE: PERIOD TO:	VTE:	9/22/2008	2	9/30/2008	
æ	ပ	D WORK	ш	ıL	G			Ξ	_
		COMPLETED	WORK	MATERIALS	COMPLETED	PERCENT	PERCENT		
CODE DESCRIPTION OF WORK	SCHEDULED RK VALUE	PREVIOUS APPLICATION	COMPLETED THIS PERIOD	PRESENTLY STORED	AND STORED TO DATE	PREVIOUSLY COMPLETED	COMPLETE TO DATE	BALANCE TO FINISH	RETAINAGE
2870 Site Furnishings	55783							55783	
2901 Landscaping - On Site	230188		23018		23018		10	207170	2301
2902 trrigation - On Site	179337	39463	50205		89668	Z	9	89968	8966
						•			
						-		,	
								·	
	-								
TOTAL									
LOIAL	465308	39463	73223	0	112686		4	352621	1126

SIMILAR-AIA DOCUMENT G702

CERTIFICATE OF PAYMENT / SCHEDULE OF VALUES

EMERALD LANDSCAPE SERVICES, INC. 2166 E. ORANGETHORPE AVENUE FULLERTON, CA 92831

CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

Upon receipt by the undersigned of a check from (Opus West Construction Corp) in the sum of \$ (65,900.70) payable to Emerald Landscape Services, Inc. and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of (Opus West Corporation) located at (Opus Point IV) to the following extent. This release covers a progress payment for labor, services, equipment, or material furnished to (Opus West Construction Corp) through (09/30/08) only and does not cover any retentions retained before or after the release date; extras or items furnished for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights. Including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

Dated:	Company: Emerald Landscape Services, Inc.
	By:
•	Pamela McIntvre

531 W CROWTHER AVE. PLACENTIA, CA 92870

714 993-9006 FAX: 714 993-9017

Invoice

DATE	INVOICE#
9/22/2008	43476

BILL TO

OPUS WEST CONSTRUCTION CORP. 2050 MAIN STREET, SUITE 800 IRVINE, CA 92614 ATTN: ACCOUNTS PAYABLE

PO/WORK ORD	TERMS	DUE DATE		PROPERTY NAME	
√.	Net 30	10/22/2008			
QUANTITY		DESCRIPT	ON	RATE	AMOUNT
	JOB NO.: 103	OPUS POINT IV 303 E THIS APPLICATIO	N	65,900.70	65,900.70
			:		

Total \$65,900.70

Balance Due \$65,900.70



SUBCONTRACTOR APPLICATION FOR PAYMEN'

• • • • • • • • • • • • • • • • • • •	O D-1-411/		Project	t Number:	10303			
Project Name:	Opus Point IV Emerald Landscape Svcs Inc			[Application:		ಲ	२० ०९	
Subcontractor:	1007073							
Supplier #:	531 W. Crowther Ave.		Applic	ation Number:			(,	
Address:			Period	Prom:	81	Perio	d To:	3/31/03
	Placentia, CA 92870 714-993-9006		, 0,100					
Phone :				•				
Remittance Address:	OPUS West Construction (Corporacion						
	Attn: Accounts Psyable 2050 Main Stre	دره مدنک د.						•
•	Irvine, CA 9	2614						
	1.570							
CONTRACT INFORM			CATES	TAX (5)(if applic	nakle)		TOTAL (5)	
	ITEM		BALLES	TAX (3)(i) appea			\$460,713.00	
ORIGINAL CONTRAC				`				
OPUS APPROVED CH	ANGE ORDER thru# 1		ĺ				34,595.0	°
. (CONTRACT AMOUNT TO DA	TE TOTAL			,		\$465,308.0	0
PPLICATION INFOR	MATION							
Total Completed &			•	39,463	_			
-		%	•	3,946,				
Less Retainage	<u> </u>	· **	·	<u> </u>	-	35.	516.70	
C Total Earned less Retainage (A - B)				-0		·	<u>516,7°</u> 516,7°	
D Less Previous Billings (previous req's line C)			2		-	⊋ ¢	SI 70	
Current Payment	Due (C - D)		4	179 791.	38	s 33,	2161	
Balance to Finish,	Pius Retainage (H - A + B)		\$	70 1/53	- _			
Current Gross Am	neunt Completed This Period		s	37,465	L			
	SUBCONTRA	CTOR: Eme	reld Landscape S	Cs Inc			Supplier #: 100	07073
	BY:		(4)	(J)	Preside	£		
	DATE:			8/20/0	١٤,			
				012010	<u>, O</u>			
PPLICATION BREAK	E COMPLETED IN ORDER FO	N THE DAYS (ENT TO	1 DE BBACECE	פו זפה עם תי				
HIS SECTION MUST B	E COMPLETED IN ORDER PO	JK INIS PA IMENI IC			1	T	Τ	I
	<u> </u>		WORL	Completed		İ	Ì	
Account Code	Description	CurrentContract	From		Total Work	Percent	Retainage This	Net Payment
		Amount	Previous Application	This Period	Complete	Complete	Application	1
					I+G	A/H	<u> </u>	O-K
303.03-B40-02870.00-S	Site Pernish Misc - Subcontract	\$55,783.00			f .			
303.03-B40-02901.00-S	Landscaping - Subcontract	\$230,188.00						
303.03-B40-02902.00-S	Irrigation - Subcontract	\$179,337.00		39,463.	39,463	22	7946.30	35,516,7
	Total	\$465,308.00		39,463	34,463.7	8	2946,30	35,516.70
		н	I		A	1	K	P
		,			•			
tered By :	* 1 * *	,	Approve	ed By:				
	Accounting	Date			Proje	ct Manager		Date
ADED AREA FOR O	PUS ACCOUNTING USE O	NLY						
								(10) A (10) E (10)
		San San San San San San San San San San					(a) = 1,102 1,203 1,103	
								,

Upon receipt by the undersigned of a check	from Opus West Construction Corporation
20 CU	(Maker of Check)
in the sum of \$	payable
in the sum of \$ 35,516; to Emerald Land Scap	(Amount of Check).
to Emerala Lana scap	e services, me.
	(Payee or Payees of Check) adorsed and has been paid by the bank upon which it is drawn, this
and when the check has been properly el	any mechanic's lien, stop notice, or bond right the undersigned has on
the job of OPUS West	Corporation
	,
located at OPUS Point 10	3191 Lioushead AU, Cartspack, CA 92010
	(Job Description)
to the following extent. This release covers to OPUS West Corporate	a progress payment for labor, services, equipment, or material furnished through 8/31/08
(Your Customer)	(Date)
	ined before or after the release date; extras furnished before the release
- ·	ved; extras or items furnished after the release date. Rights based upon
work performed or items furnished under a	written change order which has been fully executed by the parties prior
to the release date are covered by this rele	ease unless specifically reserved by the claimant in this release. This
release of any mechanic's lien, stop notice	, or bond right shall not otherwise affect the contract rights, including
rights between parties to the contract rights,	including rights between parties to the contract based upon a rescission,
abandonment, or breach of the contract, or the	he right of the undersigned to recover compensation for furnished labor,
services, equipment, or material covered by	this release if that furnished labor, services, equipment, or material was
not compensated by the progress payment.	Before any recipient of this document relies on it, said party should
verify evidence of payment to the undersigned	ed.
•	Project No. and Account Code: 10303.00
Dated: 8 ac ag	Emerald Land scape Services Inc
	Subcontractor
	By: July President
	proposident

531 W CROWTHER AVE. PLACENTIA, CA 92870

714 993-9006 FAX: 714 993-9017

1	n	1/		00
ı		V	U	ce

DATE	INVOICE#
8/20/2008	43142

BILL TO

OPUS WEST CONSTRUCTION CORP. 2050 MAIN STREET, SUITE 800 IRVINE, CA 92614

ATTN: ACCOUNTS PAYABLE

PO/WORK ORD	TERMS	DUE DATE		PROPERTY NAME	
	Net 30	9/19/2008			
QUANTITY		DESCRIPT	ION	RATE	AMOUNT
	JOB NO.: 10	OPUS POINT IV 303 E THIS APPLICATIO	N	35,516.70	35,516.70
	·				

Total \$35,516.70

Balance Due \$35,516.70



SUBCONTRACTOR APPLICATION FOR PAYMEN

Project Name:	Opus Point IV		Projec	t Number:	10303			
Subcontractor:	Brerald Landscape Svcs Inc			f Application:				
Supplier #:	1007073							
Address:	531 W. Crowther Ave.		Applic	ation Number:				
	Placentia, CA 92870		Perlod	From:		Perlo	od To:	
Phone:	714 -9 93-9006							
Remittance Address :	OPUS West Construction	Corporation		•				
•	Attn : Accounts Payable							
1	2050 MAIL Stre							
	Irvine, CA 9	7614						
CONTRACT INFORM	MOITA	•						
\$2.00 PM	item	<u>-</u>	SALE	S TAX (\$)(if appli	cable)		TOTAL (S)	
ORIGINAL CONTRAC	T AMOUNT						\$460,713.0)
OPUS APPROVED CHA	ANGE ORDER thru # 1				•	,	\$4,595.0	0
(CONTRACT AMOUNT TO DA	TE TOTAL					\$465,308.0	0
PPLICATION INPOR	UMATION					······		
Total Completed &			ę					
Less Retninage	•	% .	•					
Total Earned less		- "	*	·····	_			
	ings (previous req's line C)					•		
		•				_		
•	Plus Retainage (H - A + B)					3		
		•	·		-			
Current Gross Am	nount Completed This Period		S	· · · · · · · · · · · · · · · · · · ·				
	SUBCONTRA	CTOR: Eme	rald Landscape S	ves inc			Supplier #: 10	07073
	BY:			·····				
	DATE:							
PPLICATION BREAK	DOWN	-				7		
LIS SECTION MUST B	E COMPLETED IN ORDER F	OR THIS PAYMENT TO	D BE PROCESSE	D BY OPUS				
	T		T	ompleted	T .	1		I
Account Code	Daniel -			1	d	1_	[
	Description	CurrentContract Amount	Prom Previous	This Period	Total Work Complete	Percent Complete	Retainage This Application	Net Paymont
	·		Application				1 14/2/10000	
303.03-B40-02870.00-S	Site Purnish Misc -	\$55,783.00			D+I	A/H		O-K
	Subcontract							1
303.03-B40-02901.00-8	Landscaping - Subcontract	\$230,188.00						
303.03-B40-02902.00-S	Irrigation - Subcontract	\$179,337.00						
	Total	\$465,308.00						
				<u> </u>		1	к	E
		н						
tered By :		· H	A	od Dos o	•			
tered By :	Accounting		Approve	ed By:	· 			
	Accounting	Date	Approve	ed By:	Proje	et Manager	· · · · · · · · · · · · · · · · · · ·	Date
	Accounting PUS ACCOUNTING USE O	Date	Approve	d By:	Proje	et Manager		Date
	_	Date	Approve	d By:	Proje	ct Manager	1 - 1 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -	Date



SUBCONTRACTOR APPLICATION FOR PAYMENT

Project Name:	Opus Point IV		Projec	t Number:	10303			
Subcontractor:	Emerald Landscape Svcs Inc	c	Date o	Date of Application: Application Number:				**
Supplier #:	1007073							
Address:	531 W. Crowther Ave.		Applic					
	Placentia, CA 92870		Period	From:		Perio	d To:	
Phone :	714-993-9006							
Remittance Address :	OPUS West Construction	r Corporation						
	Atm : Accounts Payable							
		eet Suite EVO	• :					
	Irvine, CA 9				•			
		and the second	•					
CONTRACT INFORM	ATION FEEM		PATRI	S TAX (\$)(if appli	ankle)	r	TOTAL (\$)	
ODICOLIA CONTRACT			- BALLE	. TVV (3)(i) mbbs	cuotej		\$460,713.00	
ORIGINAL CONTRACT						-	2 100,115.0	
OPUS APPROVED CHA	INGS OKDSK mm # 1						\$4,595.0	0
w **(CONTRACT AMOUNT TO D	DATE TOTAL					\$465,308.0	0
APPLICATION INFOR	MATION							
Total Completed d								
		- 41	3					
B Less Retainage		<u>o.</u> %	\$	·				
Total Rarned less l	Retainage (A - B)					\$		
D Less Previous Billi	ngs (previous req's line C)		\$		-			
Current Payment 1	Due (C - D)	4				\$	<u>., </u>	
Balance to Finish, i	Plus Retainage (H - A + B)		\$					
Current Gross Am	oust Completed This Period		\$					
	SUBCONTRA	ACTOR: Emer	rald Landscape S	vcs Inc			Supplier #: 10	07073
**	***		 					
	BY:		, 					
	DATE:	- · · · · · · · · · · · · · · ·						
PPLICATION BREAK	<u>DOWN</u>							
HIS SECTION MUST B	E COMPLETED IN ORDER I	FOR THIS PAYMENT TO	BE PROCESSE	D BY OPUS				
Account Code			Work C	ompleted	<u> </u>]	I	
	D			ompleted				
	Description	CurrentContract Amount	Prom Previous	I	Total Work	Percent	Retainage This	Net Psymeat
	Description		Prom	ompleted This Period	Total Work Complete	Percent Complete	Retainage This Application	Net Psyment
1303.03-P40.02870.00.9		Amount	Prom Previous	I		1	-	Net P≋yment G - K
0303.03-B40-02870.00-S	Description Site Furnish Miso - Subcontract		Prom Previous	I	Complete	Complete	-	
	Site Purnish Miso -	Amount	Prom Previous	I	Complete	Complete	-	
0303.03-B40-02901.00-S	Site Furnish Mise - Subcontract	Amount \$55,783.00	Prom Previous	I	Complete	Complete	-	
303.03-B40-02901.00-S	Site Furnish Miso - Subcontract Landscaping - Subcontract	\$55,783.00 \$230,188.00 \$179,337.00	Prom Previous	I	Complete	Complete	-	
0303.03-B40-02901.00-S	Site Pursish Mise - Subcontract Lendscaping - Subcontract Irrigation - Subcontract	\$55,783.00 \$230,188.00 \$179,337.00	Prom Previous	I	Complete	Complete	-	
0303.03-B40-02901.00-S 0303.03-B40-02902.00-S	Site Pursish Mise - Subcontract Lendscaping - Subcontract Irrigation - Subcontract	\$55,783.00 \$230,188.00 \$179,337.00	Prom Previous	This Period	Complete	Complete	-	σ·κ
0303.03-B40-02901.00-S 0303.03-B40-02902.00-S	Site Pursish Mise - Subcontract Lendscaping - Subcontract Irrigation - Subcontract	\$55,783.00 \$230,188.00 \$179,337.00	Prom Previous	This Period	Complete	Complete	-	σ·κ
303.03-B40-02901.00-S 303.03-B40-02902.00-S tered By :	Site Furnish Miso - Subcontract Lendscoping - Subcontract Irrigation - Subcontract Total	Amount \$55,783.00 \$230,188.00 \$179,337.00 H Date	Prom Previous Application	This Period	Complete 1+0	Complete	-	σ·κ
1303.03-B40-02901.00-S 1303.03-B40-02902.00-S 1stered By :	Site Furnish Miso - Subcontract Landscoping - Subcontract Irrigation - Subcontract Total	Amount \$55,783.00 \$230,188.00 \$179,337.00 H Date	Prom Previous Application	This Period	Complete 1+0	A/H	-	G-K
0303.03-B40-02870.00-S 0303.03-B40-02901.00-S 0303.03-B40-02902.00-S 0303.03-B40-02902.00-S	Site Furnish Miso - Subcontract Lendscoping - Subcontract Irrigation - Subcontract Total	Amount \$55,783.00 \$230,188.00 \$179,337.00 H Date	Prom Previous Application	This Period	Complete 1+0	A/H	-	G-K
0303.03-B40-02901.00-8 0303.03-B40-02902.00-8 0303.03-B40-02902.00-8	Site Furnish Miso - Subcontract Lendscoping - Subcontract Irrigation - Subcontract Total	Amount \$55,783.00 \$230,188.00 \$179,337.00 H Date	Prom Previous Application	This Period	Complete 1+0	A/H	-	G-K
1303.03-B40-02901.00-S 1303.03-B40-02902.00-S 1stered By :	Site Furnish Miso - Subcontract Lendscoping - Subcontract Irrigation - Subcontract Total	Amount \$55,783.00 \$230,188.00 \$179,337.00 H Date	Prom Previous Application	This Period	Complete 1+0	A/H	-	G-K
1303.03-B40-02901.00-S 1303.03-B40-02902.00-S 1stered By :	Site Furnish Miso - Subcontract Lendscoping - Subcontract Irrigation - Subcontract Total	Amount \$55,783.00 \$230,188.00 \$179,337.00 H Date	Prom Previous Application	This Period	Complete 1+0	A/H	-	G-K
303.03-B40-02901.00-S 303.03-B40-02902.00-S tered By :	Site Furnish Misc - Subcontract Lendscoping - Subcontract Irrigation - Subcontract Total	Amount \$55,783.00 \$230,188.00 \$179,337.00 H Date	Prom Previous Application	This Period	Complete 1+0	A/H	-	G-K
303.03-B40-02901.00-S 303.03-B40-02902.00-S tered By :	Site Furnish Misc - Subcontract Lendscoping - Subcontract Irrigation - Subcontract Total	Amount \$55,783.00 \$230,188.00 \$179,337.00 H Date	Prom Previous Application	This Period	Complete 1+0	A/H	-	G-K
1303.03-B40-02901.00-8 1303.03-B40-02902.00-8 1stered By :	Site Furnish Misc - Subcontract Lendscoping - Subcontract Irrigation - Subcontract Total	Amount \$55,783.00 \$230,188.00 \$179,337.00 H Date	Prom Previous Application	This Period	Complete 1+0	A/H	-	G-K

Page



SUBCONTRACTOR APPLICATION FOR PAYMENT

Amount Previous Application This Period Complete Complete Application 1 + G A/H	
Address: SIW. Crowther Ava. Application Number: Period Tre:	
Piconia, CA 52270 Period From: Period To 71-923-9006 Remittance Address: OFUS West Construction Corporation All: Accounts Psychie 3-050 Mais. Street Sigle VIV TEV. AL CA 976 (II) CONTRACT INFORMATION ITEM - BALES TAX (5)(i) applicable) TOTAL (5) ORIGINAL CONTRACT AMOUNT OFUS AFROVED CHANGE ORDER that # 1 ORIGINAL CONTRACT AMOUNT TO DATE TOTAL APPLICATION PROPRIATION A Total Completed & Street to Date B Less Retainags 10 % 1 S 1 S 1 C Total Streed less Retainags (A - B) D Less Previous Billings (previous regist line C) C Orrest Gross Amount Completed This Provious SUB-CONTRACT ON Emended Lenderspee Sives Inc Supplier #: 10070 BB: DATE: APPLICATION BREAKDOWN Period From: Period Silved Period From: Period Silved Period From: Period Silved Amount Order Provious This Period Application Total Work Complete Compl	
Phone: 714-993-9006 Remittance Address: OPUS West Construction Corporation Afts: Accounts Psychle 2-0-50 MAIL. Street Scile EW Trine, CR 976/14 CONTRACT INFORMATION ITEM — SALES TAX (5)(# applicable) TOTAL (5) ORIGINAL CONTRACT AMOUNT	
Remittance Address: OFUS West Construction Corporation Am:: Accounts Psychic 2-950 Main: Street Side ENV Trink / CH 97614 CONTRACT INFORMATION ITEM — BALES TAX (5)(ff applicable) ORIGINAL CONTRACT AMOUNT OFUS AFFROVED CHANGE ORDER data # 1 S465,108.00 APPLICATION INFORMATION A Total Completed & Stored to Date S	
AMD : ACCOUNTE Physiole 2-95 PARI: 5-104 Side FW7 TEVAL (LH 974 CH) CONTRACT INFORMATION ITEM - SALES TAX (SN/f applicable) TOTAL (5) ORIGINAL CONTRACT AMOUNT OFUS AFTROVED CHANGE ORDER data # 1 SA595.00 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION A Tetal Completed & Sured to Date 3 Less Retainage 10 % Total Earned less Retainage (A - B) Less Previous Billing (grevious req's line C) Current Gross Amount Completed This Period SUBCONTRACTOR: Emerald Landscape Sves Inc Supplier #: 10076 BY: DATE: PPLICATION BREAKDOWN HIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS **Current Gross Amount Code** Description Current Code** Description Current Code** Description Current Code** Description Current Code** Amount Previous This Period Complete Complete Application Application 1 + 0 A/H Total Work Complete Complete Complete Application 1 - 0 A/H Total Work Complete Comple	
2.950 MAIL SHORT AND TYPE A SALESTAX (5)(f applicable) TYPE	
CONTRACT INFORMATION ITEM - SALES TAX (5)(f applicable) TOTAL (5) TOTAL (5) SAGO,713.00 OFUS APPROVED CHANGE GROER than # 1 SAGO,713.00 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION A Total Completed & Stered to Date S Less Retainage 10 % Total Earreed less Retainage (A - B) C Less Previous Billings (previous req's line C) Current Payment Duc (C - D) Balance to Finish, Plus Retainage (B - A + B) S Current Grass Amount Completed This Period SUBCONTRACTOR: BY: DATE: PPLICATION BREAKDOWN RID SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Account Code Description CurrentCourtnet Amount Previous Application Total Work Complete Complete Complete Complete Application 11-0 A/H SUBJAS-B40-02870.00-3 Sub Partial Mine Schoolings: Schoolings: Schoolings: Schoolings: Schoolings: Schoolings: Schoolings: Subschoolings: S	
CONTRACT INFORMATION ITEM - BALES TAX (5)(f applicable) ORIGINAL CONTRACT AMOUNT OPUS AFFROVED CHANGE ORDER than # 1 CONTRACT AMOUNT TO DATE TOTAL S465,700.00 APPLICATION INFORMATION Total Completed & Stored to Date 3 Leas Retainage 10 % Total Exerced less Retainage (A - B) Less Previous Billings (previous req's line C) Current Payment Due (C - D) Balance to Finish, Plus Retainage (B - A + B) S	
TEM — SALES TAX (5)(f applicable) TOTAL (5) ORIGINAL CONTRACT AMOUNT CONTRACT AMOUNT TO DATE TOTAL S469,713.00 CONTRACT AMOUNT TO DATE TOTAL A Total Completed & Stored to Date Total Earned less Retailuage (A - B) Leas Previous Billings (previous req's line C) Current Gross Amount Completed This Period SUBCONTRACTOR: BY: DATE: PPLICATION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Account Code Description Current Contract Amount Previous Application Total Work Complete Complete Amount Previous Application SUB-9-840-02270.00-3 Sin-Punish Misc — \$35,733.00 Sub-9-840-02270.00-3 Infigition - Debooring Contract Amount Amount Application Approved By:	
OPUS APPROVED CHANGE ORDER that # 1 CONTRACT AMOUNT TO DATE TOTAL S4,595.00 CONTRACT AMOUNT TO DATE TOTAL S465.308.00 APPLICATION INFORMATION Total Completed & Stured to Date Less Retainage 10 % Less Previous Billings (previous req's line C) Current Payment Date (C - D) Balance to Finish, Plus Retainage (H - A + B) SUBCONTRACTOR: Emerald Landscape Svcs Inc Supplier #: 10076 BY: DATE: PPLICATION MUST BB COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Account Code Description Current Contract Amount Amount Previous Application Total Work Complete Complete Complete Application 303.03-346-62870.00-8 Sin Pantin Miso - S55,783.00 S01.03-346-62870.00-8 Inigation - Schoometel S179,377.00 Retered By: Approved By: Letered By: Approved By:	
CONTRACT AMOUNT TO DATE TOTAL CONTRACT AMOUNT TO DATE TOTAL PPLICATION INPORMATION Total Completed & Stored to Date Less Retainage 10 % Current Payment Due (C - D) Balance to Pinish, Plus Retainage (H - A + B) Current Gross Amount Completed This Period SUBCONTRACTOR: BY: DATE: PPLICATION BREAKDOWN HIS SECTION MUST BB COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Account Code Description Current Contract Amount Amount Proto Application Total Work Previous Application 1 + Q A/R 303.03-840-02070.00-3 Intgrian - Subcontract Statinage This Supplier #: Approved By: Letted By: Approved By: Letted By: Approved By: Letted By: Approved By:	
CONTRACT AMOUNT TO DATE TOTAL CONTRACT AMOUNT TO DATE TOTAL Selection Completed & Stored to Date Less Retainage Less Retainage Less Retainage Less Retainage Less Pervious Billings (pervious req's line C) Current Payment Due (C - D) Balance to Finish, Plus Retainage (H - A + B) SUBCONTRACTOR: Emerald Landscape Sves Inc Supplier #: 10076 BY: DATE: PPLICATION BREAKDOWN HIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Account Code Description Current Contract Amount Proon Amount Provious Application Total Work Complete Complete Complete Application 1+ G A/H 100.0-B40-02970.0-3 Intgation Subcontract S179,317.00 Higs Socious Subcontract S179,317.00 Higs Socious Subcontract S179,317.00 Higs Socious Subcontract S179,317.00 Higs Socious Subcontract S179,317.00 Higs Socious Subcontract S179,317.00 Higs Socious Subcontract S179,317.00 Approved By: Letered By: Approved By:	
APPLICATION INPORMATION A Total Completed & Stored to Date 3 Less Retainage 10 % 5 5 Total Earned less Retainage (A - B) 5 Current Payment Due (C - D) 5 Balance to Finish, Plus Retainage (H - A + B) 5 Current Gross Amount Completed This Period 5 SUBCONTRACTOR: Emerald Landscape Sves Inc Supplier #: 1007/6 BY: DATE: PPLICATION BREAKDOWN HIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Account Code Description CurrentContract Provious Amount Amount Amount Application Application 1+ G A/H 100.03-B40-02970.00-S Sub-partial Misc Si5,783.00	
Less Retainage 10 % \$ Less Retainage (A - B) \$ Courrent Payment Due (C - D) \$ Courrent Payment Due (C - D) \$ Balance to Finish, Plus Retainage (H - A + B) \$ Courrent Gross Amount Completed This Period \$ SUBCONTRACTOR: Emerald Landscape Sves Inc Supplier #: 1007/2 By: DATE: PELICATION BREAKDOWN HIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Account Code Description CurrentContract Amount Previous Application This Period Complete Complete Complete Subcontract Amount Previous Application 1+ G A/H 1303.91-B40-02870.00-3 Size Panish Mise- \$55,783.00 1+ G A/H 1503.01-B40-02902.00-8 Infgaton - Subcontract \$230,188.00 1+ G A/H Total Work Complete Subcontract Supplication 1+ G A/H 1503.01-B40-02902.00-8 Infgaton - Subcontract \$230,188.00 1+ G A/H Total Q A 1 K Approved By: Accounting	
S Less Retainage 10 % S Total Earned less Retainage (A - B) Less Previous Billings (previous req's line C) Current Payment Due (C - D) Balance to Finish, Plus Retainage (H - A + B) Current Gross Amount Completed This Period SUBCONTRACTOR: Emerald Landscape Sves Inc SUBCONTRACTOR: Emerald Landscape Sves Inc SUBCONTRACTOR: Emerald Landscape Sves Inc Supplier #: 1007/6 BY: DATE: PPLICATION BREAKDOWN HIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Account Code Description CurrentContract	
C Total Earned less Retainage (A - B) Less Previous Billings (previous req's line C) Current Payment Due (C - D) Balance to Finish, Plus Retainage (H - A + B) SUBCONTRACTOR: Emerald Landscape Svcs Inc SUBCONTRACTOR: Emerald Landscape Svcs Inc Supplier B: 10076 BY: DATE: PPLICATION BREAKDOWN HIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Account Code Description CurrentContract Amount Amount Previous This Period Complete Complete Complete Application 1+ G A/R 1003.03-B40-02870.00-8 Sibcontract Subcontract Supplier B: 10076 Application 1+ G A/R 1003.03-B40-02870.00-8 Infigston - Subcontract Supplier B: 10076 Application 1+ G A/R 1003.03-B40-02902.00-8 Infigston - Subcontract Subcontract Supplier B: 10076 Application	
Less Previous Billings (previous req's line C) Current Payment Due (C - D) Balance to Finish, Plus Rebinage (H - A + B) SUBCONTRACTOR: Emerald Landscape Svcs Inc Supplier #: 1007/6 BY: DATE: PPLICATION BREAKDOWN Account Code Description CurrentContract Amount Amount Previous Application Previous Application 1+Q A/H Subcontract Supplier #: 1007/6 BY: Account Code Description CurrentContract Amount Amount Previous Application 1+Q A/H Subcontract Subcontract Subcontract Supplier #: 1007/6 Subcontract Amount Application 1+Q A/H Subcontract Subcon	
Current Payment Due (C - D) Balance to Finish, Plus Retainage (H - A + B) Current Gross Amount Completed This Period SUBCONTRACTOR: Emerald Landscape Sves Inc Supplier #: 10070 BY: DATE: PPLICATION BREAKDOWN HIS SECTION MUST BB COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Account Code Description CurrentContract Amount Provious Application This Period Complete Complete Complete Application 1+ G A/H Subcontract Subcontract \$139,337.00 R 1 G Approved By :	
Balance to Finish, Plus Retainage (H - A + B) Current Gross Amoust Completed This Period SUBCONTRACTOR: Emerald Landscape Sves Inc SUBCONTRACTOR: Emerald Landscape Sves Inc Supplier #: 10070 BY: DATE: PPLICATION BREAKDOWN HIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Account Code Description CurrentContract Amount Previous Application This Period Complete Complete Application G193.03-B40-02270.00-S Sin-Punish Mise-Stocostract S15,783.00 1+ G A/H S103.03-B40-022901.00-S Leadscaping - Subcontract S179.337.00 1- G A J K Total S463,588.00 H J G A J K Approved By: Accounting Approved By:	
SUBCONTRACTOR: Emerald Landscape Svcs Inc Supplier #: 10070 BY: DATE: PPLICATION BREAKDOWN HIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Account Code Description CurrentContract Amount Previous This Period Complete Complete Application Output Description Statement Supplication 1+G A/H 1003.03-B40-02870.00-8 Size Purnish Mise-Subcontract Supplication 1+G A/H 1003.03-B40-02901.00-8 Landscaping - Subcontract Si79,337.00 Infgation - Subcontract Si79,337.00 Total 3465,348.00 Infgation - Subcontract Si79,337.00 Hand Approved By: Accounting Approved By:	
SUBCONTRACTOR: Emerald Landacape Svca Inc BY: DATE: PPLICATION BREAKDOWN HIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Account Code Description CurrentContract Amount Provious Application Total Work Complete Complete Application Total Work Complete Application 1+ G A/H Size Particle Subcontract Size Subcontract Size Particle Subcontra	
BY: DATE: PPLICATION BREAKDOWN HIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Work Completed Prom Previous Amount This Period Complete Complete Application Sto Purish Misc- SSS,783.00 Sto	
BY: DATE: PPLICATION BREAKDOWN HIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Work Completed Prom Previous Amount This Period Complete Complete Application This Period Complete Application 1+ G A/R 1303.03-B40-02970.00-S Subcontract Subcontract St5,783.00 Subcontract Subcontract St79,337.00 Total S465,388.00 H I G A J K Approved By:	073
Account Code Description CurrentContract Amount Prom Previous Application Total Work Complete Comp	
Account Code Description CurrentContract Amount Prom Previous Application Total Work Complete Complete Complete Complete Application 1+ G A/H 303.03-B40-02901.00-S Intigation - Subcontract Su	
HIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Work Completed Work Completed Total Work Percent Retainage This Application	
Account Code Description CurrentContract Amount Prom Previous Application Total Work Complete Complete Complete Application 1+G A/H 303.03-B40-02870.00-8 Site Pernish Mise - Subcontract Subcontract 303.03-B40-02901.00-8 Landscaping - Subcontract \$179,337.00 H	
Account Code Description CurrentContract Amount Provious Application This Period Complete Complete Complete Complete Application 1+G A/H 303.03-B40-02870.00-8 Site Punish Misc - Subcontract	
Amount	
Application	Net Psymout
303.03-B40-02870.00-S Site Punish Misc - \$55,783.00	
Subcontract Subcontract Subcontract Subcontract Side Subcontract Side Subcontract Side	O-K
303.03-B40-02902.00-S Irrigation - Subcontract \$179,337.00 Total \$465,388.00 H I G A I K tered By : Approved By :	· · · · · · · · · · · · · · · · · · ·
Total \$465,348.00 H I Q A I K tered By: Approved By:	
H I G A J K stered By: Approved By:	
Accounting Posts	
Accounting Dec	E
Accounting	
g www N	
ADED AREA FOR OPUS ACCOUNTING USE ONLY	Date

Upon receipt by the undersigned of a check from	Opus West Construction Corporation
openion, in the second	(Maker of Check)
in the sum of \$	payable
(Amount	of Check)
to	(Power of Check)
and when the check has been properly endorsed an	(Payee or Payees of Check) and has been paid by the bank upon which it is drawn, this
	nanic's lien, stop notice, or bond right the undersigned has on
the job of	(Ourmon)
located at	(Owner)
located at	(Job Description)
to the following extent. This release covers a progress	payment for labor, services, equipment, or material furnished
(Your Customer)	through(Date)
only and does not cover any retentions retained befor	e or after the release date; extras furnished before the release
date for which payment has not been received; extras	or items furnished after the release date. Rights based upon
work performed or items furnished under a written ch	ange order which has been fully executed by the parties prior
to the release date are covered by this release unless	s specifically reserved by the claimant in this release. This
release of any mechanic's lien, stop notice, or bond	right shall not otherwise affect the contract rights, including
rights between parties to the contract rights, including	rights between parties to the contract based upon a rescission,
abandonment, or breach of the contract, or the right of	the undersigned to recover compensation for furnished labor,
services, equipment, or material covered by this releas	se if that furnished labor, services, equipment, or material was
not compensated by the progress payment. Before a	my recipient of this document relies on it, said party should
verify evidence of payment to the undersigned.	
Project N	lo. and Account Code:
Dated:	
	Subcontractor
	By:
	(Title)

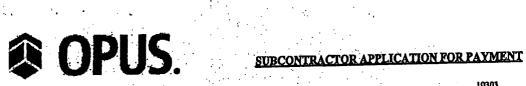
Upon receipt by the undersigned of a check from	Opus West Construction Corporation
	(Maker of Check)
in the sum of \$	payable payable
(Amount o	f Check)
to	D (Charle)
and when the check has been properly endorsed and document shall become effective to release any mechathe job of	Payee or Payees of Check) has been paid by the bank upon which it is drawn, this nic's lien, stop notice, or bond right the undersigned has on
(0	Owner)
located at	
(J	ob Description)
to	payment for labor, services, equipment, or material furnished through
(Your Customer)	(Date)
•	or after the release date; extras furnished before the release
date for which payment has not been received; extras of	or items furnished after the release date. Rights based upon
work performed or items furnished under a written cha	nge order which has been fully executed by the parties prior
to the release date are covered by this release unless	specifically reserved by the claimant in this release. This
release of any mechanic's lien, stop notice, or bond ri	ight shall not otherwise affect the contract rights, including
•	ights between parties to the contract based upon a rescission,
	the undersigned to recover compensation for furnished labor,
services, equipment, or material covered by this release	if that furnished labor, services, equipment, or material was
not compensated by the progress payment. Before an	y recipient of this document relies on it, said party should
verify evidence of payment to the undersigned.	
Project No	o. and Account Code:
Dated:	
Dated	Subcontractor
:	_
•	Ву:
	(Title)

Upon receipt by the undersigned of a check from	Opus West Construction Corporation
	(Maker of Check)
in the sum of \$	payable
(Amount o	of Check)
to	
(I	Payee or Payees of Check)
and when the check has been properly endorsed and	I has been paid by the bank upon which it is drawn, this
document shall become effective to release any mecha	mic's lien, stop notice, or bond right the undersigned has on
the job of	
the state of the s	Owner)
located at	
(J	ob Description)
	payment for labor, services, equipment, or material furnished
(Your Customer)	(Date)
•	(=)
only and does not cover any retentions retained before	or after the release date; extras furnished before the release
date for which payment has not been received; extras	or items furnished after the release date. Rights based upon
work performed or items furnished under a written cha	inge order which has been fully executed by the parties prior
to the release date are covered by this release unless	specifically reserved by the claimant in this release. This
	ight shall not otherwise affect the contract rights, including
rights between parties to the contract rights, including r	ights between parties to the contract based upon a rescission,
abandonment, or breach of the contract, or the right of	the undersigned to recover compensation for furnished labor,
services, equipment, or material covered by this release	e if that furnished labor, services, equipment, or material was
not compensated by the progress payment. Before an	ly recipient of this document relies on it, said party should
verify evidence of payment to the undersigned.	
Project No	o. and Account Code:
Dated:	
	Subcontractor
	Ву:
	(Title)



SUBCONTRACTOR APPLICATION FOR PAYMENT

roject Name:	Opus Point IV		Leoleci	Numbers	10303			
lubcontractor:	Emerald Landscape Svos Inc		Date of	Applications	· · · ·			
upplier#:	1007073			٠.				
ddress:	531 W. Crowther Ave.		Applica	ction Number:				
	Placentia, CA 92870		Period	From:		Perio	d To:	
hone :	714-993-9006					;	-	
lemittance Address :	OPUS West Construction (Corporation		•				
	Attn : Accounts Payable			•				
To get	2050 Main Street, Suite 80	0						
	Irvine, CA 92614			,				
CONTROL A CHIC VARIAGE BA	A TTOM		, .		,			
ONTRACT INFORM	ITEM		SALES	TAX (\$)(if applie	able)		TOTAL (5)	
ORIGINAL CONTRAC							\$460,713.00	,
OPUS APPROVED CH				•			\$7,475.0	0
	CONTRACT AMOUNT TO DA	ATE TOTAL		- i, 			\$468,188.0	0
PPLICATION INFOR								
Total Completed			s					
Less Retainage		%	<u>-</u>		_			
Total Earned less		- "	. • •		_	2		
						·		
Less Previous Bull	ings (previous req's line C)							
Current Payment						2		
	Due (C - D) Plus Retainage (H - A + B)		s		_	\$		
Balance to Finish,			S		- -	\$		
Balance to Finish,	Plus Retainage (H - A + B)	CTOR: Eme	S S raid Landscape Sy	rcs Inc	_	\$	Supplier#; 10	07073
Balance to Finish,	Piur Retainage (H - A + B) count Completed This Period	CTOR: Eme	SS_mraid Landscape Sv	rcs Inc	_	\$	Supplier#; 10	07073
Balance to Finish,	Plus Retainage (H - A + B) count Completed This Period SUBCONTRA BY:	CTOR: Emc	SS_raid Landscape Sv	res Inc	_	\$	Supplier#: 10	07073
Balance to Finish, Current Gross An	Plus Retainage (H - A + B) count Completed This Period SUBCONTRA BY: DATE:	CTOR: Eme	SS_raid Landscape Sv	res Inc		s	Supplier #: 10	07073
Balance to Finish, Current Gross An	Plus Retainage (H - A + B) count Completed This Period SUBCONTRA BY: DATE:					S	Supplier #; 10	07073
Balance to Finish, Current Gross An	Plus Retainage (H - A + B) count Completed This Period SUBCONTRA BY: DATE:) BE PROCESSE			3	Supplier#: 10	07073
Balance to Finish, Current Gross An PPLICATION BREAK IIS SECTION MUST B	Plus Retainage (H - A + B) count Completed This Period SUBCONTRA BY: DATE: DOWN B COMPLETED IN ORDER FO	OR THIS PAYMENT TO) BE PROCESSE Work Co	D BY OFUS	Total West			
Balance to Finish, Current Gross An	Plus Retainage (H - A + B) count Completed This Period SUBCONTRA BY: DATE:		Work Co	D BY OFUS	Total Work Complete	Perceat Complete	Supplier #: 10 Retainage This Application	Net Psymons
Balance to Finish, Current Gross An PPLICATION BREAK US SECTION MUST H Account Code	Plus Retainage (H - A + B) count Completed This Period SUBCONTRA BY: DATE: DOWN B COMPLETED IN ORDER FO	OR THIS PAYMENT TO	BE PROCESSE Work Co	D BY OFUS	ĭ	Perceat	Retainage This	Net Psymonic
Balance to Finish, Current Gross An PPLICATION BREAK US SECTION MUST H Account Code	Plus Retainage (H - A + B) sount Completed This Period 8UBCONTRA BY: DATE: DOWN B COMPLETED IN ORDER FO Description She Furnish Mise -	OR THIS PAYMENT TO	Work Co	D BY OFUS	Complete	Perceat Complete	Retainage This	Net Payment
Balance to Finish, Current Gross An PLICATION BREAK IS SECTION MUST H Account Code	Plus Retainage (H - A + B) count Completed This Period SUBCONTRA BY: DATE: DOWN B COMPLETED IN ORDER FO	OR THIS PAYMENT TO CurrentContract Amount	Work Co	D BY OFUS	Complete	Perceat Complete	Retainage This	Net Payment
Balance to Finish, Current Gross And PLICATION BREAK US SECTION MUST H Account Code 03.03-B40-02870.00-8	Plus Retainage (H - A + B) count Completed This Period SUBCONTRA BY: DATE: DOWN B COMPLETED IN ORDER FO Description Site Pursish Misc - Subcontract	OR THIS PAYMENT TO CurrentContract Amount \$55,783.00	Work Co	D BY OFUS	Complete	Perceat Complete	Retainage This	Net Payment
Balance to Finish, Current Gross And PLICATION BREAK US SECTION MUST H Account Code 03.03-B40-02870.00-8	Plus Retainage (H - A + B) sount Completed This Period 8UBCONTRA: BY: DATE: DOWN B COMPLETED IN ORDER FO Description She Furnish Mise - Subcontract Landscaping - Subcontract	OR THIS PAYMENT TO CurrentContract Amount \$35,783.00	Work Co	D BY OFUS	Complete	Perceat Complete	Retainage This	Net Payment
Balance to Finish, Current Gross An PPLICATION BREAK IIS SECTION MUST B	Plus Retainage (H - A + B) count Completed This Period SUBCONTRA BY: DATE: DOWN B COMPLETED IN ORDER FO Description She Furnish Mise - Subcontract Landscaping - Subcontract Irrigation - Subcontract	OR THIS PAYMENT TO CurrentContract Amount \$55,783.00 \$230,668.00 \$181,737.00	Work Co	D BY OFUS	Complete	Perceat Complete	Retainage This	Net Payment
Balance to Finish, Current Gross An PPLICATION BREAK IIS SECTION MUST B Account Code 103.03-B40-02870.00-8 103.03-B40-02901.00-8	Plus Retainage (H - A + B) count Completed This Period SUBCONTRA BY: DATE: DOWN B COMPLETED IN ORDER FO Description She Furnish Mise - Subcontract Landscaping - Subcontract Irrigation - Subcontract	OR THIS PAYMENT TO CurrentContract Amount \$55,783.00 \$230,668.00 \$181,737.00	Work Co	D BY OFUS impleted This Period	Complete	Perceat Complete	Retainage This	Net Psymon
Balance to Finish, Current Gross An PPLICATION BREAK HIS SECTION MUST H Account Code 303.03-B40-02870.00-8	Plus Retainage (H - A + B) sount Completed This Period 8UBCONTRA: BY: DATE: DOWN B COMPLETED IN ORDER FO Description She Furnish Mise - Subcontract Landscaping - Subcontract Irrigation - Subcontract Total	OR THIS PAYMENT TO CurrentContract	Work Co	D BY OPUS completed This Period	Complete	Perceat Complete	Retainage This	Net Psymon
Balance to Finish, Current Gross And PPLICATION BREAM US SECTION MUST H Account Code 103.03-B40-02870.00-8 103.03-B40-02901.00-8 103.03-B40-02902.00-3	Plus Retainage (H - A + B) count Completed This Period SUBCONTRA BY: DATE: DOWN B COMPLETED IN ORDER FO Description She Furnish Mise - Subcontract Landscaping - Subcontract Irrigation - Subcontract Tetal	OR THIS PAYMENT TO CurrentContract	Processes Work Co Proces Provious Application	D BY OPUS completed This Period	Complete I+G	Perceat Complete	Retainage This	Net Payment
Balance to Finish, Current Gross And PPLICATION BREAM US SECTION MUST H Account Code 03.03-B40-02870.00-8 03.03-B40-02901.00-8 03.03-B40-02902.00-3	Plus Retainage (H - A + B) sount Completed This Period 8UBCONTRA: BY: DATE: DOWN B COMPLETED IN ORDER FO Description She Furnish Mise - Subcontract Landscaping - Subcontract Irrigation - Subcontract Total	OR THIS PAYMENT TO CurrentContract	Processes Work Co Proces Provious Application	D BY OPUS completed This Period	Complete I+G	Percent Completo	Retainage This	Net Psymponic
Balance to Finish, Current Gross And PPLICATION BREAM IIS SECTION MUST H Account Code 303,03-B40-02870,00-8 103.03-B40-02901,00-8 103.03-B40-02902,00-3	Plus Retainage (H - A + B) count Completed This Period SUBCONTRA BY: DATE: DOWN B COMPLETED IN ORDER FO Description She Furnish Mise - Subcontract Landscaping - Subcontract Irrigation - Subcontract Tetal	OR THIS PAYMENT TO CurrentContract	Processes Work Co Proces Provious Application	D BY OPUS completed This Period	Complete I+G	Percent Completo	Retainage This	Net Psymponic



	Owne Bolet IV		Project.	Numbers	10303			
roject Name:	Opus Point IV Emerald Landscape Svcs Inc.		٠	Application:				
sbeontractor:	1007073							<u> </u>
applier #:	531 W. Crowther Ave.		Applica	tion Number:				
ddress:			Period I			Perloc	l To:	
	Placentia, CA 92870			, ,		•		
hone :	714-993-9006							
emittance Address :	OPUS West Construction C	Corporation						
	Attn : Accounts Payable				· .			
	2050 Main Street, Suite 800	0		•	1			
Walter State of the Control	Irvine, CA 92614							
ONTRACT INFORM	ATION							
	ITEM		SALES	TAX (3)(if applie	able)		TOTAL (5)	
RIGINAL CONTRAC	I AMOUNT						\$460,713.00	
PUS APPROVED CH	ANGE ORDER thru# 3						\$7,475.00	
	CONTRACT AMOUNT TO DA	TE TOTAL					\$468,188.00	<u>'</u>
PPLICATION INFOR	MATION							
Total Completed			\$	•				
Less Retainage		*	2					
•					-	2		
Total Earned less						<u> </u>		
Less Previous Bill	ngs (previous req's line C)		s		-			
•								
Current Payment	Due (C - D)					s		
	Due (C - D) Pius Retainage (H - A + B)		S			s	,	
Balance to Finish,			S S		- 	\$		
Balance to Finish,	Pins Retainage (H - A + B)	CTOR: Emer	S S sid Landscape Sv	cs Inc	, - -	\$	Supplier#: 100	77073
Balance to Finish,	Pins Retainage (H - A + B) count Completed This Period 8UBCONTRA	CTOR: Einer	SS	res Inc		s	Supplier#: 100	77073
Balance to Finish,	Pins Retainage (H - A + B) nount Completed This Period	CTOR: Emer	SS	res Inc		s	Supplier#: 100	77073
Balance to Finish,	Pins Retainage (H - A + B) count Completed This Period 8UBCONTRA	CTOR: Emer	SS	res Inc		s	Supplier #: 100	27073
Balance to Finish, Current Gross An	Pins Retainage (H - A + B) count Completed This Period SUBCONTRA BY: DATE:					S	Supplier#: 100	97073
Balance to Finish, Cuyrent Gross An	Pins Retainage (H - A + B) count Completed This Period SUBCONTRA BY: DATE:					S	Supplier#: 100	77073
Balance to Finish, Cuyrent Gross An	Pins Retainage (H - A + B) count Completed This Period SUBCONTRA BY: DATE:		BE PROCESSE		-	s	Supplier#: 100	77073
Balance to Finish, Current Gross An PPLICATION BREAN IIS SECTION MUST E	Pins Retainage (H - A + B) nount Completed This Period SUBCONTRA BY: DATE: CDOWN LE COMPLETED IN ORDER FO	OR THIS PAYMENT TO	BE PROCESSES Work Co	D BY OPUS	Total Work			
Balance to Finish, Cuyrent Gross An	Pins Retainage (H - A + B) count Completed This Period SUBCONTRA BY: DATE:		BE PROCESSE	D BY OPUS	Total Work	Percent Complete	Retainage This	Not Paymont
Balance to Finish, Current Gross An PPLICATION BREAK US SECTION MUST E	Pins Retainage (H - A + B) nount Completed This Period SUBCONTRA BY: DATE: CDOWN LE COMPLETED IN ORDER FO	OR THIS PAYMENT TO	BE PROCESSES Work Co	D BY OPUS	Complete	Percent Complets		Not Payment
Balance to Finish, Cuyrent Gross An PPLICATION BREAS HS SECTION MUST E Account Code	Pins Retainage (H - A + B) nount Completed This Period SUBCONTRA BY: DATE: CDOWN BE COMPLETED IN ORDER FO	OR THIS PAYMENT TO CurrentContract Amount	BE PROCESSES Work Co	D BY OPUS	1	Percent	Retainage This	Not Payment
Balance to Finish, Cuyrent Gross An PPLICATION BREAS HS SECTION MUST E Account Code	Pins Retainage (H - A + B) nount Completed This Period SUBCONTRA BY: DATE: CDOWN LE COMPLETED IN ORDER FO	OR THIS PAYMENT TO	BE PROCESSES Work Co	D BY OPUS	Complete	Percent Complets	Retainage This	Not Payment
Balance to Finish, Current Gross An PPLICATION BREAN IIS SECTION MUST E	Pins Retainage (H - A + B) count Completed This Period SUBCONTRA BY: DATE: COOWN BE COMPLETED IN ORDER FO Description Site Furnish Miss -	OR THIS PAYMENT TO CurrentContract Amount	BE PROCESSES Work Co	D BY OPUS	Complete	Percent Complets	Retainage This	Not Payment
Balance to Finish, Current Gross An PPLICATION BREAM IIS SECTION MUST E Account Code	Pins Retainage (H - A + B) count Completed This Period SUBCONTRA BY: DATE: CDOWN BE COMPLETED IN ORDER For Description Site Furnish Misc - Subcontract	OR THIS PAYMENT TO CurrentContract Amount \$55,783.00	BE PROCESSES Work Co	D BY OPUS ompleted This Period	Complete	Percent Complets	Retainage This	Not Payment
Balance to Finish, Current Gross An PPLICATION BREAF HIS SECTION MUST E Account Code 303.03-B40-02870.00-8	Pins Retainage (H - A + B) nount Completed This Period SUBCONTRA BY: DATE: CDOWN BE COMPLETED IN ORDER FO Description Site Furnish Misc - Subcontract Landscaping - Subcontract	OR THIS PAYMENT TO CurrentContract Amount \$55,783.00	BE PROCESSES Work Co	D BY OPUS ompleted This Period	Complete	Percent Complets	Retainage This	Not Payment
Balance to Finish, Current Gross An PPLICATION BREAF HIS SECTION MUST E Account Code 303.03-B40-02870.00-8	Pins Retainage (H - A + B) nount Completed This Period SUBCONTRA BY: DATE: CDOWN BE COMPLETED IN ORDER FO Description Site Furnish Misc - Subcontract Leadecaping - Subcontract Irrigation - Subconstract	OR THIS PAYMENT TO CurrentContract Amount \$55,783.00 \$230,668.00	BE PROCESSES Work Co	D BY OPUS ompleted This Period	Complete	Percent Complets	Retainage This	Not Payment
Balance to Finish, Current Gross An PPLICATION BREAF HIS SECTION MUST E Account Code 303.03-B40-02870.00-8	Pins Retainage (H - A + B) nount Completed This Period SUBCONTRA BY: DATE: CDOWN BE COMPLETED IN ORDER FO Description Site Furnish Misc - Subcontract Leadecaping - Subcontract Irrigation - Subconstract	OR THIS PAYMENT TO CurrentContract Amount \$55,783.00 \$230,668.00 \$181,737.00	BE PROCESSES Work Co	D BY OPUS ompleted This Period	Complete	Percent Complets	Retainage This	Not Payment
Balance to Finish, Current Gross An PPLICATION BREAF HIS SECTION MUST E Account Code 303.03-B40-02870.00-8	Pins Retainage (H - A + B) nount Completed This Period SUBCONTRA BY: DATE: CDOWN BE COMPLETED IN ORDER FO Description Site Furnish Misc - Subcontract Leadecaping - Subcontract Irrigation - Subconstract	OR THIS PAYMENT TO CurrentContract Amount \$55,783.00 \$230,668.00 \$181,737.00	BE PROCESSES Work Co	D BY OPUS ompleted This Period	Complete	Percent Complets	Retainage This	Not Payment
Balance to Finish, Current Gross An PPLICATION BREAN HIS SECTION MUST E Account Code 303.03-B40-02570.00-8 103.03-B40-02501.00-8	Pins Retainage (H - A + B) nount Completed This Period SUBCONTRA BY: DATE: CDOWN BE COMPLETED IN ORDER FO Description Site Furnish Misc - Subcontract Leadecaping - Subcontract Irrigation - Subconstract	OR THIS PAYMENT TO CurrentContract Amount \$55,783.00 \$230,668.00 \$181,737.00	BE PROCESSE Work Co Prom Previous Application	D BY OPUS ompleted This Period	Complete I+G	Percent Complets	Retainage This	Not Payment
Balance to Finish, Current Gross An PPLICATION BREAF IIS SECTION MUST E Account Code 303.03-B40-02870.00-3 103.03-B40-02901.00-8 103.03-B40-02902.00-8	Pins Retainage (H - A + B) nount Completed This Period SUBCONTRA BY: DATE: CDOWN BE COMPLETED IN ORDER FO Description Site Furnish Misc - Subcontract Leadersping - Subcontract Irrigation - Subcontract Termi	OR THIS PAYMENT TO CurrentContract	BE PROCESSE Work Co Prom Previous Application	D BY OPUS ompleted This Period	Complete I+G	Percent Complets	Retainage This	Not Paymond G-K
Balance to Finish, Current Gross An PPLICATION BREAF HIS SECTION MUST E Account Code 303.03-B40-02870.00-3 803.03-B40-02901.00-8 903.03-B40-02902.00-8	Pins Retainage (H - A + B) count Completed This Period SUBCONTRA BY: DATE: DOWN BE COMPLETED IN ORDER FO Description Site Furnish Miss - Subcontract Leadersping - Subcontract Irrigation - Subcontract Tetal	OR THIS PAYMENT TO CurrentContract	BE PROCESSE Work Co Prom Previous Application	D BY OPUS ompleted This Period	Complete I+G	Percent Complets	Retainage This	Not Paymond G-K

Printed On: 10/27/2008



SUBCONTRACTOR APPLICATION FOR PAYMENT

Subcontractor:	Emerald Landscape Svcs Inc		Date of	Application:				
iuppiler #:	1007073			• ,				<u> </u>
ddress:	531 W. Crowther Ave.		Applic	ation Number:		, <u>, , , , </u>		
	Placentia, CA 92870		Period	From:	·	Perio	đ To:	
hone :	714-993-9006		 '				<u></u>	
temittance Address :	OPUS West Construction (Corporation	· ·					
•	Attn : Accounts Payable		**	•				
	2050 Main Street, Suite 80	0		•				
	Irvine, CA 92614		•					
ONTRACT INFORM	ATTON		, •	,				
ONTROLET INTO BUT	ITEM		SALES	TAX (\$)(if applie	able)	I	TOTAL (5)	
RIGINAL CONTRAC	T AMOUNT			·			\$460,713.00)
PUS APPROVED CH	ANGE ORDER thru# 3						\$7,475.0	D
	CONTRACT AMOUNT TO DA	TE TOTAL					\$ 468,188.0	0
PPLICATION INFO	RMATTON							
Total Completed			S					
Less Retainage	10	%	\$					
Total Earned less	Retninage (A - B)	•				s		
	ings (previous req's line C)		2					
Current Payment		•		······		s		
	(0-2)					~~~~~~~~~~		
	Plus Retainage (H - A + P)		2					
Balance to Finish,	Plus Retainage (H - A + B)		<u>s</u>					
Balance to Finish,	nount Completed This Period	CTOB. Bross	SS_	vos Inc			Supplier # 10	07073
Balance to Finish,	nount Completed This Period SUBCONTRA	CTOR: Emer	SS	ves Inc			Supplier #: 100	07073
Balance to Finish,	nount Completed This Period	CTOR: Emer	SSid Landscape S	ves Inc			Supplier #: 10	07073
Balance to Finish,	nount Completed This Period SUBCONTRA	CTOR: Emer	S S Bid Landscape S	vos Inc			Supplier #: 100	77073
Balance to Finish, Current Gross An	nount Completed This Period SUBCONTRA BY: DATE:	CTOR: Emer	SS	vos Inc			Supplier #: 100	07073
Balance to Finish, Current Gross An	nount Completed This Period SUBCONTRA BY: DATE:						Supplier #: 100)7073
Balance to Finish, Current Gross An PPLICATION BREAL	nount Completed This Period SUBCONTRA BY: DATE:		BE PROCESSE				Supplier #: 100)7073 —————
Balance to Finish, Current Gross An PPLICATION BREAL	nount Completed This Period SUBCONTRA BY: DATE:		BE PROCESSE	D BY OFUS	Total Work	Percent	Supplier #: 100	
Baiance to Finish, Current Gross An PPLICATION BREAI	nount Completed This Period SUBCONTRAG BY: DATE: SDOWN IS COMPLETED IN ORDER FO	OR THIS PAYMENT TO	BE PROCESSE Work C Prom Previous	D BY OFUS	Total Work Complete	Perceat Complete		
Baiance to Finish, Current Gross An PPLICATION BREAI	nount Completed This Period SUBCONTRAG BY: DATE: SDOWN IS COMPLETED IN ORDER FO	OR THIS PAYMENT TO CurrentContract	BE PROCESSE Work C	D BY OPUS	Complete	Complete	Retainage This	Net Payment
Balance to Finish, Current Gross An PPLICATION BREAL IIS SECTION MUST E Account Code	nount Completed This Period SUBCONTRAG BY: DATE: SDOWN IS COMPLETED IN ORDER FO	OR THIS PAYMENT TO CurrentContract	BE PROCESSE Work C Prom Previous	D BY OPUS		1	Retainage This	
Balance to Finish, Current Gross An Current Gross An PPLICATION BREAI IIS SECTION MUST E Account Code	BY: DATE: COMPLETED IN ORDER FO Description Size Purnish Misc - Subcontract	OR THIS PAYMENT TO CurrentContract Amount \$55,783.00	BE PROCESSE Work C Prom Previous	D BY OPUS	Complete	Complete	Retainage This	Net Payment
Balance to Finish, Current Gross An PPLICATION BREAD US SECTION MUST E Account Code 103.03-B40-02870.00-8	BY: DATE: COMPLETED IN ORDER FO Description Site Furnish Mise - Subcontract Landscaping - Subcontract	OR THIS PAYMENT TO CurrentContract Amount \$55,783.00	BE PROCESSE Work C Prom Previous	D BY OPUS	Complete	Complete	Retainage This	Net Payment
Balance to Finish, Current Gross An PPLICATION BREAL HIS SECTION MUST E	BY: DATE: KDOWN BE COMPLETED IN ORDER FO Description Size Furnish Misc - Subcontract Landscaping - Subcontract Infigation - Subcontract	OR THIS PAYMENT TO CurrentContract	BE PROCESSE Work C Prom Previous	D BY OPUS	Complete	Complete	Retainage This	Net Payment
Balance to Finish, Current Gross An PPLICATION BREAD US SECTION MUST E Account Code 103.03-B40-02870.00-8	BY: DATE: COMPLETED IN ORDER FO Description Site Furnish Mise - Subcontract Landscaping - Subcontract	OR THIS PAYMENT TO CurrentContract	BE PROCESSE Work C Prom Previous	D BY OPUS ompleted This Period	Complete	Complete	Retainage This	Net Payment
Balance to Finish, Current Gross An Current Gross An PPLICATION BREAL IIS SECTION MUST E Account Code 303.03-B40-02870.00-8	BY: DATE: KDOWN BE COMPLETED IN ORDER FO Description Size Furnish Misc - Subcontract Landscaping - Subcontract Infigation - Subcontract	OR THIS PAYMENT TO CurrentContract	BE PROCESSE Work C Prom Previous	D BY OPUS	Complete	Complete	Retainage This	Net Payment
Balance to Finish, Current Gross An PPLICATION BREAD US SECTION MUST E Account Code 003.03-B40-02870.00-8 003.03-B40-02901.00-8	BY: DATE: KDOWN BE COMPLETED IN ORDER FO Description Size Furnish Misc - Subcontract Landscaping - Subcontract Infigation - Subcontract	OR THIS PAYMENT TO CurrentContract	BE FROCESSE Work C From Previous Application	D BY OPUS ompleted This Period	Complete	Complete	Retainage This	Net Payment
Balance to Finish, Current Gross An Current Gross An PPLICATION BREAL IIS SECTION MUST E Account Code 303.03-B40-02870.00-8	BY: DATE: KDOWN BE COMPLETED IN ORDER FO Description Size Furnish Misc - Subcontract Landscaping - Subcontract Infigation - Subcontract	OR THIS PAYMENT TO CurrentContract	BE PROCESSE Work C Prom Previous	D BY OPUS ompleted This Period	Complete I+G	Complete	Retainage This	Net Payment



SUBCONTRACTOR APPLICATION FOR PAYMENT

Project Name:	Opus Point IV		Project N	Number:	10303			
Project Name: Subcontractor:	Emerald Landscape Svcs Inc	. 	Date of A	Application:				
Supplier #:	1007073		•					
Address:	531 W. Crowther Ave.		Applicat	ion Number:				
	Placentia, CA 92870		Period F	rom:		Period	To:	
N	714-993-9006					·		
hone:	OPUS West Construction Co	propation						
lemittance Address :	Attn : Accounts Payable							
	2050 Main Street, Suite 800							
	Tryine, CA 92614							
	savara waaraan							
ONTRACT INFORM			GAT PR	TAX (\$)(if applica	Me)	1	OTAL (5)	
	ITEM		- JAMAS	1 M.K. (4)(4) appare			\$460,713.00	
ORIGINAL CONTRAC								
OPUS APPROVED CH	ANGE ORDER thru# 3						\$7,475.00	
	CONTRACT AMOUNT TO DAT	TE TOTAL					\$468,188.00	
APPLICATION INFO								
1 Total Completed			3		-			
Less Retainage	10.	%	s	<u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>		_		
C Total Earned less	Retainage (A - B)					2		
D Less Previous Bil	lings (provious req's line C)		\$		_			
Current Payment	Due (C - D)					\$		
Balance to Finish	, Plus Retninage (H - A + B)	•	S					
G Current Gross A	mount Completed This Period		s					
	SUBCONTRAC	CTOR: Emer	raid Landscape Sv	cs Inc			Supplier #: 100	7073
	BY:	-						
					· . · · - · · · · · · · · · · · · · · · · 			
	DATE:							
APPLICATION BREA								
THIS SECTION MUST	BE COMPLETED IN ORDER FO	OR THIS PAYMENT TO						
			Work C	ompleted		[1	
Account Code	Description	CurrentContract Amount	From Provious Application	This Period	Total Work Complete	Percent Complete	Retainage This Application	Net Payment
10202 02 D40 00000 00 0		\$55,783.00		<u> </u>	0+1	A/H		<u> </u>
0303,03-B40-02870.00-S	Site Furnish Misc - Subcontract	\$33,763.00				<u> </u>		
0303.03-B40-02901.00-S	Landscaping - Subcontract	\$230,668.00						
10303.03-B40-02902.00-S	Irrigation - Subcostract	\$181,737.00						
	Total	\$468,188.90						
		Н		G	LA		K	В
Intered By :			Approv	ed By:				
	Accounting	Date			Pro	ject Manager		Date
HADED AREA FOR	OPUS ACCOUNTING USE	ONLY						
	April 1 Carlo Salar Salar		स्त्राम् अस्ति । स्टब्स्यहरू	4 ct 305 5 156	and the second second	EST COME		
10.74.74.15	g 1. 1. 2	1 South Buckeye		3 - 3 <u>3 - 464</u>			JU 17-100- Care a	ومحمور جوي



SUBCONTRACTOR APPLICATION FOR PAYMENT

Project Name:	Opus Point IV			Project	Number:	10303			
ubcontractor:	Emerald Landscape Svcs	inc		Date of	Application:				
Supplier #:	1007073								
Address:	531 W. Crowther Ave.			Applica	ation Number:		 		
	Placentia, CA 92870			Period	From:		Perio	d To:	
Phone:	714-993-9006								
Remittance Address :	OPUS West Construct	ion C	Corporation						
	Attn : Accounts Payab	le							
· · · · · · · · · · · · · · · · · · ·	2050 Main Street, Suit	e 80)						
	Irvine, CA 92614								
CONTRACT INFORM	ATION							·	
	ITEM			SALES	TAX (\$)(if applic	cable)		TOTAL (S)	
ORIGINAL CONTRAC	T AMOUNT							\$460,713.00	,
OPUS APPROVED CHA	ANGE ORDER thru # 5					!	·	\$23,240,0	0
	CONTRACT AMOUNT TO	DA	TE TOTAL					\$483,953.0	0
APPLICATION INFOR	RMATION								
Total Completed &	& Stored to Date			s					
Less Retainage		10	%	s		_			
Total Earned less	Retainage (A - B)		-				s		
Less Previous Billi	ings (previous req's line C))		s					
Current Payment	Due (C - D)						s		
	Plus Retainage (H - A + B)		s		_			
	nount Completed This Peri			s					
•	SUBCONT		CTOR: Eme	rald Landscape Sv	ves Inc	-		Supplier#: 10	07073
	BY:								
	DATE:								
PPLICATION BREAK	CDOWN								
HIS SECTION MUST E	BE COMPLETED IN ORDE	R F	OR THIS PAYMENT TO	BE PROCESSE	D BY OPUS				
				Work C	ompleted				
Account Code	Description		CurrentContract Amount	From Previous Application	This Period	Total Work Complete	Percent Complete	Retainage This Application	Net Payment
0303.03-B40-02870.00-S	0. 5. 11.0	1	855 803 00			1+G	A/H		G-K
	Site Furnish Misc - Subcontract	!	\$55,783.00				1		[
0303.03-B40-02901.00-S	Landscaping - Subcontract		\$242,581.00						
0303.03-B40-02902.00-S	Irrigation - Subcontract		\$185,589.00						
	т	otal	\$483,953.00						
			Н		G	Α	I	К	Е
ntered By :				Approve	ed By :				
	Accounting	T	Date		_	Proi	ect Manager		Date
HADED AREA FOR C	PPUS ACCOUNTING U	SE C				 			2
A Wendor III			* E-fevendor ny -# **		Dai			/LExp Lexis Fac	
	CAN THE SAME TO SERVE THE SAME OF THE SAME SERVED AND SAME OF THE SAME SAME SAME SAME SAME SAME SAME SAM	**************************************		CAUSTIC STREET, STREET	TO A STREET OF MANY STREET, AND A STREET, AND ASSESSMENT OF THE PARTY	PERSONAL PROPERTY OF THE PARTY	make make a fill of the state o	econor and a property of the first Colo	SECONDICIONAL PROPERTY.

RECORDING REQUESTED BY:

Emerald Landscape Services, Inc.

AND WHEN RECORDED MAIL TO:

Emerald Landscape Services, Inc.

531 W. Crowther Avenue Placentia, CA 92870

6194

T12 16~



MAY 21, 2009 '

11:53 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
DAVID L. BUTLER, COUNTY RECORDER

NOTICES:

PAGES:

1



SPACE ABOVE THIS LINE FOR RECORDER'S USE

MECHANICS' LIEN

The undersigned, Emerald Landscape Services, Inc. claimant, claims a mechanic's lien upon the following described real property: City of Carlsbad, County of San Diego, California, Opus Point IV, 3197 Lionshead Avenue, Carlsbad, CA.

The sum of \$77,240.00 together with interest thereon at the rate of 0.00 percent per annum from May 20, 2009, is due claimant (after deducting all just credits and offsets) for the following work and/or material furnished by claimant: Landscape and irrigation.

Claimant furnished the work and/or materials at the request of, or under contract with: Opus West Construction Corp., 2050 Main Street, Suite #800, Irvine, CA 92614.

The owners and reputed owners of the property are: Opus West Corp., 2555 E. Camelback Road, #800, Phoenix, AZ 85016.

Firm Name: Emerald Landscape Services, Inc.

Bv.

Nancie Raddatz / Authorized Agent

VERIFICATION

I, the undersigned, say: I am the Authorized Agent of the claimant of the foregoing mechanic's lien: I have read said claim of mechanic's lien and know the contents thereof: the same is true of my own knowledge.

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

Executed on May 20, 2009, at San Diego, California.

Nancie Raddatz / Authorized Agent

CALIFORNIA PRELIMINARY NOTICE

In accordance with sections 3097 and 3098, California Civil Code This is not a Lien, This is not a reflection on the integrity of any contractor or subcontractor

1 - You are hereby notified that

EMERALD LANDSCAPE SERVICES INC 531; W. CORWTHER AVE PLACENTIA: CA: 92070

- 2 Has furnished or will furnish labor, services, equipment, or materials of the following general description:
 LANDSCAPING
- 3 An estimate of the total price of the labor, services, equipment, or materials furnished or to be furnished is:
 \$ 389,128,00
- 4 The building, structure or other work of improvement is located at:
 HORIZON TECH CTR
 10301 MEANLEY DR
 SAN DIEGO CA 92131
- 5 The name of the person or firm who contracted for the purchase of such labor, services, equipment or material is:

 OPUS WEST CONST CORP

 2050 MAIN ST #800

 IRVINE CA 92614
- 6 Name and address of Trust Funds to which Supplemental Fringe Benefits are payable (if applicable):
- 7 Jobsite is Federal Public Work Title 40 USC Sec. 270A-270E Contract # Bond Co:

Signed
Authorized Agent



Reputed Owner

OPUS WEST CORP A MN CORP 2050 MAIN ST #800 IRVINE CA 92614

Reputed Construction Lender or Lessee

LASALLE BANK NATIONAL ASSOC 135 SOUTH LA SALLE ST #1260 CHICAGO IL:60603

Reputed Original Contractor

OPUS WEST CONST CORP 2050 MAIN ST #800 IRVINE CA 92614

A.D.C. UNKNOWN

NOTICE TO PROPERTY OWNER

IF BILLS ARE NOT PAID IN FULL FOR THE LABOR, SERVICES. EQUIPMENT, OR MATERIALS FURNISHED OR TO BE FURNISHED, A MECHANICS' LIEN LEADING TO THE LOSS. THROUGH COURT FORECLOSURE PROCEEDINGS. OF ALL OR PART OF YOUR PROPERTY BEING SO IMPROVED MAY BE PLACED AGAINST THE PROPERTY EVEN THOUGH YOU HAVE PAID YOUR CONTRACTOR IN FULL. YOU MAY WISH TO PROTECT YOURSELF AGAINST THIS CONSEQUENCE BY (1) REQUIRING YOUR CONTRACTOR TO FURNISH A RELEASE SIGNED BY THE PERSON OR FIRM GIVING YOU THIS NOTICE BEFORE MAKING FINAL PAYMENT TO YOUR CONTRACTOR OR (2) ANY OTHER METHOD OR DEVICE THAT IS APPROPRIATE UNDER THE CIRCUMSTANCES. OTHER THAN RESIDENTIAL HOMEOWNERS OF DWELLINGS CONTAINING FEWER THAN 5 UNITS, PRIVATE PROJECT OWNERS MUST NOTIFY THE ORIGINAL CONTRACTOR AND ANY LIEN CLAIMANT WHO HAS PROVIDED THE OWNER WITH A PRELIMINARY 20-DAY LIEN NOTICE IN ACCORDANCE WITH SECTION 3097 OF THE CIVIL CODE THAT A NOTICE OF COMPLETION OF NOTICE OF CESSATION HAS BEEN RECORDED WITHIN 10 DAYS OF ITS RECORDATION. NOTICE SHALL BE BY REGISTERED MAIL, CERTIFIED MAIL, OR FIRST-CLASS MAIL, EVIDENCED BY A CERTIFICATE OF MAILING. FAILURE TO NOTIFY WILL EXTEND THE DEADLINES TO RECORD A LIEN.



OPUS West Construction Corporation SUBCONTRACT CHANGE ORDER

Change Order Date:	03/25/2009			Landscape
Change Order #:	9			CON-10262.00-17
To Subcontract Agreement dated:	09/25/2007		•	See Subcontract Sum Breakdown
TO: Emerald Landscape Svcs 531 W. Crowther Ave. Placentia, CA 92870	Inc	PROJECT:	Horizon Tech Center 10301 Meanly Drive San Diego, CA 92131	
CHANGE DETAILS				
Item Description				Amount
1 Subcontractor shall me	odify front entrance to allo	ow for the monument s	ign.	\$1,012.00
•	·			\$1,012.00
SCHEDULE Completion date of original contract	will not be adjusted, unless a	noted herein.		
CONTRACT SUMMARY				
Cost Code		s Amount	This Change Order	Current Contract Amount
10262.03-B40-02901.00-S		22,007.00	\$1,012.00	\$223,019.00
1.0262.03-B40-02902.00-S		00,902.00 22,909.00	\$0.00 \$1,012.00	\$200,902.00 \$423,921.00
Original Contract Amount				\$389,128.00
Previously Approved Change Or	rders			\$33,781.00
Amount this Change Order		······································	·	\$1,012.00
Contract Amount to Date			······································	\$423,921.00
ACKNOWLEDGEMENT				
Please sign and return all original cop	ies			
Emerald Landscape Sycs Inco		OPIIS West	Construction Corneration	n

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

The work covered by this Subcontract Change Order will be performed under the same terms and conditions as those in the Subcontract Agreement. Subcontractor agrees this Subcontract Change Order is inclusive of all Subcontractor's claims for additional compensation for work heretofore authorized or performed beyond the scope of the Subcontract Agreement as amended this date. No other claims will be accepted by Contractor.

Andrew Ranallo

N

Date



JAN 13 2009



OPUS West Construction Corporation SUBCONTRACT CHANGE ORDER

OPUS WEST-IRVINE

Change	Order	Date:
--------	-------	-------

12/31/2008

Landscape

Change Order #:

8

CON-10262.00-17

To Subcontract Agreement dated:

See Subcontract Sum Breakdown

TO: Emerald Landscape Svcs Inc

09/25/2007

PROJECT: Horizon Tech Center

10301 Meanly Drive

531 W. Crowther Ave. Placentia, CA 92870

San Diego, CA 92131

CHANGE DETAILS

Item Description

Amount

Subcontractor shall provide all material, labor, and equipment to furnish and install the requested plant material to replace the plant material that is damaged or missing due to foot

\$1,963.00

traffic or work by other trades.

\$1,963.00

\$422,909.00

SCHEDULE

1

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

CONTRACT SUMMARY

Current Contract Amount Cost Code Previous Amount This Change Order 10262.03-B40-02901.00-S \$220,044.00 \$1.963.00 \$222,007.00 10262.03-B40-02902.00-S \$200,902.00 \$0.00 \$200,902.00 \$420,946.00 \$1,963.00 \$422,909.00 Original Contract Amount..... \$389,128.00 Previously Approved Change Orders..... \$31,818.00 Amount this Change Order \$1,963.00

ACKNOWLEDGEMENT

Please sign and return-all original copies

Contract Amount to Date.....

Emerald Landsdape Svcs Inc

OPUS West Construction Corporation

John C. Crou

Andrew Ranallo

Printed Name

1/14/09

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

112/09



December 31, 2008

Mr. Andrew Ranallo **Opus West Construction Corp** 2050 Main Street, Suite 800 Irvine, CA 92614

Project: Horizon Tech Center

10301 Meanley Drive, San Diego, CA

Re: Change Order #10

Dear Andrew:

The following is a change order request to replace the plant material that is damaged or missing due to foot traffic or work by other trades.

Building A

- 4 5gal Vanegated Mock Orange @ 15.00 = \$60.00
- 4 5gal Rhaphiolepus 'Ballerina' @ 15.00 = \$60.00
- 2 flats Myoporum parvifolium @ 17.00 = \$34.00
- 10 1gal Heteromeles Arbutifolia @ 5.00 = \$50.00
- 1 5gal California Coffee Berry @ 16.00 = \$16.00
- 6 flats Myoporum parvifolium @ 17.00 = \$102.00
- 25 1gal Nassella Tenuissima @ 5.00 = \$125.00
- 5 5gal Azalia @ 18.00 = \$90.00

Sub Total - \$537.00

Building B

- 7 5gal California Coffee Berry @ 16.00 = \$112.00
- 5 5gal Azalia @ 18.00 = \$50.00
- 1 1gal Purple Trailing Lantana @ 4.50 = \$4.50
- 6 1gal Heteromeles Arbutifolia @ 5.00 = \$30.00

Sub Total - \$196.50

Building C ...

- 2 5gal Dietes Bicolor @ 15.00 = \$30.00
- 1 1gal Dwarf Bottlebrush @ 5.00 = \$5.00
- 6 5gal Variegated Mock Orange @ 15.00 = \$90.00
- 58 1gal Purple Trailing Lantana @ 4.50 = \$261.00
- 9 5gal Coast Rosemary @ 16.00 = \$144.00
- 20 5gal Rhaphiolepus 'Ballerina' @ 15.00 = \$300.00
- 8 flats Myoporum parvifolium @ 17.00 = \$136.00
- 13 1gal Baccans 'Thompson' @ 5.00 = \$65.00
- 11 5gal Azalia @ 18.00 = <u>\$198.00</u>

Sub Total - \$1,229.00

Grand Total - \$1,963.00 Add

Please call if you have any questions.

Enteraid Landscape Services, Inc.









OPUS West Construction Corporation SUBCONTRACT CHANGE ORDER

		•	SUBCONT	MCI CIII	ANGE ONDER
Change O	•	12/12/2008 7	RECE	VED	
	ntract Agreement dated: Emerald Landscape Svcs	09/25/2007	DEC 29	2008 ECT:	Horizon Tech Center
• • • • • • •	531 W. Crowther Ave. Placentia, CA 92870	O			10301 Meanly Drive Can Diego, CA 92131
CHANGE	E DETAILS				
Ite		• •			
1	Subcontractor shall prequested additional programmers			ment to furnis	sh and install the
SCHEDU	The state of the s				-
Comp	oletion date of original contrac	t will not be adjust	ed, unless noted here	in.	
CONTRA	CT SHMMADV				

CON-10262.00-17

Landscape

Amount

\$1,369.00

\$1,369.00

\$420,946.00

See Subcontract Sum Breakdown

			\$1,369.00
EDULE			
Completion date of original contract will no	ot be adjusted, unless noted herein.		
NTRACT SUMMARY			
Cost Code	Previous Amount	This Change Order	Current Contract Amount
10262.03-B40-02901.00-S	\$218,675.00	\$1,369.00	\$220,044.00
10262.03-B40-02902.00-S	\$200,902.00	\$0.00	\$200,902.00
	\$419,577.00	\$1,369.00	\$420,946.00
Original Contract Amount			\$389,128.00
Previously Approved Change Orders			\$30,449.00

ACKNOWLEDGEMENT

I	Please	sion	and	returfi\al	l origina	l conies

Contract Amount to Date.....

Emerald Lands

Amount this Change Order.....

OPUS West Construction Corporation

Andrew Ranallo Printed Name

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



OPUS West Construction Corporation SUBCONTRACT CHANGE ORDER

Change Order Date: 12/1	2/2008			Landscape
Change Order #: 7				CON-10262.00-17
	25/2007			See Subcontract Sum Breakdown
To Subcontract Agreement dated: 09/2 TO: Emerald Landscape Svcs Inc 531 W. Crowther Ave. Placentia, CA 92870		PROJECT:	Horizon Tech Center 10301 Meanly Drive San Diego, CA 92131	
CHANGE DETAILS Item Description I Subcontractor shall provide a requested additional planting	all material, labor, and equir	ment to furnis	h and install the	Amount \$1,369.00
		·		\$1,369.00
SCHEDULE Completion date of original contract will no	ot be adjusted, unless noted her	ein.		-
CONTRACT SUMMARY			This Change Order	Current Contract Amount
Cost Code	Previous Amou		1 nis Change Order \$1,369.00	\$220,044.00
10262.03-B40-02901.00-S	\$218,675. \$200,902.		\$0.00	\$200,902.00
10262.03-B40-02902.00-S	\$419,577.		\$1,369.00	\$420,946.00
Original Contract Amount				\$389,128.00
Previously Approved Change Orders				\$30,449.00
Amount this Change Order				
Contract Amount to Date				# 100 0 1 C 00
ACKNOWLEDGEMENT				
Please sign and return all original copies Emerald Landscape (vcs fi)c		OPUS West	Construction Corporation	n
John C.Cvoul	12/22/08	Andrew Rar	allo	Date

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



December 12, 2008

Mr. Andrew Ranallo Opus West Construction Corp. 2050 Main Street, Suite 800 Irvine, CA 92614

Project: Horizon Tech Center

10301 Meanley Drive, San Diego, CA

Re: Change Order #9

Dear Andrew:

The following is a change order request for the planting of lobby pots, as per your request.

Material '

- 21 5gal Sansevena @ 32.27 = \$677.67
- 21 Plastic saucers @ 3.19 = \$66.99
- 40 Ib Spanish moss @ 4.65 = \$186.00

Total - \$930.66

Labor

- 4 Hours Laborer @ 20.00 = \$80.00
- 4 Hours Foreman @ 45.00 = \$180.00

Total - <u>\$260.00</u> Sub Total - \$1,190.66 15% P/O - <u>\$178.59</u>

Grand Total - \$1,369.00 Add

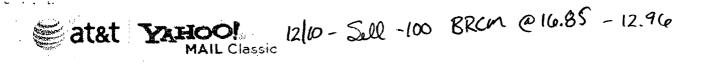
Please call if you have any questions.

Respectfully submitted,

Emerald Landscape Services, Inc.







Horizon Lobby Plants

Monday, November 24, 2008 4:44 PM

From: "Ranallo, Andrew" <Andrew.Ranallo@opuswest.com>

To: elsinc@sbcglobal.net

Please provide 21 qty 15 gallon Plants per the attached photo. We need to put two plants in each four foot planter and 3 plants in each 6 foot planter inside the building lobbies (7 plants per building)

Thanks, Andrew Ranallo, LEED AP Project Manager Opus West Construction Corporation 949.622.2181 (w) 949.885.6916 (c) 949.622.1148 (f)

This email is intended solely for the use of the individual to whom it is addressed and may contain information that is privileged, confidential or otherwise exempt from disclosure under applicable law. If the reader of this email is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us at the listed email address. Thank You.

Spanish Moss - 169.26

Trais - 65.
21 - Sanseveria - 32.27 ± 677.67

911.93

-260.
1.171.93



OPUS West Construction Corporation SUBCONTRACT CHANGE ORDER

Change (Order	Date:
----------	-------	-------

11/25/2008

Landscape

Change Order #:

CON-10262.00-17

To Subcontract Agreement dated:

09/25/2007

See Subcontract Sum Breakdown

TO: Emerald Landscape Svcs Inc

531 W. Crowther Ave. Placentia, CA 92870

PROJECT: Horizon Tech Center

10301 Meanly Drive San Diego, CA 92131

CHANGE DETAILS

Item Description

Subcontractor shall provide all material, labor, and equipment to furnish and install the requested additional plant material. Please refer to Subcontractor change order request number

8 dated November 25, 2008.

\$7,138.00

Amount

\$7,138.00

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
10262.03-B40-02901.00-S	\$211,537.00	\$7,138.00	\$218,675.00
10262.03-B40-02902.00-S	\$200,902.00	\$0.00	\$200,902.00
	\$412,439.00	\$7,138.00	\$419,577.00
Original Contract Amount			\$389,128.00
Previously Approved Change Orders			\$23,311.00
Amount this Change Order			\$7,138.00
Contract Amount to Date		***************************************	\$419,577.00

ACKNOWLEDGEMENT

Please sign and return all original copies

OPUS West Construction Corporation

Andrew Ranallo

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

November 25, 2008

Mr. Andrew Ranallo **Opus West Construction Corp.** 2050 Main Street, Suite 800 Irvine, CA 92614

Project: Horizon Tech Center

10301 Meanley Drive, San Diego, CA

Re: Change Order #8

Dear Andrew:

The following is a change order request for additional plant material, as per your request.

Cost Breakdown

- 32 5gal California Coffee Berry @ 16.00 = \$512.00
- 45 1gal Dwarf Bottlebrush @ 5.00 = \$225.00
- 12 5gal Dwarf Bottlebrush @ 16.00 = \$192.00
- 4 5gal Bird of Paradise @ 15.00 = \$60.00
- 3 15gal Bird of Paradise @ 65.00 = \$195.00
- 22 1gal Purple Trailing Lantana @ 4.50 = \$99.00
- 130 5gal Variegated Mock Orange @ 15.00 = \$1,950.00
- 53 5gal Coast Rosemary @ 16.00 = \$848.00
- 2 48" box Tipuana Tipu @ 1,380.00 = \$2,760.00
- 1 24" box Brisbane Box @ 220.00 = \$220.00

Grand Total - \$7,061,00 Add

Please call if you have any questions.

Respectfully submitted,

Emerald Landscape Services, Inc.

OK Moch Orand to Change 130 Coast Revenuerry & Viseversa

John C. Croul



November 25, 2008

Mr. Andrew Ranallo Opus West Construction Corp. 2050 Main Street, Suite 800 Irvine, CA 92614

Project: Horizon Tech Center

10301 Meanley Drive, San Diego, CA

Re: Change Order #8

Dear Andrew:

The following is a change order request for additional plant material, as per your request.

Cost Breakdown

- 32 5gal California Coffee Berry @ 16.00 = \$512.00
- 45 1gal Dwarf Bottlebrush @ 5.00 = \$225.00
- 12 5gal Dwarf Bottlebrush @ 16.00 = \$192.00
- 4 5gal Bird of Paradise @ 15.00 = \$60.00
- 3 15gal Bird of Paradise @ 65.00 = \$195.00
- 22 1gal Purple Trailing Lantana @ 4.50 = \$99.00
- 130 5gal Variegated Mock Orange @ 15.00 = \$1,950.00
- 53 5gal Coast Rosemary @ 16.00 = \$848.00
- 2 48" box Tipuana Tipu @ 1,380.00 = \$2,760.00
- 1 24" box Brisbane Box @ 220.00 = \$220.00

Grand Total - \$7,061.00 Add

Please call if you have any questions.

Respectfully submitted,

Emerald Landscape Services, Inc.

John C. Crou







Horizon Lobby Plants

Monday, November 24, 2008 4:44 PM

From: "Ranallo, Andrew" <Andrew.Ranallo@opuswest.com>

To: elsinc@sbcglobal.net

Please provide 21 qty 15 gallon Plants per the attached photo. We need to put two plants in each four foot planter and 3 plants in each 6 foot planter inside the building lobbies (7 plants per building)

Thanks. Andrew Ranallo, LEED AP **Project Manager Opus West Construction Corporation** 949.622.2181 (w) 949.885.6916 (c) 949.622.1148 (f)

This email is intended solely for the use of the individual to whom it is addressed and may contain information that is privileged, confidential or otherwise exempt from disclosure under applicable law. If the reader of this email is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us at the listed email address. Thank You.



Horizon Tech Landscape markups

Monday, November 24, 2008 3:56 PM

From: "Ranailo, Andrew" < Andrew.Ranailo@opuswest.com >

To: elsinc@sbcglobal.net

Cc: "Johnson, Dora" <Dora.Johnson@opuswest.com>, "Johnson, Rick"

<Rick.Johnson@opuswest.com>

Landscape details.pdf (201KB), Landscape Upgrades.pdf (2910KB)

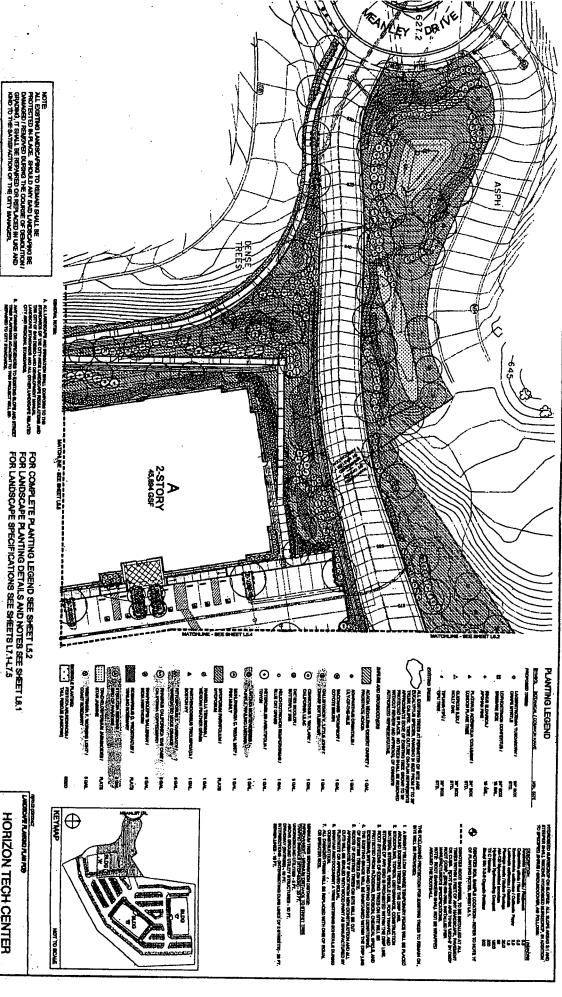
See the attached plan for revisions. Please note the following.

- 1. Bottle brush. Each parking lot "finger" needs to have additional 1-gallon and/or 5 gallon plants per the attached drawings. Any dead or missing bottle brush from original install needs to be replaced by Emerald.
- 2. California coffee finger. Each parking lot "finger" needs to have additional 5-gallon plants per the attached drawings
- 3. Birds of paradise Building B front entrance needs to be revised per the attached drawings
- 4. All Star Jasmine at the fronts and sides of buildings need to be replaced with 5 Gallon Coast Rosemary (buildings A&C) or 5 Gallon Variegated Mock Orange plants (building B) @ 3'-0 O.C. Stop at building corners per attached drawings. (John, update pricing to replace 60 Coast Rosemary with 60 Mock Orange)
- 5. Purple Lantana to be planted per site plan attached.
- 6. Blue oat grass needs to be replaced where dead or brown by Emerald

Trees to be located on site per superintendent. I don't want to hear anything about my Easter egg coloring.

Thanks, Andrew Ranallo, LEED AP Project Manager **Opus West Construction Corporation** 949.622.2181 (w) 949.885.6916 (c) 949.622.1148 (f)

This email is intended solely for the use of the individual to whom it is addressed and may contain information that is privileged, confidential or otherwise exempt from disclosure under applicable law. If the reader of this email is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone and return the original message to us at the listed email address. Thank You.



18 - 18 - 18 - 18

Moch Own - 30

OTT OF SAN MERCA, CAMPAGNA CAM

HORIZON TECH CENTER

LANY DARAMS ON DEPICES/CHIE TO SOSTING BLOOD AND STREET THESE PLANTINGS ACADICION TO THE PROJECT WILL SIS-REPAIRED TO CITY STANDARDS.

Moch Overez - 33 1 gal: Bottle - 18 5 gal: Bottle - 9

Contain -16





FOR LANDSCAPE PLANTING DETAILS AND NOTES SEE SHEET L8,1
FOR LANDSCAPE SPECIFICATIONS SEE SHEETS L7.1-L7.5

\oplus	

CON CA SAL DEGA CONTROL TOWN KEYMAP \oplus HORIZON TECH CENTER NOT TO BOALE

morous medican

 HETERCHARM AND THE LAND TO THE PROPERTY OF THE PROPERTY O PLANT TOP

O HELIOROPHICAL SELF-DAVIGNE O CHITATION OF THE PARTY OF THE

CONTRACTOR
 CONTRACTOR
 CONTRACTOR
 CONTRACTOR
 CONTRACTOR

O LLY-CH-THE-REA

SH X SW X Z. CAT SHARWASHITCH P

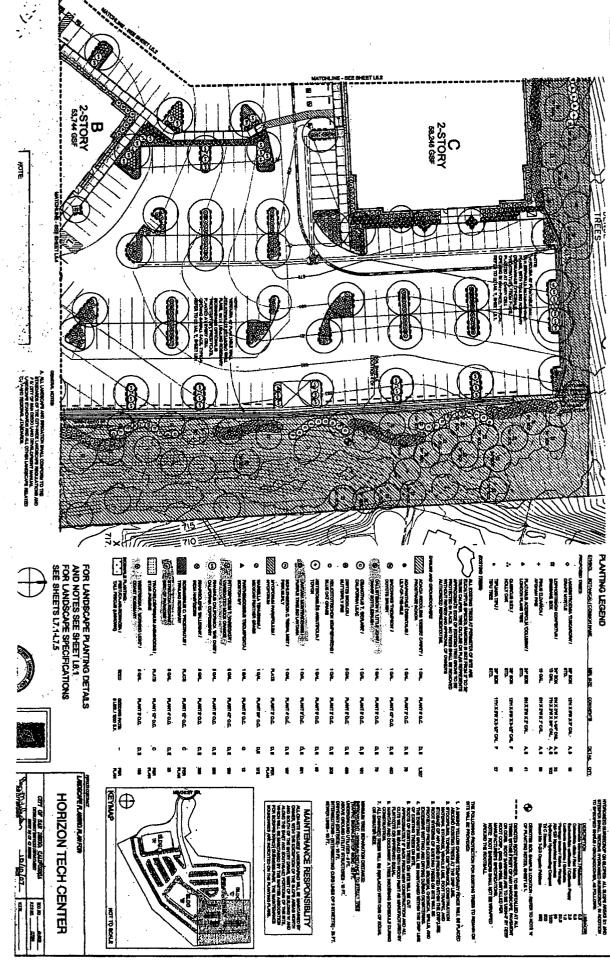
THE POLICIMATO (MICHIGAN) AND EXHIBITION THREE TO RESIMEN ON ATTE VALUES PRODUCED.

AND CONTROL ON COMMON TRANSPORT FOR THE ALL OF ALL ON CONTROL ON THE ALL OF ALL ON THE A

PHASMXTOL SHX PW X F CAL PLANTING LEGEND

ANY DAMASE ON INFORMACIES TO EXISTING BLOW AND STREET THE PLANTINGS ADMICSOR TO THE PROJECT WILL ME REPARED TO GIT STREET, MALES TO GIT

C 2-STORY 58,246 GSF



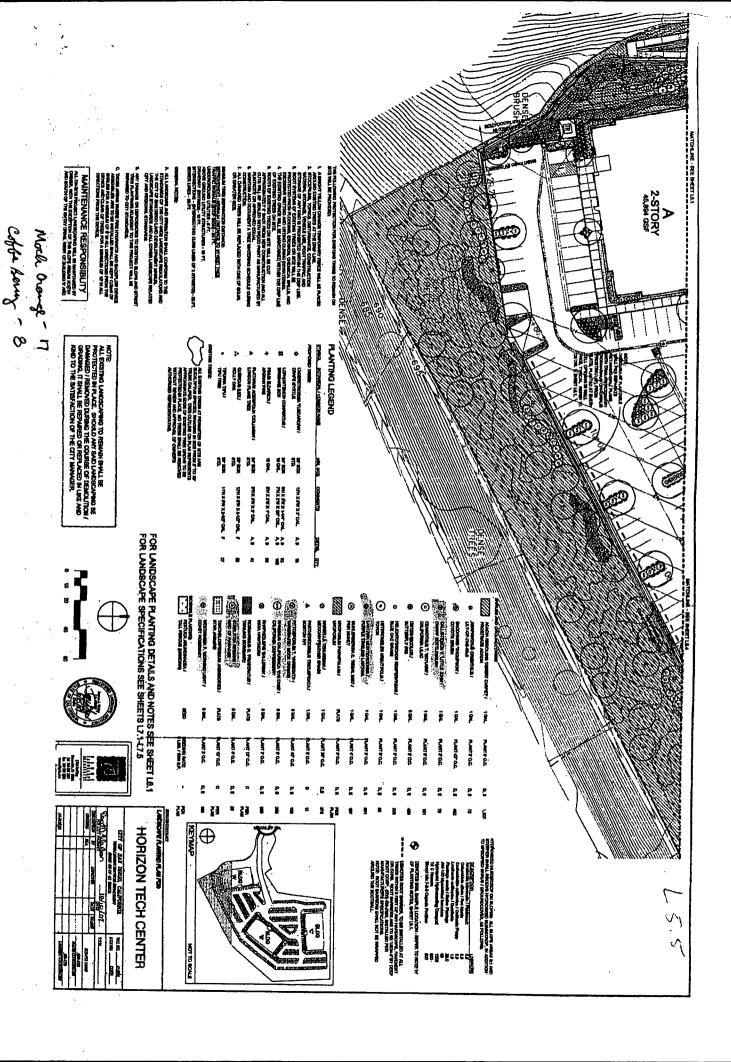
Coffe Berry

Moch Change -

9

15.3

PLANTING LEGEND MOTE
ALL ECETING LANDSCAPNIC TO REMAIN SHALL BE
PROTECTED IN PLACE, SHOLLD MY SHID LANDSCAPING BE
OMAIGED / REMOVED DARBIG THE COURSE OF EQUALITICA /
COMMISSIO / REMOVED LAS BERLINGS ON REPLACED IN LIER AND
INDO TO THE SATISFACTION OF THE CITY MANAGER. ACHON RESOLUTE TERRET Coffe Gerne Morch Change - 53 CALLES PROCTON THE OUT OWNER STREET STREET Ö B 2-STORY 53,744 GSF FOR COMPLETE PLANTING LEGEND, SEE SHEET 1.5.3.
FOR LANDSCAPE PLANTING DETAILS AND NOTES SEE SHEET 1.6.1
FOR LANDSCAPE SPECIFICATIONS
SEE SHEETS L7.1-17.5 PPUS BINLE RECEIVE OF BLOVER ALL BLOVE ANDAS ET AND PPUS BINLL RECEIVE MORROSED REVERSIONS, IN ADDITION BYECHYED BINKER / GROWEDCOVER, AM POLLOWER MAT DAMAGE ON DEPICIONACIES TO EXISTING BLOVE AND STREET THEE PLANTAGE ADMICIENT TO THIS PROJECT WILL BE NEYWIND TO CITY STANDANDS. ME APSO WHERE PRES STEAM TO AND SECTION SERVED BEBLUES AND TO SENTALLD SHOULE EXPT CLAYS OF MUSE FOR A SEMANA OF SEALL DESCRICES HOW THE FOE AND CLAYS OF THESE FOR A MERICAL OF STEAM ALL SCTIONS FROM THE SERVED. LACRONE FLANSIG FLAV FOR HORIZON TECH CENTER \oplus PARTY THE SPANNING CANADA OF THE THE SPANNING CANADA OF THE SPANNING THE POLLOWING PROTECTION FOR EXHIBITING TRISIS TO RESIDENCE. NOT TO BOALK

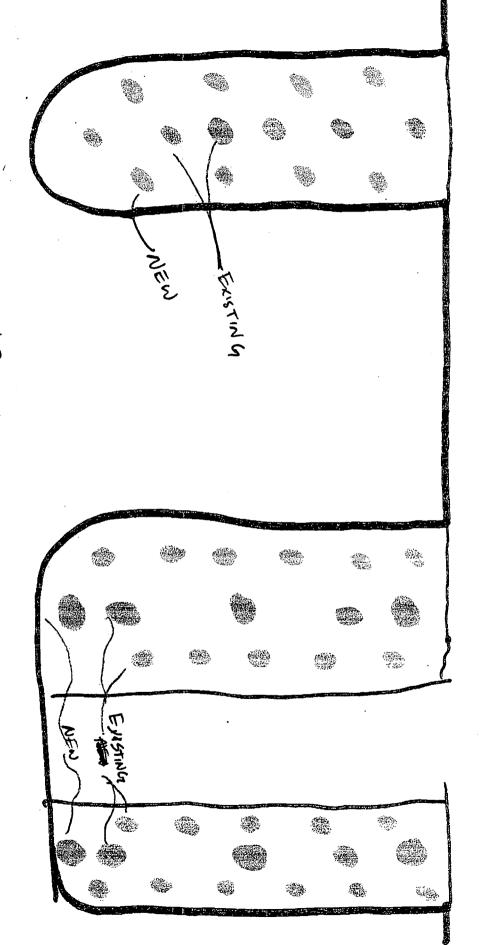


SIDEWALK

-NEW CALIFORNIA COFFEEBERRY S-GAMON - NEW 15 GALLON BIRDS OF PARASISE - EXISTING TREE 5 GALLON BIRLDS OF PARADISE

- Existing CAMFORNIA COFFEE SERFY

BOTTLE SRUSH



DEAD OR MISSING PLANTS CIGAMON)/ RELOCATE IF NECESSARY

FX:STING TREE

- NEW BOTHLE BRISH 1-64-LLON

-NEW BOTHEBRUSH 5-GALLON

RECEIVED

NOV 1 0 2008



OPUS West Construction Corporation SUBCONTRACT CHANGE ORDER

OPUS WEST-IRVINE

Change Order Date:

11/05/2008

Landscape

Change Order #:

CON-10262.00-17

To Subcontract Agreement dated:

09/25/2007

See Subcontract Sum Breakdown

TO: Emerald Landscape Svcs Inc

531 W. Crowther Ave. Placentia, CA 92870

PROJECT: Horizon Tech Center

10301 Meanly Drive San Diego, CA 92131

CHANGE DETAILS

Item Description

Cost of removal of tree and debris behind Building C.

Amount

\$3,071.00

\$3,071.00

SCHEDULE

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

CONTRACT SUMMARY

Cost Code 10262.03-B40-02901.00-S 10262,03-B40-02902.00-S Previous Amount \$208,466.00 \$200,902.00

\$409,368.00

This Change Order \$3,071.00 \$0.00 \$3,071.00 **Current Contract Amount**

\$211,537.00 \$200,902.00 \$412,439.00

Original Contract Amount

Previously Approved Change Orders....

\$389,128.00

Amount this Change Order....

\$20,240.00 \$3,071.00

Contract Amount to Date.....

\$412,439.00

ACKNOWLEDGEMENT

Please sign and return affloriginal copies

Emerald Landso

OPUS West Construction Corporation

Coal

Andrew Ranallo Printed Name

11/15/08

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

Printed On: 11/05/2008

Page 1 of 1



November 5, 2008

Mr. Andrew Ranallo Opus West Construction Corp. 2050 Main Street, Suite 800 Irvine, CA 92614

Project: Horizon Tech Center

10301 Meanley Drive, San Diego, CA

Re: Change Order #7

Dear Andrew:

The following is a change order request for the removal of a large Eucalyptus tree.

Cost Breakdown

- Removal of tree & debris \$2,925.00
- 5% P/O \$146.00

Grand Total - \$3,071.00 Add

Please call if you have any questions.

Respectfully submitted,

Emerald Landscape Services, Inc.

John & Soul







OCT 23 2008



OPUS West Construction Corporation SUBCONTRACT CHANGE ORDER

OPUS WEST-IRVINE

Change Order Date:

10/17/2008

Landscape

Change Order #:

CON-10262.00-17

To Subcontract Agreement dated:

09/25/2007

See Subcontract Sum Breakdown

PROJECT: Horizon Tech Center

10301 Meanly Drive

San Diego, CA 92131

TO: Emerald Landscape Svcs Inc

531 W. Crowther Ave. Placentia, CA 92870

CHANGE DETAILS

Description Item

Amount

Subcontractor shall replace irrigation controller enclosure.

\$1,051.00 \$1,240.00

Subcontractor shall provide additional plant material. 2

\$2,291.00

SCHEDULE

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

CONTRACT SUMMARY

Cost Code 10262.03-B40-02901.00-S 10262.03-B40-02902.00-S Previous Amount \$207,415.00

\$1,051.00 \$1,240.00

This Change Order

Current Contract Amount \$208,466.00 \$200,902.00

\$199,662.00 \$407,077.00

\$2,291.00

\$389,128.00

\$409,368.00

Original Contract Amount..... Previously Approved Change Orders....

\$17,949.00

Amount this Change Order.....

\$2,291.00

Contract Amount to Date.....

\$409,368.00

ACKNOWLEDGEMENT

Please sign and return all original copies

Emerald Landsc

OPUS West Construction Corporation

Printed Name

10 21 08

Andrew Ranallo

Printed Name

1 0 (23/0 8 Date

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



June 24, 2008

Mr. Andrew Ranallo
Opus West Construction Corp.
2050 Main Street, Suite 800
Irvine, CA 92614

Project: Horizon Tech Center

10301 Meanley Drive, San Diego, CA

Re: Change Order #5

Dear Andrew:

The following is a change order request for additional plant material, as per owner's request.

Cost Breakdown

• 3 – 24" box Tristania @ 220.00 = \$660.00

• 1 - 36" box Rhus Lancea @ 580.00 = \$580.00

Total Cost - \$1,240.00 Add

Please call if you have any questions.

Respectfully submitted,

Emeraid Landscape Services, inc.







RECEIVED

APR 18 2008



OPUS West Construction Corporation SUBCONTRACT CHANGE ORDER

OPUS WEST-IRVINE

Change Order Date:

04/14/2008

Landscape

Change Order #:

3

CON-10262.00-17

To Subcontract Agreement dated:

09/25/2007

See Subcontract Sum Breakdown

TO: Emerald Landscape Svcs Inc

531 W. Crowther Ave.

PROJECT: Horizon Tech Center

10301 Meanly Drive San Diego, CA 92131

Placentia, CA 92870

CHANGE DETAILS

Item Description

Subcontractor shall install 48 station controller in lieu of 36 station controller at association maintained

Amount \$2,714.00

irrigation system.

\$2,714.00

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
10262.03-B40-02901.00-S	\$207,415.00	\$0.00	\$207,415.00
10262.03-B40-02902.00-S	\$196,948.00	\$2,714.00	\$199,662.00
	\$404,363.00	\$2,714.00	\$407,077.00
Original Contract Amount			\$389,128.00
Previously Approved Change Orders			\$15,235.00
Amount this Change Order		······································	\$2,714.00
Contract Amount to Date		***************************************	\$407.077.00

ACKNOWLEDGEMENT

Please sign and return all original copies

OPUS West Construction Corporation

Printed Name

Andrew Ranallo

Printed Name

4/21/08

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



April 14, 2008

Mr. Andrew Ranallo
Opus West Construction Corp.
2050 Main Street, Suite 800
Irvine, CA 92614

Project: Horizon Tech Center

10301 Meanley Drive, San Diego, CA

Re: Change Order #3

Dear Andrew:

The following is a change order request to install a Rain Master DX48-PWM 48 station controller in lieu of a Rain Master RME36EG 36 station controller. Total Cost - \$2,714.00 Add

Please call if you have any questions.

Respectfully submitted,

Emerald Landscape Services, Inc.







PROJECT: LOCATION: SUPER.:	Horizon Tech Center San Diego, CA	BULLETIN NO: FB – 02 SHEET(S): 29 OF 42 REFERENCE: L4.1
P.M. /A.P.M.	Andrew Ranallo	ISSUE DATE: 04/01/08

\triangle	JOHN DEE
	LANDSCAF
	ODEEN TE

RE PES DIVISION

CA6-RM2-48-FSA-150P/RSE, 48 STATION RAINMASTER EVOLUTION DX2 CONTROLLER ASSEMBLY INSTALLED WITHIN TOP ENTRY STAINLESS STEEL PEDESTAL ENCLOSURE AS PART OF ASSEMBLY. FOR FURTHER INFORMATION CONTACT MICHAEL FACON WITH JOHN DEERE LANDSCAPES @ 1-800-427-0779, CELL # (760) 455-7492

FAY - 949-455-7492 - Buon

RAINMASTER

DX48-PWM, 48 STATION RAINMASTER EVOLUTION DX2 CONTROLLER ASSEMBLY INSTALLED WITHIN A WALL MOUNTED ENCLOSURE MOUNTED INSIDE EXISTING "WINTERBOX" FRONT-ENTRY ENCLOSURE

"EXISTING"

FRAIN MASTER 12-STATION CONTROLLER - DEMOLISH AND REMOVE FROM SITE. NOTE: PROTECT IN PLACE EXISTING "WINTERBOX" FRONT-ENTRY ENCLOSURE FOR RE-USE (SEE CONTROLLER 'B' ABOVE).

Date: 4/8/2008 Time: 5:43 PM TO: JIM @ 1/14993901/ Page: %U



NOTE: SAN DIEGO

PRICE QUOTATION

DATE: 08 APR 2008

BID#:	65312 JOB#: HORIZON TECH	-	EXP. DATE: 05/08	3 / 0 8 PAGE: 1
CUST #:	207529 EMERALD LANDSCAPE SERVICES	SHIP TO:		
ADDR:	531 W CROWTHER AVE PLACENTIA CA 92870	10.		
PHONE: FAX:	714-993-9006 714-993-9017 WRITER: KRTEK, ROXANNA		SALESMAN:	

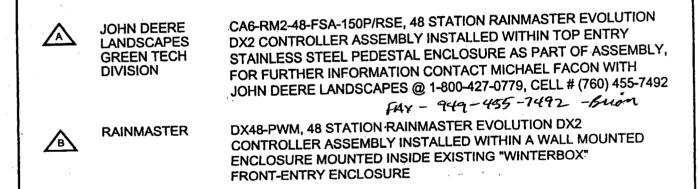
PRODUCT NUMBER	PRODUCT DESCRIPTION	QUANTITY	NET PRICE	PER	AMOUNT
1.DX48-PWM	DX 48ST CTLR/WALL	1	3061.100		3061.10
тот	A L				3,061.10
IN THIS QUOTATION. PLEASE ADD APPROPR	PES IS NOT RESPONSIBLE FOR THE PLEASE REVIEW CAREFULLY. TATE SALES TAX.				CONTAINE
PRICES ON THIS QUO	TE ARE GOOD FOR 30 DAYS AFTER	THE ENT	ERED QUOTE	DATE	
	·				
		:			

EMERALD LANDSCAPE SERVICES, INC. 531 WEST CROWTHER AVE. PLACENTIA, CA 92870

714.993.9006 - FAX 714.993.9017

FAC	SIMILE TRANSMITTAL SHEET		
то: Brian	FROM: John Croul		
COMPANY: John Deere / Green Tech	DATE: 5/2/2008		
FAX NUMBER: 949-455-7492	total no. of pages including cover- 1		
PHONE NUMBER: 800-427-0779	SENDER'S REFERENCE NUMBER:		
Horizon Tech Center 10301 Meanly Drive San Diego, CA 92131	YOUR REFERENCE NUMBER: P.O. # 31116		
☐ URGENT ☐ FOR REVIEW	☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE		
NOTES/COMMENTS:			

Will need the B controller ASAP and the A controller as soon as it is completed.



Please call for any questions.

Thank you, John C. Croul President

RECEIVED



OPUS West Construction Corporation SUBCONTRACT CHANGE ORDER

APR 16 2008

OPUS WEST-IRVINE

Change Order Date:

04/03/2008

Landscape

Change Order #:

2

CON-10262.00-17

To Subcontract Agreement dated:

09/25/2007

See Subcontract Sum Breakdown

TO: Emerald Landscape Svcs Inc

531 W. Crowther Ave. Placentia, CA 92870

PROJECT: Horizon Tech Center

10301 Meanly Drive San Diego, CA 92131

CHANGE DETAILS

Item Description

Amount

\$6,600.00

Subcontractor shall provide 6 quickrete pots with water system and plant material.

\$6,600.00

SCHÉDULE

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

CONTRACT SUMMARY

Cost Code	Previous Amount	This Change Order	Current Contract Amount
10262.03-B40-02901.00-S	\$200,815.00	\$6,600.00	\$207.415.00
10262.03-B40-02902.00-S	\$196,948.00	\$0.00	\$196,948.00
	\$397,763.00	\$6,600.00	\$404,363.00
Original Contract Amount			\$389.128.00
Previously Approved Change Orders			\$8.635.00
Amount this Change Order			\$6.600.00
Contract Amount to Date		***************************************	\$404,363.00

ACKNOWLEDGEMENT

Please sign and return all original copies

Emerald Landso

Andrew Ranallo

Printed Name

OPUS West Construction Corporation

4/17/08 Date

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



April 3, 2008

Mr. Andrew Ranallo Opus West Construction Corp. 2050 Main Street, Suite 800 Irvine, CA 92614

Project: Horizon Tech Center

10301 Meanley Drive, San Diego, CA

Re: Change Order #2

Dear Andrew:

The following is a change order request to add pots with Jardinier water system and plants at building entries, as per building entry re-design sheet dated March 14, 2008.

6 – Quick Crete pots (QRCE3624P) with water system and plant material - \$6,600.00

Grand Total - \$6,600.00 Add

Please call if you have any questions.

Respectfully submitted,

Emerald Landscape Services, Inc.

John Clarby





EMERALD LANDSCAPE SERVICES, INC. 531 WEST CROWTHER AVE. PLACENTIA, CA 92870

714.993	.9006 - FAX	714.993.90	17
FA	CSIMILE TRANSMIT	TAL SHEET	
то: Cynthia Chavez	FROM: John Croul		
COMPANY: Quick Crete Prod. Corp.	DATE: . 3/	28/2008	
FAX NUMBER: 951-549-1143	total no. of pages including cover:		
PHONE NUMBER: 951-737-6240	SENDER	r's reference number:	
Horizon Tech Center 10301 Meanly Drive San Diego, CA	YOUR R	EFERENCE NUMBER:	
☐ URGENT ☐ FOR REVIEW	☐ PLEASE COMMENT	☐ PLEASE REPLY	□ PLEASE RECYCLE
NOTES/COMMENTS:			
Please Quote the Follow	ving		

6 – QR-CE-36224-P – color (Rock Port Granite) – No Holes

Please call if you have any questions.

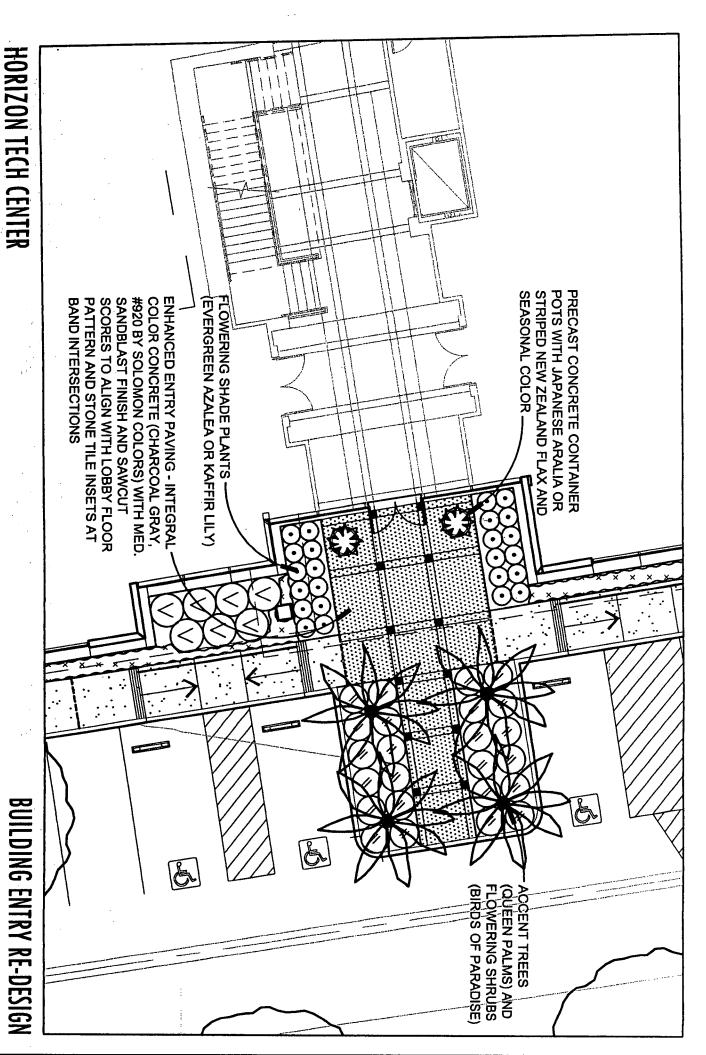
Thank you,

John C. Croul

RIDGE LANDSCAPE ARCHITECTS MARCH 14, 2008 SCALE: 1" = 10'

PREPARED BY RIDGE LANDSCAPE ARCHITECTS

10301 MEANLEY DRIVE SAN DIEGO, CALIFORNIA 92131



QUÍCK CRETE 1976 www.quickcrete.com

QUICK CRETE PRODUCTS CORP. P.O. BOX 639 731 PARKRIDGE AVE NORCO, CA 92860-0639 (951) 737-6240 Fax(951) 737-7032

Price Quotation

Quote No. 0085186 Quote Date 3/28/2008

SOLD TO: 01-EMLAND

EMERALD LANDSCAPE-PLACENTIA 531 W. CROWTHER AVE. PLACENTIA, CA 92870

SHIP TO: 0030

HORIZON TECH CENTER

10301 MEANLY DRIVE Rauch Blod.

SAN DIEGO, CA 92131

Ship To Contact: JOHN CROUL

Phone: (714) 993-9006 Ext:

Fax: (714) 993-9017

Email Address:

Confirm To: JOHN CROUL

Phone: (714) 993-9006 Ext:

Fax: (714) 993-9017

Email Address: ELSINC@SBCGLOBAL.NET

50% DEPOSIT / 50% COD

SOUTH WEST GOTZ ULRICH

THE PARTY OF THE P

PARTE BELLEVILLE AMEUNI liem illem Dese tribu 3,504.00 FACH 584.00 6.00

QRCE3624P

36" DIA. X 24" HT. PRECAST CONCRETE CASCADE SERIES PLANTER.

SP1-ROCKPORT GRANITE

NO DRAIN HOLE.

SEALANT B

6.00

EACH

38.00

228.00

CHARGE FOR INTERIOR WATER SEALANT IN A 31"-60" ROUND OR SQUARE PLANTER. "QUICK CRETE RECOMMENDS INTERIOR WATERSEALING ON ALL PLANTERS ""

PLEASE NOTE:

A 50% DEPOSIT OF \$2,010.62 IS REQUIRED BEFORE PRODUCTION.

6/26/08 **DELIVERY REQUESTED ON:**

(PLEASE FILL IN THE REQUESTED DELIVERY DATE ABOVE)

When applicable, price includes delivery and offloading with Quick Crete's crane equipped truck. Placement, if not accessible with Quick Crete's crane truck, is required by others. Palletized products will be offloaded only. Customer will provide the necessary equipment for offloading shipments requiring the use of flatbed common carriers. Customer is responsible for supplying one person to assist the driver. All installation and assembly are required by others. Customer must provide any and all necessary permits. Deliveries are made "RAIN" or "SHINE". Customer shall be responsible for count, model numbers, and/or specifications on all written or verbal quotations by Quick Crete Products Corp. Quick Crete Products Corp. reserves the right to change price if quantity changes. Taxes, fees, and special handling charges associated with customs and international trade are the responsibility of others.

Quick Crete Products Corp. is a material supplier, not a contractor. If rescheduling delivery is necessary, customers must notify Quick Crete Products Corp. at least 72 hours prior to delivery to avoid penalty. Failure to do so may require the customer to pay a restocking fee of 10% of the total order.

This price quote expires on April 28, 2008

Plus Any Other Applicable Taxes. For Accounting inquiries or lien releases, please send your fax to (951) 734-8154. Please issue all purchase orders to Quick Crete Products Corp.

Net Amount: Sales Tax: Total Amount (USD):

3.732.00 289.23 4.021.23

The above Price Quotation is subject to the Terms and Conditions contained on the following page, and are part of this Agreement. Customer acknowledges that the Terms and Conditions have been read and approved. Credit terms subject to change pending account verification.

Customer Initial



QUICK CRETE PRODUCTS CORP. P.O. BOX 639 731 PARKRIDGE AVE. NORCO, CA 92860-0639 (951) 737-6240 Fax(951) 737-7032 www.quickcrete.com

Price Quotation

Quote No. 0085186 Quote Date 3/28/2008

SOLD TO: 01-EMLAND

EMERALD LANDSCAPE-PLACENTIA 531 W. CROWTHER AVE. PLACENTIA, CA 92870

SHIP TO: 0030

HORIZON TECH CENTER

10301 MEANLY DRIVE Ranch Blud. X-ST: Sprijops Ram SAN DIEGO, CA 92131

Ship To Contact: JOHN CROUL

Phone: (714) 993-9006 Ext:

Fax: (714) 993-9017

Email Address:

Confirm To: JOHN CROUL Phone: (714) 993-9006 Ext:

Email Address: ELSINC@SBCGLOBALNET

50% DEPOSIT / 50% COD

Fax: (714) 993-9017

Carlo Sales SOUTH WEST GOTZ ULRICH

Carpet Bloom Committee Com

TERMS & CONDITIONS

QUICK CRETE PRODUCTS PURCHASED NEW ARE GUARANTEED FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP, UNDER NORMAL USE, FOR A PERIOD OF ONE YEAR FROM THE ORIGINAL DATE OF DELIVERY. DAMAGE INCURRED FROM VANDALISM AND ACTS OF GOD ARE NOT COVERED. REPLACEMENT AND REPAIR SHALL BE AT THE DISCRETION OF QUICK CRETE PRODUCTS CORP. QUICK CRETE SHALL NOT BE LIABLE TO YOU OR ANY OTHER PARTY FOR LOSS OF PROPERTY, LOSS OF USE, LOSS OF SAVINGS, LOSS OF PROFITS, INSTALLATION CHARGES SPECIAL DAMAGES (INCIDENTAL DAMAGES CONSEQUENTIAL DAMAGES ADISING OUT OF THE USE OF INCIDENTAL DAMAGES. CHARGES, SPECIAL DAMAGES, INCIDENTAL DAMAGES, CONSEQUENTIAL DAMAGES, DAMAGES ARISING OUT OF THE USE OR INABILITY TO USE THE MATERIAL, INDIRECT OR OTHER SIMILAR DAMAGES ARISING FROM BREACH OF WARRANTY, BREACH OF CONTRACT, NEGLIGENCE, OR ANY OTHER LEGAL THEORY; EVEN IF QUICK CRETE OR ITS AGENT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH LOSS AND/OR DAMAGES.

In the event of a claim for defective goods, Quick Crete shall be allowed to inspect such materials or upon request shall be furnished a sample of such materials. Goods claimed to be defective shall not be returned without Quick Crete's written prior-authorization, Quick Crete is only liable to replace, or credit you, at Quick Crete's option, for defective materials. Where you are to inspect as a condition of purchase, you shall be responsible for any charges for inspection, analysis or tests.

Quick Crete shall not be liable for its failure to perform due to strikes, labor difficulties, judicial action, fire, flood, war, sabotage, riot, breakdowns or failure of plant or equipment, delays in or lack of transportation, government allocations, delays of supplies or unavailability of material or any other cause beyond Quick Crete's control. If Quick Crete, in its discretion, determines that its performance would result in Quick Crete's incurring a loss because of causes beyond Quick Crete's control, Quick Crete may terminate this agreement, without penalty or obligation to you.

Shipments and deliveries shall be subject to approval of Quick Crete's credit department. Quick Crete reserves the right to demand you give a security interest in your inventory to Quick Crete before making any shipment to you that is not COD. If you fall to fulfill the terms of payment, Quick Crete may defer further shipments or may at its option cancel any unshipped balance. No failure of Quick Crete to exercise any right accruing from any default by you shall impair Quick Crete's rights in the event you subsequently default. In the event Quick Crete has a security interest in your inventory, this invoice shall become a demand notice.

Quick Crete shall retain title of the goods sold until the goods are paid for in full. If payment is not made when due, Quick Crete may, at its option and without notice, enter the premises where the goods may be located and repossess the goods. This reservation of title in Quick Crete and the right to repossess shall be in addition to any and all other remedies Quick Crete may have under law or equity. Any and all of the above mentioned remedies may be used at the same time and the use of any of these shall not constitute a waiver of the right to use any other available remedies.

This transaction shall be governed by and construed in accordance with the laws of the State of California, without regard to principles of conflicts of law. The parties expressly consent to be subject to the exclusive jurisdiction of the California State courts. The parties agree that receipt of an order in Riverside County constitutes performance, and that Riverside County, Corona Court is the proper venue.

You agree your acknowledgement on the bottom of this page shall constitute your acceptance of the terms and conditions contained herein and/or referred to in Quick Crete's Price Quotation. You agree to pay within the terms specified on the invoice/price quotation. Any delinquent account will bear interest at 2% per month, or 24% per year. You agree to pay all reasonable collection costs and attorney's fees incurred in collection of this account.

Any excises, levies or taxes which Quick Crete may be required to pay or collect under any existing or future law, upon or with respect to the sale, purchase, delivery, storage, processing, use, consumption or transportation of any of the material covered hereby shall be your responsibility, and you agree to pay the amount thereof to Quick Crete.

The above Terms and Conditions represent the entire agreement between Quick Crete and the customer with respect to the sale of goods supplied hereunder and cannot be modified except by a new written contract signed by both Quick Crete and the customer. By signing below, customer agrees to be contractually bound for the above mentioned products and / or services.

Cynthia Chavez

03/28/2008

Quick Crete Products Corp.

Date

Customer

4/16/08 Date

Parted (39) 4/16/08



P.O. Box 639
731 Parkridge Ave.
Norco, CA 92860-0639
(951) 737-6240
Fax (951) 737-7032
www.quickcrete.com

from

TO: JOHN CROUL

COMPANY: EMERALD LANDSCAPE

E-MAIL ADDRESS: FAX: 714-993-9017

10:

FROM: CYNTHIA CHAVEZ-SALES ASSOCIATE E-MAIL ADDRESS: cchavez@quickcrete.com

OF: QUICK CRETE PRODUCTS CORP.

PHONE: (951) 737-6240 Ext.: 221 FAX: (951) 549-1143

MEMO:

IF THIS MEETS YOUR APPROVAL. PLEASE SIGN, DATE, FILL IN THE BLANKS & FAX OR MAIL BACK. YOUR ORDER WILL BE PROCESSED AND SCHEDULED FOR DELIVERY ONCE ALL THE REQUIRED INFORMATION AND DEPOSIT (IF REQUIRED) ARE RECEIVED.

PLEASE CALL IF YOU HAVE ANY QUESTIONS.

NUMBER OF PAGES: 3

DATE: 3/28/08 TIME: 2:45 PM

JARDINIER CORPORATION 16520 Harbor Blvd. Suite F Fountain Valley, CA 92708 Phone: 714.241.4200

Fax: 714.241.4203 Cell: 949.413.7127

Jeanne

E-mail: jeanne@jardiniercorp.com



Fax Transmittal

To:	John	Croul	From	Jeanne Nalbandia	n
Co:	Emer	ald Landscape	Page	s: 1	
Fax:	714-9	93-9017	Date:	March 31, 2008	
Rei	Horiz	on Tech Center		<u></u>	
□ Urg	jent	☑ For Review	☐ Please Comment	☐ Please Reply	☐ Please Recycle
John,	-			·	
This is	per p	ot pricing:			,
6-Quicl	k Crete	(pots) QRCE362	24P		
5-DCL	-18 @ \$	\$60.00 - \$360.00			
18 2 cu	ıbic ft. t	pags of Jardinier I	Eco Soil @ \$7.50 a bag	g - \$360.00	
Γotal \$	720.00	0			
Please	let me	know if you have	questions.		
Best Re	egards,	ı			

RECEIVED



OPUS West Construction Corporation SUBCONTRACT CHANGE ORDER

APR 0 1 2008

OPUS WEST-IRVINE

Landscape

CON-10262.00-17

See Subcontract Sum Breakdown

Change Order Date:

03/27/2008

Change Order #:

09/25/2007

PROJECT: Horizon Tech Center

10301 Meanly Drive

San Diego, CA 92131

TO: Emerald Landscape Svcs Inc

531 W. Crowther Ave.

Placentia, CA 92870

CHANGE DETAILS

To Subcontract Agreement dated:

Item Description Subcontractor shall replace eighty(80) Holly oak 36" box trees with eighty(80) African Sumac

36" box trees. Subcontractor shall upsize thirty(30), fifteen (15) gallon Brisbane Box trees to 24"

Subcontractor shall upgrade all lateral lines from class 200 to SCH 40 pipe. 2

\$5,395.00

\$8,635.00

Amount

\$3,240.00

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		
10262.03-B40-02901.00-S	\$197,575.00	\$3,240.00	\$200.815.00		
10262.03-B40-02902.00-S	\$191,553.00	\$5,395.00	\$196.948.00		
	\$389,128.00	\$8,635.00	\$397,763.00		
Original Contract Amount					
Previously Approved Change Orders					
Amount this Change Order					
Contract Amount to Date					

ACKNOWLEDGEMENT

Please sign and return all original copies

Emerald La

OPUS West Construction Corporation

Andrew Ranallo

Printed Name

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

Printed On: 03/27/2008

Page 1 of 1



March 27, 2008

Mr. Andrew Ranallo
Opus West Construction Corp.
2050 Main Street, Suite 800
Irvine, CA 92614

Project: Horizon Tech Center

10301 Meanley Drive, San Diego, CA

Re: Change Order

Dear Andrew:

The following is a change order request to increase tree size, change tree types, and in crease the wall size of irrigation lateral lines.

- Change 30 15 gallon Brisbane Box to 24" box \$3,240.00 Add
- Change 80 36" box Holly Oak to African Sumac No Cost Impact
- Change 17,404' of irrigation lateral line from Class 200 to SCH 40 \$5,395.00 Add

Grand Total - \$8,635.00 Add

Please call if you have any questions.

Respectfully submitted,

Emerald Landscape Services, Inc.







Opus West Construction Corp

Contract #

Total Gross Amount

24028

1026200 Job: Total Retainage

Do Not Use - See 01-30 Subjobs

Latest Invoice No. 1026200 0208

Latest Invoice Date 2/25/2008

36,060.00

3,606.00

Total Discount

Total Payment Amount 32,454.00

\$****32,454.00

Opus West Construction Corp

Contract #

1007073

Job:

Emerald Landscape Svcs Inc

1026200

Do Not Use - See 01-30 Subjobs

Latest Invoice No. 0308 1026200 APP2

Check No. 102138

Latest Invoice Date 3/25/2008

Total Gross Amount 23,800.00

24028

Total Retainage 2,380.00

Total Discount

Total Payment Amount

Horizon Tech Ctr

5-12-08

Check No. 103280

4/25/2008

3/28/2008

1007073

Emerald Landscape Svcs Inc

\$****21,420.00

Opus West Construction Corp

Contract #

24028

1026200 Job:

Do Not Use - See 01-30 Subjobs

Latest Invoice No.

0408 1026203 APP3

Latest Invoice Date 04 25 2008

Total Gross Amount 60,100.00 Total Retainage 6,010.00

Total Discount

Total Payment Amount 54,090.00

Honzon Tech ctr 6-17-08

Check No. 104790

5/27/2008

1007073

Latest Invoice Date

04 25 2008

Emerald Landscape Svcs Inc

\$****54,090.00

54,090.00

Opus West Construction Corp

Latest Invoice No. 0408 1026203 APP3 Contract # 24028

Total Gross Amount

60,100,00

Job: 1026200

Total Retainage

Do Not Use - See 01-30 Subjobs

Total Discount Total Payment Amount

Horizon Tech Ctr-6-17-08



Horizon Tech Center / 10262.00 See Subcontract Sum Breakdown /Landscape Emerald Landscape Svcs Inc / John Croul Contact Phone # 714-993-9006 Contact Fax # 714-993-9017

Payment Terms: Standard

SUBCONTRACT AGREEMENT (Labor and Materials)

This Subcontract Agreement ("Subcontract") is made as of this 25th day of September, 2007, by and between OPUS West Construction Corporation ("Contractor"), with its office located at 2020 Main Street - Suite 800, Irvine, CA 92614, and Emerald Landscape Svcs Inc ("Subcontractor") with its office located at 531 W. Crowther Ave., Placentia, CA 92870.

Contractor and Subcontractor agree as follows:

- 1. Subcontract Documents. The term "Subcontract Documents" is defined in Paragraph 1 of the attached Rider "A".
- 2. <u>Project.</u> Contractor is providing design and construction-related services to Owner (defined below) in connection with the project generally described as Horizon Tech Center ("Project"), located at 10301 Meanly Drive, San Diego, CA 92131 ("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:

Opus Architects & Engineers

Civil Engineer:

PBS&J

Structual Engineer of Record:

Opus Architects & Engineers, 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 07/09/2008. 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 \$ 389,128.00 ("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)

Contra	actor and Subcontractor sign as follows:		
Appro	ved by Contractor's project manager	$- \bigcirc$	\wedge 1
	FRACTOR West Construction Corporation	M	SUBCONTRACTOR Emerald Landscape Sics, in
By:	Settlem & Dreh	\mathbf{C}	By:
	Jeffery J. Dickerson		John C. Croud
	(Print Name)		(Print Name)
	Vice President of Construction		Pres.
	(Title) 11/14/07		(Title) 10/29/07
	(Date)		(Date)

ORIGINAL

RIDER A

This Rider A is attached to and made a part of the Subcontract between OPUS West Construction Corporation and Emerald Landscape Svcs Inc dated 09/25/2007. All capitalized terms used, but not defined in this Rider "A" have the meaning ascribed to them in the Subcontract.

Work/Subcontract Documents.

Subcontractor shall furnish all necessary labor, materials, equipment, skills, services (including design and engineering, if applicable), supervision and appurtenances necessary to complete all Section Landscape work ("Work") for the Project, including but not limited to, strict compliance with the following documents (the "Subcontract Documents"):

Drawings and Specifications

Description	Number	Last Revision	
Demolition Specification	02050	07/05/2007	
Earthwork Specification	02200	07/05/2007	
Asphaltic Paving Specification	02510	07/05/2007	
Site Concrete Specification	02520	07/05/2007	
Site Utilities Specification	02600	07/05/2007	
Landscape and Irrigation Specification	02900	08/16/2007	
Cast In Place Concrete Specification	03002	08/16/2007	
Reinforcing Steel	03202	08/16/2007	
Structural Metal Framing, Joists, and Deck Specification	05100	07/27/2007	
Metal Fabrications Specification	05500	07/27/2007	
Caulking and Scalants Specification	07900	08/16/2007	
Hydraulic Elevator Specification	14200	05/07/2007	
General Mechanical Requirements Specification	15010	05/09/2007	
Fire Protection Specification	15300	05/09/2007	
Plumbing Specification	15400	05/09/2007	
Heating, Ventilating, and Air Conditioning Specification	15500	05/09/2007	
Energy Management System Specification	15800	05/09/2007	
Electrical Specification	16000	05/09/2007	
Title Sheet	A_T1.1	08/21/2007	
Title 24 Energy Compliance	A_T1.2	07/17/2007	
Fire Tested Assemblies and Penetrations	A_AC.1	07/17/2007	
Architectural Site Plan	A_A1.1	08/21/2007	
Site plan Details	A_A1.2	07/17/2007	
First Level Floor Plan	A_A2.1	08/21/2007	
Second Level Floor Plan	A_A2.2	07/17/2007	
Roof Plan	A_A2.3	07/17/2007	
Enlarged Floor Plans	A_A2.4	08/24/2007	
Exterior Elevations	A_A3.1	08/24/2007	
Wall Sections	A_A4.1	08/24/2007	
Stair and Elevator Sections	A_A4.2	07/17/2007	

Details	A_A5.1	07/17/2007
Partition Schedule and Details	_ A_A6.1	07/17/2007
Door Schedule and Hardware Groups	A_A6.2	07/17/2007
Interior Elevations	A_A7.1	07/17/2007
Interior Details	A_A8.1	07/17/2007
Reflected Ceiling plans	A_A9.1	08/21/2007
Title Sheet	A_\$1	07/17/2007
Foudation Plan	A_S2	07/17/2007
Framing Plan level 02	A_S3	07/17/2007
Framing Plan, Roof	A_S4	07/17/2007
Tilt-Up Panel Wall Elevations	A_S5.1	07/17/2007
Tilt-Up Panel Wall Elevations	A_S5.2	07/17/2007
Tilt-Up Panel Wall Sections and Details	A_S5.3	07/17/2007
Sections and Details	A_S6	07/17/2007
Sections and Details	A_S7	07/17/2007
Sections and Details	A_S8	07/17/2007
Sections and Details	A_S9	07/17/2007
Sections and Details	A_S10	07/17/2007
Schedule, Notes, Legend, Details and T-24	A_M1.0a	08/20/2007
Site Plan and Equiptment Pad Layout	A_M1.1a	08/20/2007
Mechanical HVAC 1st Floor Plan	A_M2.1a	08/20/2007
Mechanical HVAC 2nd Floor Plan	A_M2.2a	08/20/2007
Mechanical HVAC Roof Plan	A_M2.3a	08/20/2007
Specifications and Calculations	A_P-1	08/17/2007
Site Plan	A_P-2	08/17/2007
First Floor Plan	A_P-3	08/17/2007
Second Floor Plan	A_P-4	08/17/2007
Roof Plan	A_P-5	08/17/2007
Restroom Details	A_P-6	08/17/2007
Restroom Details	A_P-7	08/17/2007
Note Sheet	A_E1.1	08/17/2007
Title 24	A_E1.2	08/17/2007
Lighting Detail Sheet	A_E1.3	08/17/2007
Site Plan Utility	A_E2.1	08/17/2007
Site Plan Lighting	A_E2.2	08/17/2007
First Floor Lighting Plan	A_E3.1	08/17/2007
First Floor Power Plan	A_E3.2	08/17/2007
Second Floor Lighting Plan	A_E4.1	08/17/2007
Second Floor Power Plan	A_E4.2	08/17/2007
Roof Plan	A_E5.1	08/17/2007
Single Line Diagram and Panel Schedules	A_E6.1	08/17/2007

i in	All the state of t	A E7 1	00/17/2007
	stail Sheet	A_E7.1	08/17/2007 08/17/2007
	etail Sheet #2	A_E7.2	
.,	etail Sheet #3	A_E7.3	08/17/2007
	tle Sheet	B_T1.1	08/21/2007
Ti	tle 24 Energy Compliance	B_T1.2	07/17/2007
Fi	re Tested Assemblies and Penetrations	B_AC.1	07/17/2007
Aı	chitectural Site Plan	B_A1.1	08/21/2007
	te Plan Details	B_A1.2	07/17/2007
Fi	st Level Floor Plan	B_A2.1	08/21/2007
Se	cond Level Floor Plan	B_A2.2	07/17/2007
Ro	of Plan	B_A2.3	07/17/2007
En	larged Floor Plans	B_A2.4	08/24/2007
Ex	terior Elevations	B_A3.1	08/24/2007
W	all Sections	B_A4.1	08/24/2007
Sta	air and Elevator Sections	B_A4.2	07/17/2007
De	tails	B_A5.1	07/17/2007
Pa	rtition Schedule and Details	B_A6.1	07/17/2007
Do	or Schedule and Hardware Group	B_A6.2	07/17/2007
Int	erior Elevations	B_A7.1	07/17/2007
Int	erior Details	B_A8.1	07/17/2007
Re	flected Ceiling Plan	B_A9.1	08/21/2007
Tit	le Sheet	B_S1	07/17/2007
For	undation Plan	B_S2	07/17/2007
Fra	ming Plan Level 02	B_S3	07/17/2007
Fra	ming Plan Roof	B_S4	07/17/2007
Tilt	-Up Panel Wall Elevations	B_S5.1	07/17/2007
Tilt	-Up Panel Wall Elevations	B_S5.2	07/17/2007
Tilt	-Up Panel Wall Sections and Details	B_S5.3	07/17/2007
Sec	tions and Details	B_S6	07/17/2007
Sec	tions and Details	B_S7	07/17/2007
Sec	tions and Details	B_S8	07/17/2007
Sec	tions and Details	B_S9	07/17/2007
Sec	tions and Details	B_S10	07/17/2007
Sch	edule, Notes, Legend, Details, and T-24	B_M1.0b	08/20/2007
Site	Plan and Equipment Pad Layout	B_M1.1b	08/20/2007
Med	hanical HVAC 1st Floor Plan	B_M2.1b	08/20/2007
Mec	hanical HVAC 2nd Floor Plan	B_M2.2b	08/20/2007
Mec	hanical HVAC Roof Plan	B_M2.3b	08/20/2007
Spec	ifications and Calculations	B_P1	08/17/2007
Site	Plan	B_P2	08/17/2007
First	Floor Plan	B_P3	08/17/2007
<u> </u>	From Subcontract (Tobaccal New 11)		

Second Floor Plan	B_P4	08/17/2007
Roof Plan	B_P5	08/17/2007
Restroom Details	B_P6	08/17/2007
Restroom Details	_ B_P7	08/17/2007
Note Sheet	B_E1.1	08/17/2007
Title 24	B_E1.2 .	08/17/2007
Lighting Detail Sheet	B_E1.3	08/17/2007
Site Plan Utility	B_E2.1	08/17/2007
Site Plan Lighting	B_E2.2	08/17/2007
First Floor Lighting Plan	B_E3.1	08/17/2007
First Floor Power Plan	B_E3.2	08/17/2007
Second Floor Lighting Plan	B_E4.1	08/17/2007
Second Floor Power Plan	B_E4.2	08/17/2007
Roof Plan	B_E5.1	08/17/2007
Single Line Diagram and Panel Schedules	B_E6.1	08/17/2007
Detail Sheet	B_E7.1	08/17/2007
Detail Sheet #2	B_E7.2	08/17/2007
Detail Sheet #3	B_E7.3	08/17/2007
Title Sheet	C_T1.1	08/21/2007
Title 24 Energy Compliance	C_T1.2	07/17/2007
Fire Tested Assemblies and Penetrations	C_AC.1	07/17/2007
Architectural Site Plan	C_A1.1	08/21/2007
Site Plan Details	C_A1.2	07/17/2007
First Level Floor Plan	C_A2.1	08/21/2007
Second Level Floor Plan	C_A2.2	07/17/2007
Roof Plan	C_A2.3	07/17/2007
Enlarged Floor Plan	C_A2.4	08/24/2007
Exterior Elevations	C_A3.1	08/24/2007
Wall Sections	C_A4.1	08/24/2007
Stair and Elevator Sections	C_A4.2	07/17/2007
Details	C_A5.1	07/17/2007
Partition Schedule and Details	C_A6.1	07/17/2007
Door Schedule and Hardware Groups	C_A6.2	07/17/2007
Interior Elevations	C_A7.1	07/17/2007
Interior Details	C_A8.1	07/17/2007
Reflected Ceiling Plan	C_A9.1	08/21/2007
Title Sheet	C_S1	07/17/2007
Foundation Plan	C_S2	07/17/2007
Framing Plan Level 02	C_S3	07/17/2007
Framing Plan Roof Tilta In Panel Wall Elevations	C_S4	07/17/2007
Tilt-Up Panel Wall Elevations	C_S5.1	07/17/2007

Tilt-Up Panel Wall Elevations	C_S5.2	07/17/2007
Tilt-Up Wall Sections and Details	C_S5.3	07/17/2007
Sections and Details	C_S6	07/17/2007
Sections and Details	C_S7	07/17/2007
Sections and Details	C_S8	07/17/2007
Sections and Details	C_S9	07/17/2007
Sections and Details	C_S10	07/17/2007
Schedule, Notes, Legends, Details and T-24	C_M1.0c	08/20/2007
Site Plan and Equipment Pad Layout	C_M1.1c	08/20/2007
Mechanical HVAC 1st Floor Plan	C_M2.1c	08/20/2007
Mechanical HVAC 2nd Floor Plan	C_M2.2c	08/20/2007
Mechanical HVAC Roof Plan	C_M2.3c	08/20/2007
Specifications and Calculations	C_P1	08/17/2007
Site Plan	C_P2	08/17/2007
First Floor Plan	C_P3	08/17/2007
Second Floor Plan	C_P4	08/17/2007
Roof Plan	C_P5	08/17/2007
Restroom Details	C_P6	08/17/2007
Restroom Details	C_P7	08/17/2007
Note Sheet	C_E1.1	08/17/2007
Title 24	C_E1.2	08/17/2007
Lighting Detail Sheet	C_E1.3	08/17/2007
Site Plan Utility	C_E2.1	08/17/2007
Site Plan Lighting	C_E2.2	08/17/2007
First Floor Lighting Plan	C_E3.1	08/17/2007
First Floor Power Plan	C_E3.2	08/17/2007
Second Floor Lighting Plan	C_E4.1	08/17/2007
Second Floor Power Plan	C_E4.2	08/17/2007
Roof Plan	C_E5.1	08/17/2007
Single Line Diagram and Panel Schedules	C_E6.1	08/17/2007
Detail Sheet	C_E7.1	08/17/2007
Detail Sheet #2	C_E7.2	08/17/2007
Detail Sheet #3	C_E7.3	08/17/2007
Grading Plans	1-D	08/16/2007
Grading Plans	2-D	08/16/2007
Grading Plans	3-D	08/16/2007
Grading Plans	4-D	08/16/2007
Grading Plans	5-D	08/16/2007
Detail Sheet Plan	6-D	08/16/2007
Erosion Control Plan	7-D	08/16/2007
Retaining Wall Profile	8-D	08/16/2007

Private Water Plans	9-D	08/16/2007
Private Water Plans	10-D	08/16/2007
Storm Drain and Sewer Plan	11-D	08/16/2007
Striping Plans	12-D	08/16/2007
Demolition Plan	13-D	08/16/2007
Horizontal Control Plan	14-D	08/16/2007
Horizontal Control Plan	15-D	08/16/2007
Enviornmental Requirements Sheet	16-D	09/05/2007
Landscape Title Sheet	L0.1	08/16/2007
Landscape Construction Plan	L1.1	08/16/2007
Landscape Construction Plan	L1.2	08/16/2007
Landscape Construction Plan	L1.3	08/16/2007
Landscape Construction Plan	L1.4	08/16/2007
Landscape Construction Plan	L1.5	08/16/2007
Landscape Construction Details and Notes	L2.1	08/16/2007
Landscape Irrigation Plan	L3.1	08/16/2007
Landscape Irrigation Plan	L3.2	08/16/2007
Landscape Irrigation Plan	L3.3	08/16/2007
Landscape irrigation Plan	L3.4	08/16/2007
Landscape Irrigation Plan	L3.5	08/16/2007
Landscape Irrigation Legend and Notes	L4.1	08/16/2007
Landscape Irrigation Details	L4.2	08/16/2007
Landscape Irrigation Details	L4.3	08/16/2007
Landscape Planting Plan	L5.1	08/16/2007
Landscape Planting Plan	L5.2	08/16/2007
Landscape Planting Plan	L5.3	08/16/2007
Landscape Planting Plan	L5.4	08/16/2007
Landscape Planting Plan	L5.5	08/16/2007
Landscape Planting Details and Notes	L6.1	08/16/2007
Landscape Specifications	L7.1	08/16/2007
Landscape Specifications	L7.2	08/16/2007
Landscape Specifications	L7.3	08/16/2007
Landscape Specifications	L7.4	08/16/2007
Landscape Specifications	L7.5	08/16/2007
Tital I Desired		

Field Bulletins

Date Number Name

N/A

Supplemental Design Documents

Description	Date
Outline Specification	01/12/2007
Development Timeplan	04/25/2007
Special Conditions of Subcontract	04/25/2007
Supplemental General Conditions of Subcontract	04/25/2007
General Conditions of Subcontract	04/25/2007
Geotechnical Investigation	01/22/2007

Other Documents

N/A

Subcontractor acknowledges that Contractor has made available to Subcontractor all of the Subcontract Documents, and Subcontractor shall be responsible for obtaining copies pertinent to its Work. Subcontractor represents that it has carefully examined the Subcontract Documents.

Modifications and Clarifications

This Subcontract includes, but is not limited to, the following items:

- a. Subcontractor shall provide all work as defined in Rider 'A' of this subcontract. Any additional scope requirements deemed necessary by local jurisdictions or by contractor, must be approved in writing by Contractor's representative prior to start of work. Approved additional work authorizations will be billed to Contractor on an as-needed, time and material basis in conjuction with the unit rates listed on this subcontract and accompanying documents.
- b. Subcontractor shall provide consistent landscaping throughout the project ensuring material allows for proper water drainage.
- c. Subcontractor shall repair any settling of soil that occurs as a result of bad compaction of irrigation trenches to ensure landscaping has a smooth and consistent finish.
- d. Subcontractor shall coordinate with other trades, including but not limited to: Civil, grading, asphalt, electrical, plumbing, hardscape, and curb and gutter subcontractors.
- e. Subcontractor shall excavate carefully to avoid breaking underground utility lines. All utility lines broken by this subcontractor shall be repaired at the sole cost and expense of this subcontractor.
- f. Subcontractor shall replace any broken sprinkler heads prior to substantial completion.
- g. Subcontractor shall inspect all finished grading and soil substrates prior to landscaping and irrigation work to ensure proper installation. All substrates to be within 2/10ths (.02) of a foot for acceptance. All grading and soil substrate issues must be brought to the attention of Opus West in writing as soon as they are discovered. The covering of such grading and soil substrates with landscape and irrigation constitutes subcontractor acceptance of such substrates
- h. Subcontractor shall provide an unspecified number of move ins to complete this scope of work. Contractor's Superintendent will coordinate with this subcontractor to identify such scheduling requirements.
- i. Subcontractor shall provide root barrier within five (5) feet of all hardscape.
- j. Subcontractor shall repair damage to existing landscape and irrigation in areas disturbed by the installation of the new Work.
- k. Subcontractor acknowledges and accepts Contractor's desire to achieve LEED Certification under the Core and Shell Rating System. Subcontractor shall provide all necessary information including but not limited to materials, labor, and documentation in response to requests from Contractor for LEED certification requirements.
- Subcontractor shall, at a minimum, provide all necessary information for LEED credits including but not limited to: MR Credit 2, MR credit 4, MR credit 5 and SS credit 9 as defined by the United State Green Building Council (USGBC) and referenced in the LEED core and Shell Rating System. Contractor shall reserve the right to add or remove LEED requirements as necessary to maintain LEED Certification compliance.

This Subcontract excludes the following:

- a. Performance or Payment Bond.
- b. General Building Permit.
- c. Subcontractor excludes Hardscape work, boring and demo.
- d. Subcontractor excludes Power for controller.

Schedule. Subcontractor will achieve the following milestones (referred to as the "Schedule").

N/A

Schedule Notes

- 1. Subcontractor shall make best efforts to accelerate schedule.
- 2. In accordance with mutually agreed requirements as described in periodic project schedules and Superintendent's two and three week schedules.
- 3. Start date for this subcontract work is approximately 10/22/07
- 4. Completion of Subcontractor's Work is 5/1/07

Subcontract Sum Breakdown. The breakdown of the Subcontract Sum is as follows:

Subcontract Recap

Sub-Job Nu	mber	Sub-Job Name	 Name		Rate
10262.03		Site Work	 Landscaping		\$197,575.00
10262.03		Site Work	Irrigation		\$191,553.00
,	: '			Total	\$ 389,128.00

Subcontract Sum Breakdown

Name	Account Code		Amount
Landscaping - Subcontract	10262.03-B40-02901.00-S		\$197,575.00
Irrigation - Subcontract	10262.03-B40-02902.00-S		\$191,553.00
		Total	\$389,128.00

4. Unit Pricing

If requested by Contractor, Subcontractor will provide additional units of work, as directed, at the unit prices set forth below. Unit prices will apply to all building construction and will include, without limitation, all material, labor, equipment, compensation, general conditions, benefits, overhead, clean-up, supervision, profit, parking, shop drawings, small tools and all sales, use and other applicable taxes. Unit prices do not include design. Unit prices will also apply to net quantity changes in the Work made pursuant to the Subcontract Documents.

The following unit prices shall be in effect for the duration of the project:

Unit Price List

N/A

Alternates.

If requested by Contractor, Subcontractor will promptly provide the alternate work set forth below for the stated amount. When requested by Contractor, the alternate work will become part of the Work defined in Paragraph 1 above.

Alternates

N/A

The alternate prices shall be in effect for the duration of the project:

Alternates Notes

END OF RIDER A

RIDER B

This Rider B is attached to and made a part of the Subcontract between OPUS West Construction Corporation and Emerald Landscape Svcs Inc dated 09/25/2007. All capitalized terms used but not defined in this Rider B have the meaning ascribed to them in the Subcontract or the General Conditions of Subcontract, as applicable. To the extent of any conflict between the provisions of this Rider B and the provisions of any other Subcontract Document, this Rider B shall be controlling.

Section 1. Licensing.

Subcontractor represents and warrants that it and each of its Sub-subcontractors are and will remain duly and validly licensed to the full extent required under all applicable Laws for the performance by each such party of their respective portion of the Work under this Subcontract, and that each such party shall maintain such required license(s) in good standing throughout the full and complete performance of the Work by such party hereunder. Subcontractor will submit proof of such licensure to Contractor upon request.

Section 2. Change Orders.

Any "Change Order" shall be set forth in writing, on Contractor's form, signed by an authorized representative of Contractor, and shall be executed by Contractor prior to Subcontractor proceeding with the requested change in the Work under the applicable conditions of the Subcontract Documents.

Section 3. Title to Work.

Title to all Work, including materials, equipment, and systems, covered by an Application for Payment, whether incorporated in the Project or not, will pass to Contractor and Owner upon the earlier of (a) receipt of such payment (net of any retainage), or (b) incorporation of such Work into the Project.

Section 4. Indemnification

- (a) Subject to Subsections (b) and (c) below, Subcontractor will defend, indemnify and hold harmless Contractor, Owner and Architect/Engineer, and their respective officers, directors, partners, members, agents, and employees (each, an "Indemnitee" and collectively, the "Indemnitees") from and against any and all claims, demands, obligations, actions, causes of action, damages, costs, losses, liabilities and expenses (including, without limitation, attorneys' fees and costs and other litigation, mediation, arbitration, or dispute resolution expenses), arising from or in any way connected with Subcontractor's performance or non-performance of this Subcontract (all of the foregoing being referred to as "Claims"). Any such defense of an Indemnitee will be provided by Subcontractor by legal counsel reasonably satisfactory to such Indemnitee. Subject to Subsections (b) and (c) below, Subcontractor's obligations to defend and indemnify (i) include (without limitation) all Claims, whether occurring before, during or after the performance of this Subcontract, which arise from or relate to the activities, products, actions or omissions of Subcontractor, its Sub-subcontractors, anyone directly or indirectly employed by them, or anyone for whose acts any of them may be liable (collectively, the "Subcontractor Parties"); (ii) shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for Subcontractor or any Subcontractor Party under workers' or workman's compensation acts, disability acts, other employee benefits acts, or any insurance required to be carried by Subcontractor under the Subcontract Documents; (iii) specifically and expressly include (without limitation) any Claims caused in part by the negligence (whether active or passive) or other misconduct of any Indemnitee; and (iv) shall be triggered by the assertion of a Claim against any Indemnitee without the requirement that it first be determined that Subcontractor or any Subcontractor Party was negligent or otherwise at fault or that the Claim has any merit. Subcontractor's failure to procure specific contractual liability and other types of insurance for the benefit of any Indemnitee, as required under the Subcontract Documents, will not render the foregoing provisions unenforceable under any applicable law,
- (b) Notwithstanding the provisions of Subsection (a) above, Subcontractor is not obligated to indemnify an Indemnitee for a Claim which is ultimately determined, upon final adjudication, settlement or other resolution of the Claim ("Finally Determined"), to have been caused solely by the active negligence or willful misconduct of that Indemnitee; provided, however, that this exception does not limit or relieve Subcontractor's defense obligations prior to the Claim being so Finally Determined or Subcontractor's obligations to indemnify all other Indemnitees which are not Finally Determined to have participated in such negligence or misconduct.
- (c) The parties intend that Subcontractor's indemnity and defense obligations under this Subcontract will be enforced to the fullest extent allowable under applicable laws, and agree that if any of the provisions of this Section are, to any extent, held to be invalid, illegal or unenforceable for any reason, any remaining portion thereof and all other provisions of this Section will not be affected by such holding, but will remain valid and in force to the fullest extent permitted by law.

Section 5. Waiver

Subcontractor hereby waives the benefits of, and Subcontractor's rights under, California Business and Professions Code Section 7108.5 to the fullest extent the same may be waived by Subcontractor under applicable Laws.

Section 6. SWPPP.

Subcontractor shall comply with (i) all applicable water quality Laws, including those enforced by the California State Water Resources Control Board (the "SWRCB") and the Regional Water Quality Control Board (Region 9); (ii) the National Pollutant Discharge Elimination System and the Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity (SWRCB Order No. 99-08-DWQ) and all amendments and modifications thereto; (iii) any Storm Water Pollution Prevention Plan applicable to the Project (as modified from time to time, the "SWPPP") and all associated Best Management Practices; and (iv) City and/or County ordinances, guidelines, and manuals applicable to stormwater discharges from construction sites. If Subcontractor observes any violation of any Laws, it shall immediately correct such violation. Any Work performed by Subcontractor that is not in compliance with applicable Laws shall be redone in compliance with applicable Laws at Subcontractor's sole expense. The SWPPP is a part of the Subcontract Documents.

Section 7. California License Law.

CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS' STATE LICENSE BOARD WHICH HAS JURISDICTION TO INVESTIGATE COMPLAINTS AGAINST CONTRACTORS IF A COMPLAINT REGARDING A PATENT ACT OR OMISSION IS FILED WITHIN FOUR YEARS OF THE DATE OF THE ALLEGED VIOLATION. A COMPLAINT REGARDING A LATENT ACT OR OMISSION PERTAINING TO STRUCTURAL DEFECTS MUST BE FILED WITHIN 10 YEARS OF THE DATE OF THE ALLEGED VIOLATION. ANY QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR, CONTRACTORS' STATE LICENSE BOARD, P.O. BOX 26000, SACRAMENTO, CALIFORNIA

53 Contractor's California License No.

754049

Stresontractor's California License No.

END OF RIDER B

RIDER C

This Rider C is attached to and made a part of the Subcontract between OPUS West Construction Corporation, and Emerald Landscape Svcs Inc dated 09/25/2007. All capitalized terms used but not defined in this Rider "C" have the meaning ascribed to them in the Subcontract or General Conditions of Subcontract, as applicable.

Liability/Worker's Compensation Insurance. Prior to commencing the Work, Subcontractor shall purchase and maintain during the progress of the Work and any periods of warranty and additional work performed by Subcontractor, insurance that will protect against claims for bodily injury, death, damage to property or other damages arising out of or in connection with the performance of the Work (including warranty and additional work) by Subcontractor, Sub-subcontractor or by anyone employed by any of them, or by anyone for whose acts any of them may be liable. Subcontractor's liability insurance may be maintained in a combination of primary and umbrella policies, and the cost of such insurance shall be included in the Subcontract Sum. Subcontractor's policies of insurance shall have the following minimum limits, coverage and requirements:

(a) Workers' Compensation

Employer's Liability, including "Stop Gap" coverage and USL&H if applicable

Commercial General Liability (Electrical, HVAC, Plumbing, Fire Protection Sprinkler, Steel Erection, Elevator, Excavating, Roofing, Foundation and Curtain Wall Subcontractors)

Commercial General Liability (All Other Subcontractors)

Commercial Automobile Liability

Professional Liability (to the extent required of Subcontractor under the Subcontract Documents)

Statutory Limits

\$1,000,000 each accident \$1,000,000 disease-policy limit \$1,000,000 disease-each employee

\$5,000,000 each occurrence \$5,000,000 products/completed operations aggregate \$5,000,000 general aggregate (minimum \$2,000,000 per

\$2,000,000 each occurrence \$2,000,000 products/completed operations aggregate \$2,000,000 general aggregate (per project)

\$1,000,000 any one accident or loss

\$1,000,000 each claim \$1,000,000 annual aggregate

(b) The Commercial General Liability insurance required under Paragraph 1(a) will (i) be on ISO Form CG 00 01 or its equivalent, (ii) include overage for products/completed operations, (iii) be maintained for a period of three (3) years after completion of the Work, (iv) specifically cover as "insured contracts" the Subcontractor's indemnity obligations as set forth in this Subcontract and other contractual indemnities assumed by the Subcontractor under the Subcontract Documents and (v) provide a \$2,000,000 minimum general aggregate limit of liability on a per project basis.

The Commercial Automobile Liability insurance required under Paragraph 1(a) will include coverage for all owned, hired and non-owned automobiles. Professional Liability, if applicable to the Subcontractor's Work, shall be maintained for a period of three (3) years after completion of the Work. Any retroactive date on such Professional Liability policy shall be prior to the commencement of any Work under this Subcontract.

- (c) Employer's Liability, Commercial General Liability and Automobile Liability insurance may be arranged under separate policies for the full minimum limits required, or by a combination of underlying policies with the balance provided by an Excess or Umbrella Liability policy.
- (d) The Subcontractor shall endorse its Commercial General Liability, Commercial Automobile Liability, and Umbrella/Excess Liability policies to add the Contractor and the Owner (and others as specifically required by the Subcontract Documents) as "additional insureds". Such insurance afforded to the Contractor and the Owner as "additional insureds" under the Subcontractor's policies will be primary insurance and not excess over, or contributing with, any insurance purchased or maintained by the Contractor or the Owner. The "additional insured" endorsement to Subcontractor's Commercial General Liability policy will be on ISO Form 20 10 07 04 and 20 37 07 04 or their equivalent and will include coverage for ongoing and completed operations.
- (e) All insurance policies required under Paragraph 1 or the Subcontract Documents will (i) be issued by insurance companies that have an A.M. Best rating of A- VII or better and (ii) contain a provision that coverage afforded thereunder shall not be cancelled or restrictive modifications added, without thirty (30) days prior written notice by certified mail to the Contractor. If Subcontractor fails to purchase and maintain the insurance coverage required herein, Contractor may, but shall not be obligated to, obtain such insurance and either charge all costs for such insurance to the Subcontractor or offset the costs of such insurance against amounts due Subcontractor under the Subcontract.
- (f) Certificates of Insurance will be filed with the Contractor prior to the start of the Subcontractor's Work on the Project Site. Such Certificates of Insurance will be in a form and substance acceptable to the Contractor and will provide satisfactory evidence that the Subcontractor has complied with all insurance requirements, including Contractor's, Owner's and any other required parties status as "additional insureds".
- (g) Contractor may exclude Subcontractor from the Project Site and withhold payments to Subcontractor until a properly executed certificate of insurance evidencing the insurance required herein is received by Contractor.
- (h) It is understood and agreed that the insurance coverages and limits required by this Subcontract shall not limit the extent of Subcontractor's responsibilities and liabilities specified within the Subcontract documents or under law.

2 Contractor's Builder's Risk Insurance.

Unless otherwise provided in the Subcontract Documents, Contractor will cause builder's risk insurance to be purchased and maintained with a "causes of loss" or equivalent policy form covering work to be performed by Contractor (including those working for or under Contractor) at the Project Site to the full insurable value thereof, on a replacement cost basis and subject to reasonable deductibles. Covered "causes of loss" means risks of direct physical loss or damage to covered property unless specifically excluded or limited under the policy. This insurance will include the interests of Owner, Contractor, Subcontractor and Sub-subcontractors in respect to the work to be performed by Contractor at the Project, and shall insure against perils of fire (with extended coverage), theft, vandalism, malicious mischief, collapse, earthquake, flood, windstorm, temporary falsework, shoring and forms and debris removal, and such other matters as are insured against in the form of the policy maintained by Contractor. Unless specifically provided in writing, such insurance will not include coverage for any property, structure(s) and contents (whether real or personal) owned by the Owner or third parties existing as of commencement of Contractor's work or otherwise. Contractor will carry earthquake and flood insurance if Contractor deems it appropriate.

To the extent of coverage afforded by builder's risk or any other property or equipment floater insurance applicable to the Work or the Project or equipment used in the performance of the Work or Project, regardless of whether such insurance is owned by or for the benefit of Subcontractor, Contractor or Owner or their respective subcontractors and agents, Contractor and Subcontractor agree to waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents and employees, each of the other, and (2) the Owner and any of its contractors, subcontractors, agents and employees, whether under subrogation or otherwise, for loss or damage to the extent covered by such insurance, except such rights as they may have to the proceeds of such insurance. If policies of insurance referred to in this paragraph require an endorsement to provide for continued coverage where there is a waiver of subrogation, then the owners of such policies will cause them to be so endorsed. A waiver of subrogation shall be effective as to a party even though that party would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether or not the party had an insurable interest in the property damaged.

If (i) the Project suffers an insurable loss, (ii) the loss is due in part to the negligence of Subcontractor and (iii) an insurance deductible amount (not to exceed \$10,000.00) is applied to the loss payable under builder's risk or other property insurance applicable to the Project, Subcontractor will be liable to Contractor for the deductible amount; however, Contractor may, in its discretion, apportion the deductible amount among other parties responsible for the loss. Subcontractor will promptly pay Contractor, upon demand, for any such deductible amount, and Contractor may offset the deductible amount against any amounts due Subcontractor under the Subcontract. Neither Contractor nor Owner represents that builder's risk or property insurance, if any, applicable to the Project or the Work is adequate to protect the interests of Subcontractor. It is Subcontractor's obligation to determine whether it should purchase and maintain supplementary property insurance to protect its interests in the Work.

- 2.2 Any insured loss is to be adjusted by Owner and Contractor and made payable to Contractor, as trustee, or to Owner and Contractor, as joint trustees for the insureds, as their interests may appear, subject to the requirements of any applicable mortgage or loss payable clause.
- 2.3 Subcontractor hereby releases and agrees to defend and indemnify Contractor and Owner from all claims for loss or damage to or loss of use of Subcontractor's property in or about the Project Site and shall purchase such insurance in respect thereto as Subcontractor deems appropriate. Subcontractor shall require a similar release and indemnity by Sub-subcontractors.

END OF RIDER C



SUBCONTRACTOR APPLICATION FOR PAYMEN

	Horizon Tech Center		Project	Number:	10262			
roject Name:	Emerald Landscape Svcs Inc			Application:		3	26/09	
ubcontractor:	1007073			* *			, <u> </u>	-
upplier #:	531 W. Crowther Ave.		Applic	ation Number:			9.	
ddress:			Period	• •	3/	Perio	d To: 3(31/09
· :	Placentia, CA 92870 714-993-9006							
hone :								•
emittance Address :	OPUS West Construction C	Corporation			•			
•	Attn : Accounts Payable							
	2050 Main Street, Suite 800	U						
•	Irvine, CA 92614							
ONTRACT INFORMA	TION					<u> </u>	TOTAL (\$)	
	ITEM	<u> </u>	SALES	TAX (\$)(if appli	cuble)		TOTAL (\$) \$389,128.00	
RIGINAL CONTRACT							3387,128.00	' .
PUS APPROVED CHA	NGE ORDER thru # 9						\$34,793.0	0
	ONTRACT AMOUNT TO DA	TE TOTAL					\$423,921.0	0
PPLICATION INFOR Total Completed &			s	123,921	<u>-</u>			
Less Retainage	0 +	. %	s	<i>\theta</i>		. ,		
Total Earned less F	Retningge (A - B)	•	•	i	i	s 42	3,921,-	
	_		, 4	122,909				
	ngs (previous req's line C)		J		-	. 1.0	12-	
Current Payment I				A	i	·		
· · · · · · · · · · · · · · · · · · ·	Plus Retainage (H - A + B)	•	3 <u></u>	1,012.	- !			
Current Gross Am	ount Completed This Period			***************************************	-			
	SUBCONTRA	CTOR: Eme	orald Landscape S	vcs/Nc			Supplier #: 100	07073
•	BY:		7	JULY	:			
•	DATE:			John	C. Crau	. (
PLICATION BREAK	•						· · · · · · · · · · · · · · · · · · ·	
	E COMPLETED IN ORDER FO	OD THIS DAVAGNIT T	↑ DE DD ↑↑ E C C C C	ים וופט עם חי	į			
NO SECTION MUST BI	COMPLETED IN ORDER PO	SK THIS FATMENT II	T	·····	i i		1	
			Work C	ompleted	1	İ		
Account Code	Description	CurrentContract	From		Total Work	Percent	Retainage This	Net Payment
		Amount	Previous Application	This Period	Complete	Complete	Application	1
······································					I+G	A/H		G-K
262.03-B40-02901.00-S	Landscaping - Subcontract	\$223,019.00	222,007.	1,012,-	223,019.	160	⇔	1,012.
262.03-B40-02902.00-8	Irrigation - Subcontract	\$200,902.00	200,902.		200,902	100		
	Total	\$423,921.00	422,909	1.012.	423,921.	100	8	1,012.
		Н	11	G	Α		К	E
	•							
tered By :		·	Approve	ed By:	- 			
	Accounting	Date			Proje	ct Manager		Date
ADED AREA FOR O	PUS ACCOUNTING USE O	NLY		•				
Part of the state				STATE OF THE PARTY		PHARMA		THE RESERVE OF THE PARTY OF THE

I		
۱		
I	••	٠
I	X.	,
l	느	:
l	_	'
i	7	ļ
Ì	3	•
į	_	•
I	ш	_
l	\mathbf{C})
l	щ	ļ
ı	=	•
ı	=	,
ı		١
ı	ш	ı
l	I	•
ı	\overline{c}	ì
l	ŭ	ì
l	٣,	
ı	_	٠
ı		
	Z	
ľ	<u>ш</u>	ļ
	≥	
ĺ.	>	
,	⋖	١.
i	בם	i
•		ĺ
1	늣	ľ
1	U	۱
ı	H	ı
i		Ì
	4	١
,	CERTIFICATE OF PAYMENT / SCHEDIII F OF VALUES	
•	$\underline{\hspace{0.1cm}}$	١
Į	Щ.	
į	二]
i		Ì
i	III	ı
ì	♂	J
١	$\boldsymbol{\smile}$	1

CONTRACT FOR: OPOUS West Construction Corporation Owner, OPUS West Construction Corp. PROJECT: Horizon Tech Center

Emerald Landscape Services, Inc. APPLICATION NUMBER: APPLICATION DATE: CONTRACTOR: PERIOD TO:

SIMILAR-AIA DOCUMENT G702

9 3/26/2009 3/1/2009

2

423921

1012

422909

423921

TOTAL

42392.1

8 8

100

1963 1012

1012

흉호

5 5 5 5

2291 3071 7138 1369

713.8 136.9 196.3 101.2

271.4 229.1 307.1

喜喜喜

100

8 8 8 8 8

191553 8635 6600

2714

197575

197575

197575 191553 8635

191553

8635 9600 2714 2291 3071 7138 1369 1963

6800

C.O. #2 C.O. #3 C.O. # C.O. #5 C.O. #6 C.O. #7

C.O. #1

2714 2291 3071

7138 1369 1963

> C.O. #8 C.O. #9

863.5

19757.5 19155.3

RETAINAGE

BALANCE TO FINISH

COMPLETE TO DATE

PREVIOUSLY COMPLETED

AND STORED COMPLETED

TO DATE

PRESENTLY STORED MATERIALS

> COMPLETED THIS PERIOD

WORK

COMPLETED

SCHEDULED VALUE

DESCRIPTION OF WORK

COST

Landscape Imigation

WORK

ပ

⋖

APPLICATION PREVIOUS

PERCENT

PERCENT

TOTAL

EMERALD LANDSCAPE SERVICES, INC. 2166 E. ORANGETHORPE AVENUE FULLERTON, CA 92831

CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

Upon receipt by the undersigned of a check from (Opus West Construction Corp) in the sum of \$ (1,012.00) payable to Emerald Landscape Services, Inc. and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of (Opus West Corporation) located at (Horizon Tech Center) to the following extent. This release covers a progress payment for labor, services, equipment, or material furnished to (Opus West Construction Corp) through (03/31/09) only and does not cover any retentions retained before or after the release date: extras or items furnished for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights. Including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

Dated:	Company: Emerald Landscape Services, Inc.
	Ву:
	Pamela McIntyre

EMERALD LANDSCAPE SERVICES, INC.

531 W CROWTHER AVE. PLACENTIA, CA 92870 714 993-9006 FAX: 714 993-9017

NDSCAPE SERVICES, INC.	
IFR AVE	D/

DATE	INVOICE#
3/26/2009	45674

Invoice

BILL TO

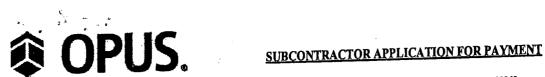
OPUS WEST CONSTRUCTION CORP. 2050 MAIN STREET, SUITE 800 IRVINE, CA 92614 ATTN: ACCOUNTS PAYABLE

PO/WORK ORD	TERMS	DUE DATE		PROPERTY NAME	
	Net 30	4/25/2009			
QUANTITY		DESCRIPT	ON	RATE	AMOUNT
	JOB NO.: 102	HORIZON TECH CEN 162 E THIS APPLICATION		1,012.00	1,012.00
		·			

Total \$1,012.00

Balance Due \$1,012.00

Please remit to the above address. Thank you for choosing Emerald Landscape Services



Printed On: 12/31/2008

Project Name: Subcontractor: Emerald Landscape Svcs Inc Supplier #: 1007073 Application Number: 8.1 Address: 531 W. Crowther Ave. Application Number: Period From: 1 t Period To: 1 3 t 0 9 Phone: Placentia, CA 92870 Phone: OPUS West Construction Corporation Attn: Accounts Payable 2050 Main Street, Suite 800 Irvine, CA 92614 CONTRACT INFORMATION ITEM SALES TAX (5)(If applicable) TOTAL (5) CONTRACT AMOUNT OPUS APPROVED CHANGE ORDER thru # 8 S33,781.00 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION	Name: Instance: Emerald Landscape Svcs Inc Errector: Emerald Landscape Svcs Inc In the Instance Address: State Sta						10262			
Subcontractor: Supplier #: 1007073 Address: 531 W. Crowther Ave.	Application Number: ##: 1007073 Sal W. Crowther Ave. Placentia, CA 92870 Period From:	Project Name:						1/1	5/09	
Address: S31 W. Crowther Ave. Application Number:	Application Numbers Placentia, CA 92870 Period From: 1	Subcontractors			Date of	- принскион				
Address: S31 W. Crowther Ave. Application Number:	Application Numbers Placentia, CA 92870 714-993-9006 OPUS West Construction Corporation Attn: Accounts Payable 2050 Main Street, Suite 800 Irvine, CA 92614 RACT INFORMATION SALES TAX (\$)(If applicable) TOTAL (\$) \$339,128.00 CONTRACT AMOUNT TO DATE TOTAL CATION INFORMATION Application Numbers I Period To:	Supplier #:	1007073						8.	
Phone: Placentia, CA 92870 714-993-9006 Remittance Address: OPUS West Construction Corporation Attn: Accounts Payable 2050 Main Street, Suite 800 Irvine, CA 92614 CONTRACT INFORMATION SALES TAX (\$)(if applicable) ORIGINAL CONTRACT AMOUNT OPUS APPROVED CHANGE ORDER thru # 8 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION APPLICATION INFORMATION	Placentia, CA 92870 714-993-9006 Ince Address: OPUS West Construction Corporation Attn: Accounts Psyable 2050 Main Street, Suite 800 Irvine, CA 92614 RACT INFORMATION TIEM SALES TAX (S)(If applicable) TOTAL (S) NAL CONTRACT AMOUNT APPROVED CHANGE ORDER thru # 8 \$333,781.00 CONTRACT AMOUNT TO DATE TOTAL CATION INFORMATION	Address:	531 W. Crowther Ave.		 ··					12,100
Phone: Remittance Address: OPUS West Construction Corporation Attn: Accounts Payable 2050 Main Street, Suite 800 Irvine, CA 92614 CONTRACT INFORMATION TIEM SALES TAX (\$)(if applicable) TOTAL (\$) ORIGINAL CONTRACT AMOUNT OPUS APPROVED CHANGE ORDER thru # 8 \$339,128.00 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION ### Application information ### Application information #### Application information ###################################	Attn: Accounts Psyable 2050 Main Street, Suite 800 Irvine, CA 92614 RACT INFORMATION SALES TAX (5)(If applicable) TOTAL (5) NAL CONTRACT AMOUNT APPROVED CHANGE ORDER thru # 8 CONTRACT AMOUNT TO DATE TOTAL CATION INFORMATION CATION INFORMATION		Placentia, CA 92870		Period I	From:		renoc	1 10:	13401
Remittance Address: OPUS West Construction Corporation Attn: Accounts Payable 2050 Main Street, Suite 800 Irvine, CA 92614 CONTRACT INFORMATION ITEM SALES TAX (\$)(if applicable) TOTAL (\$) ORIGINAL CONTRACT AMOUNT OPUS APPROVED CHANGE ORDER thru # 8 S33,781.00 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION 422 9C9	Attn: Accounts Psyable 2050 Main Street, Suite 800 Irvine, CA 92614 RACT INFORMATION ITEM SALES TAX (\$)(If applicable) NAL CONTRACT AMOUNT APPROVED CHANGE ORDER thru # 8 CONTRACT AMOUNT TO DATE TOTAL CATION INFORMATION CATION INFORMATION CATION INFORMATION	Phone:	714-993-9006							
Attn: Accounts Psyable 2050 Main Street, Suite 800 Irvine, CA 92614 CONTRACT INFORMATION ITEM SALES TAX (S)(If applicable) TOTAL (S) ORIGINAL CONTRACT AMOUNT OPUS APPROVED CHANGE ORDER thru# 8 S33,781.00 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION	Attn: Accounts Payable 2050 Main Street, Suite 800 Irvine, CA 92614 RACT INFORMATION ITEM SALES TAX (5)(if applicable) TOTAL (5) NAL CONTRACT AMOUNT APPROVED CHANGE ORDER thru # 8 CONTRACT AMOUNT TO DATE TOTAL S422,909.00 CATION INFORMATION	*	OPUS West Construction C	orporation,						
CONTRACT INFORMATION SALES TAX (5)(if applicable) TOTAL (5) ORIGINAL CONTRACT AMOUNT OPUS APPROVED CHANGE ORDER thru # 8 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION 422,909.00	Irvine, CA 92614 RACT INFORMATION ITEM SALES TAX (\$)(If applicable) TOTAL (\$) NAL CONTRACT AMOUNT APPROVED CHANGE ORDER thru # 8 \$33,781.00 CONTRACT AMOUNT TO DATE TOTAL \$422,909.00 CATION INFORMATION									
CONTRACT INFORMATION SALES TAX (\$)(if applicable) ORIGINAL CONTRACT AMOUNT OPUS APPROVED CHANGE ORDER thru # 8 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION CONTRACT AMOUNT TO DATE TOTAL	RACT INFORMATION ITEM SALES TAX (5)(if applicable) TOTAL (5) NAL CONTRACT AMOUNT APPROVED CHANGE ORDER thru # 8 CONTRACT AMOUNT TO DATE TOTAL S422,909.00 CATION INFORMATION	•	2050 Main Street, Suite 800)						
TIEM SALES TAX (5)(if applicable) TOTAL (5) ORIGINAL CONTRACT AMOUNT OPUS APPROVED CHANGE ORDER thru # 8 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION 422,909.00	NAL CONTRACT AMOUNT APPROVED CHANGE ORDER thru # 8 CONTRACT AMOUNT TO DATE TOTAL CATION INFORMATION SALES TAX (5)(if applicable) TOTAL (5) \$389,128.00 \$333,781.00 \$422,909.00		Irvine, CA 92614							
ORIGINAL CONTRACT AMOUNT OPUS APPROVED CHANGE ORDER thru # 8 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION SALES TAX (5)(if applicable) TOTAL (5) 5389,128.00 \$33,781.00 \$422,909.00	NAL CONTRACT AMOUNT APPROVED CHANGE ORDER thru # 8 CONTRACT AMOUNT TO DATE TOTAL CATION INFORMATION		ATION		,					
ORIGINAL CONTRACT AMOUNT OPUS APPROVED CHANGE ORDER thru# 8 S33,781.00 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION 422,909.00	NAL CONTRACT AMOUNT APPROVED CHANGE ORDER thru # 8 CONTRACT AMOUNT TO DATE TOTAL S422,909.00 CATION INFORMATION	CONTRACT INFORM			SALES	TAX (S)(if applic	able)		TOTAL (\$)	
OPUS APPROVED CHANGE ORDER thru# 8 CONTRACT AMOUNT TO DATE TOTAL S422,909.00 APPLICATION INFORMATION	APPROVED CHANGE ORDER thru# 8 \$33,781.00 CONTRACT AMOUNT TO DATE TOTAL \$422,909.00 CATION INFORMATION	ORIGINAL CONTRAC				•			\$389,128.00)
CONTRACT AMOUNT TO DATE TOTAL \$422,909.00 APPLICATION INFORMATION	CONTRACT AMOUNT TO DATE TOTAL 5422,909.00 CATION INFORMATION								\$33,781.00	0
APPLICATION INFORMATION	CATION INFORMATION	Or GO AIT NO 1225 GIV						 		
422.909	CATION INFORMATION		CONTRACT AMOUNT TO DA	TE TOTAL					\$422,909.00	<u> </u>
422.909	100 000	APPLICATION INFO	RMATION							
A Total Completed & Stored to Date	atal Completed & Stored to Date S 4X2, 70%				s	122,90	2-			
A Total completes to state to the	to at	•		0 4	<u></u>	-				
B Less Retainage 10 % 422,909,	eta Refeinage	_		, "	. •			. 422	1,909 -	
C Total Earned less Retainage (A - B)	. 422,909,	C Total Earned less	Retainage (A - B)		,	380 (18	2 10	<u> </u>		
D Less Previous Billings (previous req's line C)	otal Earned less Retainage (A - B)	D Less Previous Bill	ings (previous req's line C)		s	200,000	<u> </u>	وك	2912.90	
E Current Payment Due (C - D)	otal Earned less Retainage (A - B)	E Current Payment	Due (C - D)					s	70.	
P Balance to Finish, Plus Retainage (H - A + B)	otal Earned less Retainage (A - B)	F Balance to Finish	Plus Retainage (H - A + B)		S	(2)	_ 			
G Current Gross Amount Completed This Period S 42, 290, 10	otal Earned less Retainage (A - B) s 422,909, - s 380, (618, 10 s 42,290, 90 s 42,290, 90 s 42,290, 90	G Current Gross Ar	nount Completed This Period		s	42,290	<u>.</u> 20			
SUBCONTRACTOR: Emerald Landscape Svcs Inc	otal Earned less Retainage (A - B) eas Previous Billings (previous req's line C) current Payment Due (C - D) salance to Finish, Plus Retainage (H - A + B)		SUBCONTRA	CTOR: Eme	raid Landscape Sy	cs Inc	M		Supplier #: 100	07073
BY:	otal Earned less Retainage (A - B) eas Previous Billings (previous req's line C) surrent Payment Due (C - D) surrent Gross Amount Completed This Period s 422,909,90 s 42,290,90 s 42,290,90 s 42,290,90		BY: .	-	(1/2	/			
1/5/09	cotal Earned less Retainage (A - B) eas Previous Billings (previous req's line C) surrent Payment Due (C - D) salance to Finish, Plus Retainage (H - A + B) surrent Gross Amount Completed This Period SUBCONTRACTOR: Emeraid Landscape Svcs Ino Supplier #: 1007073				·		11500	7		
	cotal Earned less Retainage (A - B) seas Previous Billings (previous req's line C) surrent Payment Due (C - D) salance to Finish, Plus Retainage (H - A + B) surrent Gross Amount Completed This Period SUBCONTRACTOR: BY: S 380 (618, 10 S 42, 290, 90 S 42, 290, 90 Supplier #: 1007073						11.510			
	sotal Earned less Retainage (A - B) less Previous Billings (previous req's line C) surrent Payment Due (C - D) salance to Finish, Plus Retainage (H - A + B) surrent Gross Amount Completed This Period SUBCONTRACTOR: BY: DATE: S 380 (G/8, 10) S 42, 290, 90 S 42, 290, 90 S 42, 290, 90 Supplier #: 1007073									
APPLICATION BREAKDOWN	otal Earned less Retainage (A - B) ess Previous Billings (previous req's line C) surrent Payment Due (C - D) salance to Finish, Plus Retainage (H - A + B) surrent Gross Amount Completed This Period SUBCONTRACTOR: BY: DATE: CATION BREAKDOWN SUBCONTRACTOR: DATE: CATION BREAKDOWN	THIS SECTION MUST	BE COMPLETED IN ORDER F	OR THIS PAYMENT TO					т	T
THIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS	cotal Earned less Retainage (A - B) case Previous Billings (previous req's line C) current Payment Due (C - D) calance to Finish, Plus Retainage (H - A + B) current Gross Amount Completed This Period SUBCONTRACTOR: BY: DATE: CATION BREAKDOWN ECCTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS		·		Work C	ompleted	j		ł	
•	cotal Earned less Retainage (A - B) case Previous Billings (previous req's line C) current Payment Due (C - D) calance to Finish, Plus Retainage (H - A + B) current Gross Amount Completed This Period SUBCONTRACTOR: BY: DATE: CATION BREAKDOWN ECCTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS	Account Code	Description	CurrentContract	From		Total Work	Percent	Retainage This	Net Payment
THIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Work Completed	sotal Earned less Retainage (A - B) sess Previous Billings (previous req's line C) surrent Payment Due (C - D) salance to Finish, Plus Retainage (H - A + B) surrent Gross Amount Completed This Period SUBCONTRACTOR: BY: DATE: CATION BREAKDOWN ECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Work Completed S 42, 290, 90 S 42, 290, 90 S 42, 290, 90 Supplier #: 1007073			Amount	Previous	This Period	Complete	Complete	Application	ł
THIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Work Completed Account Code Description CurrentContract Amount Previous This Period Complete Complete Application Net Payment Application	otal Earned less Retainage (A - B) seas Provious Billiags (previous req's line C) surrent Payment Due (C - D) salance to Finish, Plus Retainage (H - A + B) surrent Gross Amount Completed This Period SUBCONTRACTOR: BY: DATE: CATION BREAKDOWN CCATION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Work Completed Cocount Code Description CurrentContract Amount Previous This Period Complete Complete Complete Complete Application		<u> </u>		Application		1+6	A / W		G-K
THIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Work Completed Account Code Description CurrentContract Amount Previous Application Total Work Complete Complete Application Net Payment Application	Supplier #: 1007073 BY: DATE: CATION BREAKDOWN ECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Coount Code Description CurrentContract Amount Complete	10262.03-B40-02901.00-S	Landscaping - Subcontract	\$222,007.00			1+0	A/A		9-8
THIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Work Completed Account Code Description CurrentContract Amount Previous Application Total Work Complete Complete Complete Application I + G A / H G K	scal Earned less Retainage (A - B) seas Previous Billings (previous req's line C) surrent Payment Due (C - D) salance to Finish, Plus Retainage (H - A + B) surrent Gross Amount Completed This Period SUBCONTRACTOR: BY: DATE: CATION BREAKDOWN ECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Work Completed Complete Complete Complete Complete Complete Application Total Work Percent Retainage This Not Payment Application From Previous Application 1 + G A/H G-K	10262.03-B40-02902.00-S	Irrigation - Subcontract	\$200,902.00			<u> </u>			<u> </u>
THIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Work Completed Account Code Description CurrentContract Amount From Previous Application This Period Complete Complete Application I+G A/H G-K G-K	stal Earned less Retainage (A - B) case Previous Billings (previous req's line C) case Previous Billings (previous req's line C) current Payment Due (C - D) calance to Finish, Plus Retainage (H - A + B) current Gross Amount Completed This Period SUBCONTRACTOR: BY: DATE: CATION BREAKDOWN ECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Work Completed Count Code Description CurrentContract Amount CurrentContract Amount Previous Application Total Work Complete Complete Complete Complete Complete Application Tela Work Percent Complete Com		Total	\$422,909.00						
THIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Work Completed Account Code Description CurrentContract Amount From Previous Application This Period Complete Complete Application I+G A/H G-K 10262.03-B40-02902.00-S Irrigation - Subcontract Subcontrac	Surrent Payment Due (C - D) salance to Finish, Plus Retainage (H - A + B) Surrent Gross Amount Completed This Period SUBCONTRACTOR: BY: DATE: CATION BREAKDOWN COUNTING THIS PAYMENT TO BE PROCESSED BY OPUS COUNT Code Description CurrentContract Amount Completed Complete Amount Complete Application Total Work Complete Complete Application Frevious Application This Period Complete Application Total Work Complete Application Total Work Complete Application Total Work Complete Application This Period Complete Application This Period Complete Application This Period Complete Application This Period Complete Application This Period Complete Complete Application This Period Complete Application This Period Complete Application This Period Complete Complete Application This Period Complete Complete Application This Period Complete Complete Application This Period Complete Complete Application This Period Complete Complete Application This Period Complete Complete Application This Period Complete Complete Application This Period Complete Complete Application This Period Complete Complete Complete Complete Application This Period Complete Com			н		G		ı.	к	Е
THIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Work Completed Account Code Description CurrentContract Amount Previous Application Total Work Complete Complete Complete Application I+G A/H G-K 10262.03-B40-02902.00-S Irrigation - Subcontract S222.007.00 Total S422,009.00 Total Work Complete Application I+G A/H G-K G-K	Supplier #: 1007073 Supplier #: 1007073 Supplier #: 1007073 Emerald Landscape Sves Inc Supplier #: 1007073 Supplier #: 1007073 Emerald Landscape Sves Inc Supplier #: 1007073 Em									
THIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Work Completed Account Code Description CurrentContract Amount Previous Application Total Work Complete Complete Complete Application I+G A/H G-K 10262.03-B40-02902.00-S Irrigation - Subcontract S222.007.00 Total S422,009.00 Total Work Complete Application I+G A/H G-K G-K	Supplier #: 1007073 Supplier #: 1007073 Supplier #: 1007073 Emerald Landscape Sves Inc Supplier #: 1007073 Supplier #: 1007073 Emerald Landscape Sves Inc Supplier #: 1007073 Em	Entered By :			Approve	ed By:				
THIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Work Completed Account Code Description CurrentContract Amount From Previous Application This Period Application I+G A/H G-K 10262.03-B40-02901.00-S Landscaping - Subcontract S202,0902.00 Total Total From Previous Application I+G A/H G-K G-K IT Gallowork Application I+G A/H G-K G-K IT Gallowork Application I+G A/H G-K G-K IT Gallowork Application I+G A/H G-K G-K IT Gallowork Application I+G A/H G-K G-K IT Gallowork Application I+G A/H G-K G-K IT Gallowork Application I+G A/H G-K G-K IT Gallowork Application I+G A/H G-K G-K IT Gallowork Application I+G A/H G-K G-K IT Gallowork Application I+G A/H G-K G-K IT Gallowork Application I+G A/H G-K G-K G-K IT Gallowork Application I+G A/H G-K G-K G-K G-K IT Gallowork Application I+G A/H G-K G-K G-K G-K IT Gallowork Application I+G A/H G-K G-K G-K G-K G-K G-K G-K G-K	otal Earned less Retainage (A - B) s		Accounting	Date			Proje	ect Manager		Date
THIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Account Code	Supplier #: 1007073 Supplier	SHADED AREA FOR	OPUS ACCOUNTING USE (ONLY						
THIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Account Code	Supplier #: 1007073 Supplier									
THIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Account Code	Supplier #: 1007073 Supplier				CHARLES AND A SHOP OF THE PARTY	NEWSCHOOL STATE OF THE PARTY OF	CAS AND THE CASE OF THE	E PART DE LA TOPA		AND DESCRIPTION OF THE PARTY OF
THIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Account Code	Supplier #: 1007073 Supplier									
THIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Account Code	Supplier #: 1007073 Supplier									
THIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Account Code	Supplier #: 1007073 Supplier									
THIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Account Code	Supplier #: 1007073 Supplier									
THIS SECTION MUST BE COMPLETED IN ORDER FOR THIS PAYMENT TO BE PROCESSED BY OPUS Account Code	Supplier #: 1007073 Supplier									
	$\mathcal{A}\mathcal{A}\mathcal{A}\mathcal{A}\mathcal{A}\mathcal{A}\mathcal{A}\mathcal{A}\mathcal{A}\mathcal{A}$. 4	422.90	7-			
	EL' / 1 MI PI	APPLICATION INFO	RMATION		_	122 900	9-			
422.909	100 000	APPLICATION INFO	RMATION		•					
422.909	CATION INFORMATION		CONTRACT AMOUNT TO DA	TE TOTAL					\$422,909.0	0
APPLICATION INFORMATION	CATION INFORMATION	OPUS APPROVED CH	ANGE ORDER thru # 8						\$33,781.00	0
CONTRACT AMOUNT TO DATE TOTAL \$422,909.00 APPLICATION INFORMATION	CONTRACT AMOUNT TO DATE TOTAL 5422,909.00 CATION INFORMATION									
ORIGINAL CONTRACT AMOUNT OPUS APPROVED CHANGE ORDER thru# 8 CONTRACT AMOUNT TO DATE TOTAL S422,909.00 APPLICATION INFORMATION	APPROVED CHANGE ORDER thru # 8 \$33,781.00 CONTRACT AMOUNT TO DATE TOTAL \$422,909.00 CATION INFORMATION				SALES	TAX (S)(if applic	able)			
TIEM SALES TAX (5)(if applicable) TOTAL (5) ORIGINAL CONTRACT AMOUNT OPUS APPROVED CHANGE ORDER thru # 8 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION 422,909.00	NAL CONTRACT AMOUNT APPROVED CHANGE ORDER thru # 8 CONTRACT AMOUNT TO DATE TOTAL CATION INFORMATION SALES TAX (5)(if applicable) TOTAL (5) \$3389,128.00 \$333,781.00 \$422,909.00	CONTRACT INFORM	ATION							
TIEM SALES TAX (5)(if applicable) TOTAL (5) ORIGINAL CONTRACT AMOUNT OPUS APPROVED CHANGE ORDER thru # 8 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION 422,909.00	NAL CONTRACT AMOUNT APPROVED CHANGE ORDER thru # 8 CONTRACT AMOUNT TO DATE TOTAL CATION INFORMATION SALES TAX (5)(if applicable) TOTAL (5) \$3389,128.00 \$333,781.00 \$422,909.00	•								
CONTRACT INFORMATION SALES TAX (5)(if applicable) TOTAL (5) ORIGINAL CONTRACT AMOUNT OPUS APPROVED CHANGE ORDER thru # 8 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION 422,909.00	Irvine, CA 92614 RACT INFORMATION ITEM SALES TAX (S)(If applicable) TOTAL (S) NAL CONTRACT AMOUNT APPROVED CHANGE ORDER thru # 8 \$33,781.00 CONTRACT AMOUNT TO DATE TOTAL \$422,909.00 CATION INFORMATION			•						
2050 Main Street, Suite 800 Irvine, CA 92614 CONTRACT INFORMATION ITEM SALES TAX (S)(if applicable) TOTAL (S) ORIGINAL CONTRACT AMOUNT OPUS APPROVED CHANGE ORDER thru # 8 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION 422,909.00	2050 Main Street, Suite 800 Irvine, CA 92614 RACT INFORMATION TEM	Remittance Address:		orporation,						
Attn: Accounts Psyable 2050 Main Street, Suite 800 Irvine, CA 92614 CONTRACT INFORMATION ITEM SALES TAX (S)(If applicable) TOTAL (S) ORIGINAL CONTRACT AMOUNT OPUS APPROVED CHANGE ORDER thru # 8 S33,781.00 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION 4222 909	Attn: Accounts Payable 2050 Main Street, Suite 800 Irvine, CA 92614 RACT INFORMATION ITEM SALES TAX (5)(If applicable) TOTAL (5) NAL CONTRACT AMOUNT APPROVED CHANGE ORDER thru # 8 CONTRACT AMOUNT TO DATE TOTAL S422,909.00 CATION INFORMATION	Phone:								
Phone: Remittance Address: OPUS West Construction Corporation Attn: Accounts Payable 2050 Main Street, Suite 800 Irvine, CA 92614 CONTRACT INFORMATION TIEM SALES TAX (\$)(if applicable) TOTAL (\$) ORIGINAL CONTRACT AMOUNT OPUS APPROVED CHANGE ORDER thru # 8 \$338,128.00 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION ### Application information ### Application information #### Application information #### Application information ###################################	Attn: Accounts Psyable 2050 Main Street, Suite 800 Irvine, CA 92614 RACT INFORMATION SALES TAX (S)(If applicable) TOTAL (S) NAL CONTRACT AMOUNT APPROVED CHANGE ORDER thru # 8 CONTRACT AMOUNT TO DATE TOTAL CATION INFORMATION CATION INFORMATION				Period I	rrom:				-1
Placentia, CA 92870 714-993-9006 Remittance Address: OPUS West Construction Corporation Attn: Accounts Payable 2030 Main Street, Suite 800 Irvine, CA 92614 CONTRACT INFORMATION SALES TAX (\$)(if applicable) ORIGINAL CONTRACT AMOUNT OPUS APPROVED CHANGE ORDER thru # 8 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION APPLICATION INFORMATION	Placentia, CA 92870 714-993-9006 Innce Address: OPUS West Construction Corporation Attn: Accounts Payable 2050 Main Street, Suite 800 Irvine, CA 92614 RACT INFORMATION TIEM SALES TAX (\$)(If applicable) TOTAL (\$) NAL CONTRACT AMOUNT APPROVED CHANGE ORDER thru # 8 \$333,781.00 CONTRACT AMOUNT TO DATE TOTAL CATION INFORMATION	Address			 ··		1/1	Period	i To:	131/09
Address: Placentia, CA 92870 Phone: Remittance Address: OPUS West Construction Corporation Attn: Accounts Psyable 2050 Main Street, Suite 800 Irvine, CA 92614 CONTRACT INFORMATION SALES TAX (S)(If applicable) ORIGINAL CONTRACT AMOUNT OPUS APPROVED CHANGE ORDER thru # 8 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION Period From: I [Period To: [31 67] Period To: [31 67] Period From: I [Period To: [31 67] Period To: [31	Placentia, CA 92870 714-993-9006 OPUS West Construction Corporation Attn: Accounts Payable 2050 Main Street, Suite 800 Irvine, CA 92614 RACT INFORMATION SALES TAX (S)(If applicable) TOTAL (S) S389,128.00 CONTRACT AMOUNT TO DATE TOTAL S422,909.00 CATION INFORMATION	Supplier #:			Annlica	tion Numbers			B	
Address: S31 W. Crowther Ave. Application Number:	Application Numbers Placentia, CA 92870 714-993-9006 OPUS West Construction Corporation Attn: Accounts Payable 2050 Main Street, Suite 800 Irvine, CA 92614 RACT INFORMATION SALES TAX (\$)(if applicable) TOTAL (\$) \$339,128.00 CONTRACT AMOUNT TO DATE TOTAL CATION INFORMATION Application Numbers I Period To:	· · · · · · · · · · · · · · · · · · ·	Emerald Landscape Svcs Inc		Date of A	Application:				
Subcontractors Supplier #: 1007073 Address: 531 W. Crowther Ave.	Test 1007073	Project Name:						1/1	5/09	
Project Name: Subcontractor: Emerald Landscape Svcs Inc Supplier #: 1007073 Address: 531 W. Crowther Ave. Application Number: Period From: I L Period To: I SL 09 Phone: Placentia, CA 92870 Phone: OPUS West Construction Corporation Attn: Accounts Payable 2050 Main Street, Suite 800 Irvine, CA 92614 CONTRACT INFORMATION TEM SALES TAX (\$)(If applicable) CONTRACT AMOUNT OPUS APPROVED CHANGE ORDER thru # 8 \$33,781.00 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION \$422,909.00	Name: Instance: Emerald Landscape Svcs Inc Errector: Emerald Landscape Svcs Inc In the Instance Address: State Sta				Businet l	Number:	10262			
Project Name: Horizon Toch Center Project Number: Date of Application: I 15 09 Supplier #1 1007073 Address: 531 W. Crowther Ave. Application Number: Period From: I 1 Period To: I 31 09 Phone : Placontia, CA 92870 Period From: I 1 Period To: I 31 09 Phone : OPUS West Construction Corporation Attn: Accounts Psyable 2050 Main Street, Suite 800 Irvine, CA 92614 CONTRACT INFORMATION TEM SALES TAX (S)(If applicable) TOTAL (S) ORIGINAL CONTRACT AMOUNT OPUS APPROVED CHANGE ORDER thru # 8 CONTRACT AMOUNT TO DATE TOTAL APPLICATION INFORMATION APPLICATION INFORMATION APPLICATION INFORMATION	Name: Horizon Toch Center Project Number: Date of Application: Frestor: Emerald Landscape Svos Inc 1007073 Application Number: B. 1 Flacontia, CA 92870 714-993-9006 Ince Address: OPUS West Construction Corporation Attn: Accounts Payable 2050 Main Street, Suite 800 Irvine, CA 92614 RACT INFORMATION ITEM SALES TAX (S)(If applicable) NAL CONTRACT AMOUNT APPROVED CHANGE ORDER thru # 8 CONTRACT AMOUNT TO DATE TOTAL CONTRACT AMOUNT TO DATE TOTAL CONTRACT AMOUNT TO DATE TOTAL CONTRACT AMOUNT TO DATE TOTAL CONTRACT AMOUNT TO DATE TOTAL CONTRACT AMOUNT TO DATE TOTAL CONTRACT AMOUNT TO DATE TOTAL CONTRACT AMOUNT TO DATE TOTAL CONTRACT AMOUNT TO DATE TOTAL CONTRACT AMOUNT TO DATE TOTAL CONTRACT AMOUNT TO DATE TOTAL									

Page

	1/31/2009	I
SIMILAR-AIA DOCUMENT G702	Emerald Landscape Services, Inc. 8 1/15/2009 to	
	CONTRACTOR: APPLICATION NUMBER: APPLICATION DATE: PERIOD TO:	. F
SCHEDULE OF VALUES	Corporation	O O
CERTIFICATE OF PAYMENT / SCHEDU	CONTRACT FOR: OPOUS West Construction Corporation PROJECT: Horizon Tech Center Owner: OPUS West Construction Corp.	A

CERTIFICATE OF PAYMENT / SCHEDULE OF VALUES

	_			RETAINAGE	19757.5	19155.3	863.5	099	271.4	229.1	307.1	713.8	136.9	196.3			
	I		BALANCE TO		0	0	0	0	0	0	0	0	0	0			
	-	PERCENT	COMPLETE	TO DATE	5	5	5	5	<u>\$</u>	9	190	1001	18	180			
		PERCENT	Q.		100	100	100	100	100	180	100						
	ຶ່	COMPLETED	AND STORED	TO DATE	197575	191553	8635	9890	2714	2291	3071	7138	1369	1963			
	ıL	MATERIALS															
	ш	WORK	COMPLETED	THIS PERIOD													
	۵	WORK	PREVIOUS	APPLICATION	197575	191553	8635	0099	2714	2291	3071	7138	1369	1963			
	ပ		SCHEDULED	VALUE	197575	191553	8635	0099	2714	2291	3071	7138	1369	1963			
	6			DESCRIPTION OF WORK	Landscape	Imgation	C.O. #1	C.O. #2	C.O. #3	C.O. #4	C.O. #5	C.O. #6	C.O. #7	C.O. #8			
	∢		COST	200													

Inigation	191553	191553			191553	50+	430	0	19155.3
C.O. #1	8635				8635		9	0	863.5
C.O. #2	9800				9800	1001	8	0	980
C.O. #3	2714	2714			2714			0	271.4
C.O. #4	2291				2291			ō	229.1
C.O. #5	3071	3071			3071	100		o	307.1
C.O. #6	7138				7138			0	713.8
C.O. #7	1369				1369		1 8	o	136.9
C.O. #8	1963	1963			1963		100	o	196.3
TOTAL	422909	422909	0	0	422909			0	42290.9

EMERALD LANDSCAPE SERVICES, INC. 2166 E. ORANGETHORPE AVENUE FULLERTON, CA 92831

CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

Upon receipt by the undersigned of a check from (Opus West Construction Corp) in the sum of \$ (42,290.90) payable to Emerald Landscape Services, Inc. and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of (Opus West Corporation) located at (Horizon Tech Center) to the following extent. This release covers a progress payment for labor, services, equipment, or material furnished to (Opus West Construction Corp) through (01/30/09) only and does not cover any retentions retained before or after the release date; extras or items furnished for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights. Including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

Dated:	Company: Emerald Landscape Services, Inc.	·
	Ву:	
· · · · · · · · · · · · · · · · · · ·	Pamela McIntyre	

EMERALD LANDSCAPE SERVICES, INC.

531 W CROWTHER AVE. PLACENTIA, CA 92870

714 993-9006 FAX: 714 993-9017

Invoice

\$42,290.90

\$42,290.90

DATE	INVOICE #
1/16/2009	44928

BILL TO

OPUS WEST CONSTRUCTION CORP. 2050 MAIN STREET, SUITE 800 IRVINE, CA 92614

ATTN: ACCOUNTS PAYABLE

PO/WORK ORD	TERMS	DUE DATE		PROPERTY NAME	
	Net 30	2/15/2009			
QUANTITY		DESCRIPTI	ON	RATE	AMOUNT
	JOB NO.: 102	ORIZONE TECH CE 62 THIS APPLICATION		42,290.90	42,290.90

Total

Balance Due

Please remit to the above address. Thank you for choosing Emerald Landscape Services



SURCONTRACTOR APPLICATION FOR PAYMENT

— — —					10262	,	_	
Project Name:	Horizon Tech Center			Number:	 	1/15	109	
Subcontractors	Emerald Landscape Svcs Inc		Date of A	Application:				_
Supplier #:	1007073			_		7.		
Address:	531 W. Crowther Ave.		Applicat	tion Number:	 1,			31/09
•	Placentia, CA 92870		Period I	From:		Period	To:	3.10
Mana s	714-993-9006							
Phone : Remittance Address :	OPUS West Construction C	orporation						
Kemittance Address .	Attn : Accounts Payable							
	2050 Main Street, Suite 800	ı						
:	Irvine, CA 92614							
CONTRACT INFORM	ITEM		SALES	TAX (\$)(if applica	ible)	1	TOTAL (\$)	
							\$389,128.00	
ORIGINAL CONTRAC				 			\$33,781.00	,
OPUS APPROVED CH	ANGE ORDER thru # 8					·		
	CONTRACT AMOUNT TO DA	TE TOTAL			i		\$422,909.00	<u>'</u>
APPLICATION INFO	RMATION							
			s 4	422,909	7			
•	10	4/	<u></u>	422,909 42,290	,40			
B Less Retainage		76	~ 		-	, 380	618,10	
C Total Earned less	Retainage (A - B)		. '2'	71,195.1	Ö		423, =	
D Less Previous Bil	llings (previous req's line C)		s	11,195.	-	. 9	423 -	
E Current Paymen	t Due (C - D)			42,290.	40	\$	120,	
F Balance to Finish	, Plus Retsinage (H - A + B)		s					
G Current Gross A	mount Completed This Period		s	10,470.	_	•		
	SUBCONTRA	CTOR: Eme	raid Landscape Sy	vbe/tud/			Supplier #: 100	07073
	BY:	-		1)(//				
	DI:			11150	<u></u>			
	DATE:			1/15/0				
APPLICATION BREA								
THIS SECTION MUST	BE COMPLETED IN ORDER FO	OR THIS PAYMENT TO	O BE PROCESSE	D BY OPUS	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	T
			Work C	completed		}		
Account Code	Description	CurrentContract	From		Total Work	Percent	Retainage This	Net Payment
	2	Amount	Previous	This Period	Complete	Complete	Application	1
			Application					
10262.03-B40-02901.00-S	Landscaping - Subcontract	\$222,007.00	211,537,	222,007.	1+G	A/H (0℃	1,047.	9.423
10262.03-B40-02902.00-S	Irrigation - Subcontract	\$200,902.00				100	1, 5, 7,	
10202-03-8-10-02902-00-3		\$422,909.00	200,902.	200,902,- 422,909,-	10,470.~		1,047,-	0 1/22 =
<u> </u>	Total	Н	1-11-1-17	9	10,740.	100	1,041, K	9,423,-
				 	<u> </u>		• • • • • • • • • • • • • • • • • • • 	•
Entered By :			Approv	ed By :				
	Accounting	Date			Proi	ect Manager		Date
CUADED ABEA EOD	OPUS ACCOUNTING USE O							
SIADED AREA FUR	WEST OF THE COLUMN THE COLUMN							Kadalar alaman kanan manan
		arrae yenionily						
The state of the s		The state of the s		NAME OF TAXABLE PARTY.		HIPPORT TO STATE		THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.

	1/31/2009
MENT G702	Services, Inc. to
SIMILAR-AIA DOCUMENT G702	Emerald Landscape Services, Inc. 7 1/15/2009 to 1/1/2009 to
	CONTRACTOR: APPLICATION NUMBER: APPLICATION DATE: PERIOD TO:
CERTIFICATE OF PAYMENT / SCHEDULE OF VALUES	CONTRACT FOR: OPOUS West Construction Corporation PROJECT: Horizon Tech Center Owner. OPUS West Construction Corp.

	CONTRACT FOR: OPOUS West Construction Corporation	orporation			CONTRACTOR:		Emerald Landscape Services, Inc.	e Services, Inc.		
PROJECT: #	PROJECT: Horizon Tech Center				APPLICATION NUMBER:	UMBER:	1			
Owner: OPUS	Owner: OPUS West Construction Corp.				APPLICATION DATE:	ATE:	1/15/2009			
					PERIOD TO:		1/1/2009	\$	1/31/2009	
∢	6	U	٥	ù	Ľ.	O			x	-
			WORK			TOTAL				
			COMPLETED	WORK	MATERIALS	COMPLETED	PERCENT	PERCENT	•	
COST		SCHEDULED	PREVIOUS	COMPLETED	PRESENTLY	AND STORED	PREVIOUSLY	COMPLETE	BALANCE TO	
CODE	DESCRIPTION OF WORK	VALUE	APPLICATION	THIS PERIOD	STORED	TO DATE	COMPLETED	TO DATE	FINISH	RETAINAGE

I andecana	122207							·	
incitation	0.000	6/6/81			19/5/5	3	3	5	676781
ingaroni.	181553	191553			191553	100	100	0	19155.3
C.O. #1	8635	8635			8635	100	100	0	863.5
C.O. #2	0089	0099			0099	100	100	o	099
C.O. #3	2714	2714			2714	100	100	0	271.4
C.O. #4	2291	2291			2291	100	100	0	229.1
C.O. #5	3071	3071			3071	100	180	0	307.1
C.O. #8	7138		7138		7138		100	o	713.8
C.O. #7	1389		1369		1369		180	0	136.9
C.O. #8	1983		1963		1963		100	0	196.3
TOTAL	422909	412439	10470	0	422909			0	42290.9

EMERALD LANDSCAPE SERVICES, INC. 2166 E. ORANGETHORPE AVENUE FULLERTON, CA 92831

CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

Upon receipt by the undersigned of a check from (Opus West Construction Corp) in the sum of \$ (9,423.00) payable to Emerald Landscape Services, Inc. and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of (Opus West Corporation) located at (Horizon Tech Center) to the following extent. This release covers a progress payment for labor, services, equipment, or material furnished to (Opus West Construction Corp) through (01/30/09) only and does not cover any retentions retained before or after the release date; extras or items furnished for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights. Including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

Dated:	Company: Emerald Landscape Services, Inc.
	By:Pamela McIntyre

EMERALD LANDSCAPE SERVICES, INC.

531 W CROWTHER AVE. PLACENTIA, CA 92870 714 993-9006 FAX: 714 993-9017

			\sim	\wedge
	\ /	()	I (L	-
In	v			V

DATE	INVOICE #
1/16/2009	44927

BILL TO

OPUS WEST CONSTRUCTION CORP. 2050 MAIN STREET, SUITE 800 IRVINE, CA 92614 ATTN: ACCOUNTS PAYABLE

PO/WORK ORD	TERMS	DUE DATE		PROPERTY NAME	
	Net 30	2/15/2009			
QUANTITY		DESCRIPT	ON	RATE	AMOUNT
	JOB NO.: 102	HORIZONE TECH CE 262 E THIS APPLICATION		9,423.00	9,423.00
					·

Total \$9,423.00

Balance Due \$9,423.00

Please remit to the above address. Thank you for choosing Emerald Landscape Services



SUBCONTRACTOR APPLICATION FOR PAYMENT

	Horizon Tech Center		Project l	lumber:	10262		1 2 10	
Project Name:	Emerald Landscape Svcs Inc		Date of A	opplication:		11 1	1 08	
Subcontractor:	1007073					1	_	•
Supplier #:	531 W. Crowther Ave.		Applicat	ion Number:		Ĝ	' é	/
Address:	Placentia, CA 92870		Period F	rom:	11 2	Period	To: il	<u>30/08</u>
	714-993-9006							*
Phone:		amountion.						
Remittance Address :	OPUS West Construction C Atm : Accounts Payable	Orporation						
	2050 Main Street, Suite 800							
	Irvine, CA 92614							
					•			
CONTRACT INFORMA			SALES	TAX (\$)(if applic	able)	7	TOTAL (5)	
	ITEM		- JAPAN	1121 (0)(0 -7)			\$389,128.00	
ORIGINAL CONTRACT							\$23,311.00	
OPUS APPROVED CHA	ANGE ORDER thru # 3						423,311.00	
	CONTRACT AMOUNT TO DA	TB TOTAL			!		\$412,439.00)
APPLICATION INFOR	- ,							
			s. 4	12,439				
A Total Completed d			•—•	41 243	90			
B Less Retainage	10	74	•		- ;	. 371.	195.10	
Total Barned less	Retainage (A - B)		21	1. 21.9	30	<u></u>	195,10 325,80	
Less Previous Billi	ngs (previous req's line C)		s <u> </u>	06,50 1		4 8	325.80	
Corrent Payment	Due (C - D)		.1	6,369. 1,243,90	· •	5		
F Balance to Finish,	Plus Retsinage (H - A + B)		s <u>-7</u>	7,273,00				
G Current Gross Am	nount Completed This Period		s£	5,362.°C				
	SUBCONTRA	CTOR: Emer	rald Landscape Sv	cs Inc			Supplier #: 10	07073
	BY:				:			
		-						
	DATE:							
CPLICATION BREAD				n ny 02110				
THIS SECTION MUST E	BE COMPLETED IN ORDER FO	OR THIS PAYMENT TO			T	1	T	1
			Work C	ompleted	<u> </u>			ł
Account Code	Description	CurrentContract	Prom		Total Work	Percent	Retainage This	Not Payment
		Amount	Previous	This Period	Complete	Complete	Application	
			Application		1+G	A/H		G-K
0262.03-B40-02901.00-S	Landscaping - Subcontract	\$211,537.00	207,4150	4,122.	211,537	100	412,70	3,709,9
0262.03-B40-02902.00-S	Irrigation - Subcontract	\$200,902.00	199662	1,240,-	200,902	100	124,	1,116.
	Total	8412,439.00	407,017	5,362.	412,439-	100	536	4,825.
		H		G	Λ		K	E
				,	,			
Cotered By :		1 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Approve	d By:	<i>:</i> 			
	Accounting	Date			Proj	ect Manager		Date
HADED AREA FOR (OPUS ACCOUNTING USE O	ONLY	and the second second		:			

1		٠.	: :		:			•.	Ж		19757.5	19155.3	863.5	88	271.4	229.1	307.1						•						T			T		Ţ	П	
					-				RETAINAGE		197	191	8		2	2	3	•																		
	· · · · · · · · · · · · · · · · · · ·	٠.		8				c	٠		6	0	0	0	0	0	0									+	+	1	+	1	+	\dagger	\dagger	1	$ \cdot $	1
				11/30/2008	I			BALANCE TO	FINISH																								ļ			
,02	<u> છ</u>						Ļ	:	• •		ē	2	2	휼	ᅙ	2	2		-	13.5												Ī				
SIMILAR-AIA DOCUMENT G702	Emerald Landscape Services, Inc.		>	\$			TWICOID	COMPLETE	TODATE) · ·																			
NA DOC	andscape	9	11/17/2008	11/1/2008	.:	· ·	TAL	> <u> </u>	FTFD		9	8	8	8	8																					
SIMILAR-	Emerald L		11/1	#			THEOLOGIC	PPENCENT	COMPLETED																											
					U	TOTAL		ANDSTOPED	TODATE		197575	191553	8635	98	2714								•													
:	•	UMBER	ATE:			10	ָ ק						ļ. 	١.																				L		
	CONTRACTOR	APPLICATION NUMBER.	APPLICATION DATE:	0.10	L	•	MATCOLALC	DESCRITE Y	STORFD																											
	CONTR	APPLIC	APPLIC	PERIOD TO:			MATC		STC					1		<u> </u>	_					·					_				\downarrow		\downarrow	\perp		
					u		ХООМ	COMPLETED	THIS PERIOD							2291	3071								•											
		٠.		,	١.		74	, and a	THIS																											
LUES					۵	WORK	ETEN	PREMICIS	APPLICATION		197575	191553	8635	9890	2714				٠.				,													
JF VAI	:					8	COMPLETED		APPLIC			`.																								
UE C								. E) H		197575	191553	8635	999	27.14	2291	3071		٠																	
別別	rporation				0	· · ·		SCHEDILLED	VALUE																											
S/LN	uction Co		· .			· : :	:		χX							,																				
AME	st Consti	*	on Corp.		_				DESCRIPTION OF WORK												İ								İ							
밁	OUS WE	ch Cente	onstructi		8				CRIPTIO					:																						
CERTIFICATE OF PAYMENT / SCHEDULE OF VALUES	CONTRACT FOR: OPOUS West Construction Corporation	PROJECT: Horizon Tech Center	Owner: OPUS West Construction Corp.						DES		Landscape	Imgation	CO #1	C.O. #2	C.O. #3	CO #	CO #																			
7	INTRACI	OJECT:	ner. OPl	*	⋖		· · ·	COST	CODE				Ĭ						1			1		1	1		1	†	1	1	†	1	T		+	1

EMERALD LANDSCAPE SERVICES, INC.

531 W CROWTHER AVE. PLACENTIA, CA 92870

714 993-9006 FAX: 714 993-9017

Invoice

DATE	INVOICE#
11/17/2008	44267

BILL TO

OPUS WEST CONSTRUCTION CORP. 2050 MAIN STREET, SUITE 800 IRVINE, CA 92614

ATTN: ACCOUNTS PAYABLE

PO/WORK ORD	TERMS	DUE DATE	PROPERTY NAME		
	Net 30	12/17/2008			
QUANTITY		DESCRIPTION		RATE	AMOUNT
	JOB NAME: HORIZON TECH CENTER JOB NO.: 10262 AMOUNT DUE THIS APPLICATION			4,825.80	4,825.80

Total \$4,825.80

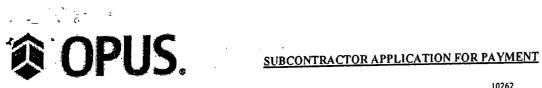
Balance Due \$4,825.80

Please remit to the above address. Thank you for choosing Emerald Landscape Services

CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

Upon receipt by the undersigned of a check from (Opus West Construction Corp) in the sum of \$ (4,825.80) payable to Emerald Landscape Services, Inc. and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of (Opus West Corporation) located at (Horizon Tech Center) to the following extent. This release covers a progress payment for labor, services, equipment, or material furnished to (Opus West Construction Corp) through (11/30/08) only and does not cover any retentions retained before or after the release date; extras or items furnished for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights. Including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

Dated:	Company: Emerald Landscape Services, Inc.
	By:
	Pamela McIntyre



	Horizon Tech Center		Project	Number:	10262			
Project Name:	Emerald Landscape Svcs Inc	•		Application:		(J	7 08	
Subcontractor:	1007073						~	
Supplier #:	531 W. Crowther Ave.		Applica	ation Number:			<u>5. </u>	
Address:			Period	From:	6/1	Perio	d То:	<u> /30/08</u>
	Placentia, CA 92870 714-993-9006						<u></u>	
Phone :								
Remittance Address :	OPUS West Construction C	orporation		•				
	Attn : Accounts Payable	, <i>.</i>						
	2020 Main Street, Suite 800	· ·					••	
	Irvine, CA 92614			•				
CONTRACT INFORM	ATION						TOTAL (\$)	1
<u> </u>	ITEM		SALES	TAX (\$)(if applic	able)		\$389,128.00	
ORIGINAL CONTRAC	TAMOUNT			_			3387,128.00	
OPUS APPROVED CHA	ANGE ORDER thru # 3						\$17,949.00)
1	CONTRACT AMOUNT TO DA	TE TOTAL					\$407,077.00)
APPLICATION INFOR	<u>IMATION</u>							
A Total Completed	& Stored to Date			<u>07,077, ~</u>				
B Less Retainage	10	%	s	40,707.7	00 -			_
		•		•		s_360	0,364.3	C
			. 2	05,677			0, 369.30 0, 692.30	
	ings (previous req's line C)		<u></u>		_	5 160	,692.30	
E Current Payment			• 4	40.707.7	٥	~		
•	Plus Retainage (H - A + B)			78,547				
G Current Gross An	nount Completed This Period	_			<u>«</u>		a 100	17073
:	SUBCONTRA	CTOR: Eme	rald Landscape Sv	#117 \/\			Supplier #: 100	
**	BY:			NVV.				
	DATE:			ای صح	17/08			
APPLICATION BREAL								
	BE COMPLETED IN ORDER FO	OF THIS PAYMENT TO	O BE PROCESSE	D BY OPUS				
THIS SECTION MUST E	SE COMPLETED IN ORDER A	N THIS TATMENT IS		ompleted		[
	·			I]		
Account Code	Description	CurrentContract	From		Total Work	Percent Complete	Retainage This Application	Net Payment
		Amount	Previous Application	This Period	Complete	Complete	Application	1
					1+G	A/H		G-K
10262.03-B40-02901.00-S	Landscaping - Subcontract	\$207,415.00	52,660.	154,795,-	207,415	200	15,475,50	x39,279.5
10262,03-B40-02902,00-S	frrigation - Subcontract	\$199,662.00	175,870,	23,792,-	199,062-	100	2,379,20	21,412,80
	Total	\$407,077.00	228,530	178,547,-	407,077.	ia	17,854,70	160,692,30
		н	1	G	^	J	К	E
Intered By :			Approve	ed By:				
	Accounting	Date			Proje	ect Manager		Date
HADED AREA FOR O	OPUS ACCOUNTING USE C	DNLY						
			-				6	**
(A C S S K K S 100)		AUDITOR OF						18.44: Korê

1020										
2	CENTIFICATE OF PATMENT / SCHEDULE OF VAL	CHEDOLE	JF VALUES				SIMILAR-AIA DOCUMENT G702	UMENT G702		
CONTRA	CONTRACT FOR: OPOUS West Construction Corporation	nporation			CONTRACTOR:		Emerald Landscape Services, Inc.	e Services, Inc.	.* ·	:
PROJEC Owner: C	PROJECT: Horizon Tech Center Owner: OPUS West Construction Corp.				APPLICATION NUMBER: APPLICATION DATE:	JMBER: \TE:	5 6/19/2008		•	
					PERIOD TO:		6/1/2008	\$	6/30/2008	
∢	8	O	٥	E E	L	0			I	 -
			WORK			TOTAL	1000	10000		
COST		SCHEDULED	PREVIOUS	COMPLETED	PRESENTLY	AND STORED	PERCENI	COMPLETE	BALANCE TO	
CODE	DESCRIPTION OF WORK	VALUE	APPLICATION	THIS PERIOD	STORED	TO DATE	COMPLETED	TO DATE	FINISH	RETAINAGE
	Landscape	197575	49360	148215		197575	26	100	0	19757.5
	Irrigation	191553	171550			191553		100		19155.3
	C.O. #1	8635	4320			8635		100	0	863.5
	C.O. #2	9099	3300			0099		100	0	99
	C.O. #3	2714		2714		2714		100	0	271.4
}										
1										
	TOTAL	407077	228530	178547	0	407077				0 40707.7

CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

Upon receipt by the undersigned of a check from (Opus West Construction Corp) in the sum of \$ (160,692.30) payable to Emerald Landscape Services, Inc. and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of (Opus West Corporation) located at (Horizon Tech Center) to the following extent. This release covers a progress payment for labor, services, equipment, or material furnished to (Opus West Construction Corp) through (06/30/08) only and does not cover any retentions retained before or after the release date; extras or items furnished for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights. Including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

Dated:	Company: <u>Emerald Landscape Services, Inc.</u>	
	By:	
	Pamela McIntyre	

531 W CROWTHER AVE. PLACENTIA, CA 92870

714 993-9006 FAX: 714 993-9017

Invoice

DATE	INVOICE#
6/16/2008	42369

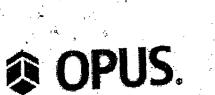
BILL TO

OPUS WEST CONSTRUCTION CORP. 2050 MAIN STREET, SUITE 800 IRVINE, CA 92614 ATTN: ACCOUNTS PAYABLE

PO/WORK ORD	TERMS	DUE DATE		PROPERTY NAME	
	Net 30	7/16/2008			
QUANTITY		DESCRIPT	ION	RATE	AMOUNT
	JOB NO.: 102	IORIZON TECH CEI 62 E THIS APPLICATIO		160,692.30	160,692.30

Total \$160,692.30

Balance Due \$160,692.30



SUBCONTRACTOR APPLICATION FOR PAYMEN

771	Horizon Tech Center	. 1		Project Num		10262	5/19/0	୭ ଖ	
ct Names	Emerald Landscape Svo	s Inc		Date of App	Acanon:				
ontractor:							4.		
lier #:	1007073 531 W. Crowther Ave.			Application	Number:	61.	Period To	5/3	108
ress:				Period From	m:	511	- Period 10		
	Placentia, CA 92870								
ne :	714-993-9006								
ittance Address :	OPUS West Constr		oration						
	Attn : Accounts Pay								
	2020 Main Street, S	uite 800							
•	Irvino, CA 92614	.*	10 m						
	TION			·		-	то	TAL(S)	
NTRACT INFORM	ITEM			SALES TA	AX (\$)(if applicabl	" ——		\$389,128.00	
UGINAL CONTRA	T AMOUNT					l		\$17,949.00	
OUS APPROVED CH	IANGE ORDER thru#				,			\$407,077.00	
	CONTRACT AMOUN	TO DATE	TOTAL						
PLICATION INFO				s_22	₹ <u>8,530,</u>	-			
Total Complete	& Stored to Date			5 2	12,853.	-			
Less Retainage		10 %	6	<u> </u>		S,	205	677	
Total Earned le	is Retainage (A - B)			in	7,937.				
	illings (previous req's li	ne C)		ss	1,101.	•	97	740.	
		•	1			3.			
Current Payme	nt Due (C - D)	. ₽ R\			01,400.	-			
	h, Plus Retainage (H - A			s 10	8,600. T	· -			
Current Gross	Amount Completed This	Period		aid Landscape Svo	•	$\wedge \wedge$	S	Supplier #: 100	7073
	SUBC	CONTRAC	TOR:			-\\h-			
	BY:			5	12/08/				
	5.47	e.							
•	DAT	D:							
PPLICATION BR	EAKDOWN	*		DE DOCCESSEI	O BY OPUS				
HIS SECTION MUS	T BE COMPLETED IN	ORDER FO	R THIS PAYMENT TO) BE PROCESSE.	ompleted				
		ļ		Work Co	Jilipieleo	ļ		Danisana Thie	Net Payment
A sees to Code	Descriptio	,	CurrentContract	From		Total Work	Percent Complete	Retainage This Application	
Account Code	Descriptio		Amount	Previous	This Period	Complete	Complete	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	·			Application		1+G	A/H		G · K
			\$207,415.00	28,980.	23,680	52,660.	25	2,368.	21,31
0262.03-B40-02901.00					84,920	175,870.	88	8,492.	76,42
0262.03-B40-02902.00	-S Irrigation - Subcontro	ict	\$199,662.00	90,950		228.530.	50	10,860.	9774
		Total	\$407,077.00	119,930.	108,60.	A		К	Е
			Н	 		 			
			:		d Dec s	•			
			\$	Approv	eu by :				
Entered By :			Date			Proi	ect Manager		Date

	- 1
l	- 1
l	1
ľ	
ı	ဖ
	ш
ļ	VALUES
ı	ᅱ
	% I
	为
ı	$\mathbf{v}_{\mathbf{l}}$
	щ
ı	31
ı	집
	呵
	I
	O
	/SCHEDULE OF \
	\geq
ĺ	듸
I	<u> </u>
l	삥
I	€
l	8
l	ا۵
	n l
	ลเ
	비
	Κĺ
	٥l
	SERTIFICATE OF PAYMENT / SCHEDULE OF VALUES
	Ē۱
	α١
	叫
١	()

SIMILAR-AIA DOCUMENT G702

APPLICATION NUMBER: APPLICATION DATE: CONTRACTOR CONTRACT FOR: OPOUS West Construction Corporation Owner, OPUS West Construction Corp. PROJECT: Horizon Tech Center

Emerald Landscape Services, Inc. 5/1/2008 PERIOD TO:

5/19/2008

2

5/31/2008 BALANCE TO COMPLETE PERCENT PERCENT PREVIOUSLY AND STORED COMPLETED TOTAL

RETAINAGE

FINISH

TO DATE

COMPLETED

TO DATE

STORED

COMPLETED THIS PERIOD

APPLICATION

SCHEDULED VALUE

DESCRIPTION OF WORK

COST CODE

WORK

COMPLETED **PREVIOUS**

WORK . 0

ပ

6

⋖

MATERIALS PRESENTLY

u_

	Landscape	197575	25680	23680		49360	13	26	144915	
	Imigation	191553	90950	80600		171550	47			11
	C.O. #1	8635		4320		4320		90	3 4320	
	C.O. #2	0099	3300			3300	50	90		330
	C.O. #3	2714							2714	
								·		
1	TOTAL	407077	119930	108600	0	228530			175252	52 23183

CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

Upon receipt by the undersigned of a check from (Opus West Construction Corp) in the sum of \$ (97,740.00) payable to Emerald Landscape Services, Inc. and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of (Opus West Corporation) located at (Horizon Tech Center) to the following extent. This release covers a progress payment for labor, services, equipment, or material furnished to (Opus West Construction Corp) through (05/31/08) only and does not cover any retentions retained before or after the release date; extras or items furnished for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights. Including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

Dated:	Company: _	Emerald Landscape Services, Inc.
	5	
	By: _	
		Pamela McIntvre

531 W CROWTHER AVE. PLACENTIA, CA 92870 714 993-9006 FAX: 714 993-9017

Invoice

DATE	INVOICE#
5/19/2008	41995

BILL TO

January Bayer

OPUS WEST CONSTRUCTION CORP. 2050 MAIN STREET, SUITE 800 IRVINE, CA 92614

ATTN: ACCOUNTS PAYABLE

PO/WORK ORD	TERMS	DUE DATE		PROPERTY NAME	
	Net 30	6/18/2008			
QUANTITY		DESCRIPT	ION	RATE	AMOUNT
	JOB NO.: 102	ORIZON TECH CEN	NTER	97,740.00	97,740.00

Total \$97,740.00

Balance Due \$97,740.00



SUBCONTRACTOR APPLICATION FOR PAYMENT

Project Name:	Horizon Tech Center		Project	Number:	10202	.55		
Subcontractor:	Emerald Landscape Svcs Inc		Date of	Application:		3,		·
Supplier #:	1007073					4/2	2/08	
Address:	531 W. Crowther Ave.		Applica	tion Number:	210			30/0%
•	Placentia, CA 92870	•	Period I	rom:	411	—— Period	16: -	3010
Phone:	714-993-9006							
Remittance Address :	OPUS West Construction C	orporation						
Kemittance Address :	Attn : Accounts Payable							
	2020 Main Street, Suite 800	, ,						
	Irvine, CA 92614	•					•	
CONTRACT INFORM	ITEM		SALES	TAX (S)(if applied	uble)	1	OTAL (\$)	
ORIGINAL CONTRAC							\$389,128.00	
	ANGE ORDER thru# 3						\$17,949.00	
OPOS AFFROVED CIT				<u> </u>			\$ 407,077.00	
	CONTRACT AMOUNT TO DA	TE TOTAL					3407,077.00	
APPLICATION INFO	RMATION							
A Total Completed			S	119,430,	. .			
	10	·%	s	11,993,-	_			
	Retainage (Å - B)	•				s_101	,937.	
_			s	53,847	_		090,	
	lings (previous req's line C)				_	s 54	090	
E Current Paymen				299 140			•	
	, Plus Retainage (H - A + B)	•	·e	60,100.	-			
G Current Gross A	mount Completed This Period	_	3		_		Supplier#: 100	7073
,	SUBCONTRA	CTOR: Eme	erald Landscape S	CCS WITH			ouppitet #4	
	BY:		7	A//,		Then	C. Croul	<u> </u>
	DATE:		વે	PR 08				
APPLICATION BREA	KDOWN .			. (
	BE COMPLETED IN ORDER F	OR THIS PAYMENT T	O BE PROCESSE	D BY OPUS				
THIS SECTION MOST	BE COM BE TO IN OND IN			ompleted	 			
. :	,	_		<u> </u>	Total Work	Percent	Retainage This	Net Payment
Account Code	Description .	CurrentContract Amount	From Previous	This Period	Complete	Complete	Application	
		Allioun	Application					
		2227 417 22		28,980	28,480.	14%	2,818.	26,082.
10262.03-B40-02901.00-S	Landscaping - Subcontract	\$207,415.00	1225-					28,000.
10262.03-B40-02902.00-S	Irrigation - Subcontract	\$199,662.00	59,830	31120-	90,950,	29%	3,112.	54,040
	Total	\$407,077,00 H	59,830 -	60,100.	119,430.	17/0	ω, υ (υ,	54,070, E
				ļ <u>v</u>	4			
			Approv	ed Bv :				
Entered By :	Accounting	Date	' '	, -	Proi	ect Manager		Date
	_	1	•	•		•		•
SHADED AREA FOR	OPUS ACCOUNTING USE	UNLY	nverbinger seed	Marie Continues and				i
		Valid Anval						
				2/4 VIII.144 J. W. 1245		at in the		
							•	
	•							
,1 -	•							
		1	•					

CONTRACT FOR: OPOUS West Construction Corporation PROJECT: Horizon Tech Center Commer: OPUS West Construction Corp.	orporation				CONTRACTOR: APPLICATION NUMBER: APPLICATION DATE:		Emerald Landscape Services, Inc. 3 4/22/2008	3.2	900000	
c a			1	u	PERIOD TO:	d	4/1/2008	8	4/30/2008	-
> (c)		WORK		n j		TOTAL	THEOLOGIC		:	
SCHEDULED PREVIOUS	PREVIOUS		O	COMPLETED	PRESENTLY	AND STORED	PREVIOUSLY	COMPLETE	BALANCE TO	U VAII V
DESCRIPTION OF WORK VALUE APPLICATION	APPLICATION		j	I HIS PERIOD	SIORED	ODAIE	COMPLETED	11 PO O	LINIO	NE CARACIE
Landscape 197575	197575			25680		25680		13	171895	
Irrigation 59830		59830		31120		05608	31	47	100603	9082
8635			1 1						8635	
C.O. #2	0099			3300		3300		50	3300	330
C.O. #3	2714		1						2714	
			l							
			ļ							
			•							
			_							
			_							
										-
			L							
			L							
TOTAL 59830			_	60100		119930	10		28/14/	12023

SIMILAR-AIA DOCUMENT G702

CERTIFICATE OF PAYMENT / SCHEDULE OF VALUES

CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

Upon receipt by the undersigned of a check from (Opus West Construction Corp) in the sum of \$ (54,090.00) payable to Emerald Landscape Services, Inc. and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of (Opus West Corporation) located at (Horizon Tech Center) to the following extent. This release covers a progress payment for labor, services, equipment, or material furnished to (Opus West Construction Corp) through (04/30/08) only and does not cover any retentions retained before or after the release date; extras or items furnished for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights. Including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

Dated:	Company: <u>Emerald Landscape Services, Inc.</u>	
	By:	
	Pamela McIntyre	

531 W CROWTHER AVE. PLACENTIA, CA 92870

714 993-9006 FAX: 714 993-9017

	n			1		\wedge
	# 1 T	W I			E _!	_
B	8 6	v,	v		v	V

DATE	INVOICE#
4/22/2008	41647

BILL TO

and the training

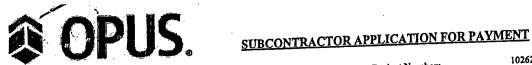
OPUS WEST CONSTRUCTION CORP. 2050 MAIN STREET, SUITE 800 IRVINE, CA 92614

ATTN: ACCOUNTS PAYABLE

PO/WORK ORD	TERMS	DUE DATE		PROPERTY NAME	
	Net 30	5/22/2008			
QUANTITY		DESCRIPT	ION	RATE	AMOUNT
	JOB NO.: 102	IORIZON TECH CE 62 THIS APPLICATIO		54,090.00	54,090.00

Total \$54,090.00

Balance Due \$54,090.00



•			Approve					
								
	Total	Н	1 I	G	A	J	К	Е
10262.03-B40-02902.00-		\$191,553.00	36,060.	23 800	59,800.	31	2389	21,420.
10262.03-B40-02901.00-			76.000	23.800 T	59,860.	31	2,380	21,420
		\$197,575.00			J+G			
Account Code	Description	CurrentContract Amount	From Previous Application	This Period	Total Work Complete	Percent Complete	Retainage This Application	Net Paymer
THIS SECTION MUST	T BE COMPLETED IN ORDER FOR	THIS PAYMENT TO	Work Co	mpleted				
APPLICATION BRE	DATE:		DI DOCKSSED	BY OPUS				
	•	· · · · · · · · · · · · · · · · · · ·	3/18	308				
. ·	BY:		NOX					
G Current Gross A	Amount Completed This Period SUBCONTRACTO	OR: Emeral	d Landscape Spes	Inc		Supp	ller #: 1007073	
	h, Plus Retainage (H - A + B)			7,800	-			
E Current Paymer			s 33	5,254-	-			
	illings (previous req's line C)		-		s_	71,4	120.	
	s Retainage (A - B)		s 37	2,454.	-		37 9 .—	
Less Retainage					\$_	53,8	374	
Total Completed	l & Stored to Date		s =	5,984	-			
PPLICATION INFO			, 5°	7,860-	<u>-</u> .			
OPUS AFFROVED GE	CONTRACT AMOUNT TO DATE	TOTAL						
ORIGINAL CONTRAC	IANGE ORDER # 1 thru #						\$389,128.00	
	ITEM						\$389,128.00	
CONTRACT INFORM			SALES T/	X (\$)(if applicat	ble)	TO	TAL (S)	
	Irvine, CA 92614			•				
	2020 Main Street, Suite 800		1					
emittance Address:	OPUS West Construction Corpor	lation		•				
hone:	714-993-9006	ention						
	Placentia, CA 92870		Period Fro	:	. <u></u>	_		
ddress:	531 W. Crowther Ave.		Application		3/1	Period To	0: 3/3	100
ıpplier#:	1007073			Number	•	2.		
ibcontractor:	Emerald Landscape Svcs Inc		Date of App	piicauon.				
roject Name:	Horizon Tech Center		Project Nut Date of App			3/18/	08	
			- 1 A Min.					

m---

1 1		<u>8</u>		5983	1							1		T				T	T	
		I RETAINAGE																		
	3/31/2008	H BALANCE TO FINISH	197575	131723																
UMENT G702	e Services, Inc. to	PERCENT COMPLETE TO DATE		31																
SIMILAR-AIA DOCUMENT G702	Emerald Landscape Services, Inc. 2 3/18/2008 to	PERCENT PREVIOUSLY COMPLETED																		
	v.,**	G TOTAL COMPLETED AND STORED TO DATE		59830																
	CONTRACTOR: APPLICATION NUMBER: APPLICATION DATE: PERIOD TO:	F MATERIALS PRESENTLY STORED																		
		E WORK COMPLETED THIS PERIOD		23800																
F VALUES		D WORK COMPLETED PREVIOUS APPLICATION		36030											·					
CHEDULEO	poration	C SCHEDULED VALUE	1975751	191553												1				
CERTIFICATE OF PAYMENT / SCHEDULE OF VALUES	CONTRACT FOR: OPOUS West Construction Corporation PROJECT: Horizon Tech Center Owner. OPUS West Construction Corp.	B DESCRIPTION OF WORK	Landscape	Irrigation																
CERTIFIC	CONTRACT F PROJECT: Hc Owner: OPUS	A COST CODE	1	<u>=</u>								·								

CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

Upon receipt by the undersigned of a check from (Opus West Construction Corp) in the sum of \$ (21,420.00) payable to Emerald Landscape Services, Inc. and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of (Opus West Corporation) located at (Horizon Tech Center) to the following extent. This release covers a progress payment for labor, services, equipment, or material furnished to (Opus West Construction Corp) through (03/31/08) only and does not cover any retentions retained before or after the release date; extras or items furnished for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights. Including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

Dated:	Company: Emerald Landscape Services, Inc.	
•	By:	
;	Pamela McIntyre	

531 W CROWTHER AVE. PLACENTIA, CA 92870

714 993-9006 FAX: 714 993-9017

Invoice

DATE	INVOICE#
3/18/2008	41262

BILL TO

OPUS WEST CONSTRUCTION CORP. 2050 MAIN STREET, SUITE 800 IRVINE, CA 92614

ATTN: ACCOUNTS PAYABLE

PO/WORK ORD	TERMS	DUE DATE	•	PROPERTY NAME	
	Net 30	4/17/2008			
QUANTITY		DESCRIPT	ON	RATE	AMOUNT
	JOB NO.: 102	HORIZON TECH CEI 162 E THIS APPLICATIO		21,420.00	21,420.00
·					

Total \$21,420.00

Balance Due \$21,420.00



SUBCONTRACTOR APPLICATION FOR PAYMENT

	Horizon Tech Center		Project l	Number:	10262			
Project Name: Subcontractor:	Emerald Landscape Svcs Inc		Date of .	Application:		120/0	8	
	1007073					,		
Supplier #:	531 W. Crowther Ave.		Applicat	tion Number:		<u> </u>		-7. 0
Address:	Placentia, CA 92870		Period I	From:	2/1	Period	To: 2/2	<u> 29/0</u> 8
. •	714-993-9006							
Phone:	OPUS West Construction Corpo	oration						
Remittance Address:	Attn : Accounts Payable							
:	2020 Main Street, Suite 800							
	Irvine, CA 92614							
CONTRACT INFORM	•							
CONTRACT INFORM	ITEM		SALES	TAX (\$)(If applica	ible)	T	OTAL (5)	
ORIGINAL CONTRACT	The second secon						\$389,128.00	
OPUS APPROVED CHA	NGE ORDER # 1 thru #						\$389,128.00	
	CONTRACT AMOUNT TO DATE	E TOTAL					0303,120.00	
APPLICATION INFOR	MATION			O. 10				
A Total Completed &	Stored to Date			o.060	_			
B Less Retainage	10 %		s3	3,606.	_	_		
C Total Earned less	Retainage (A - B)	•		_	s_	32,4	54.	
D Less Previous Billi	ngs (previous req's line C)		\$		_	32,4	154 -	
E Current Payment	Due (C - D)		_			J.4, 9	<u> </u>	
F Balance to Finish,	Plus Retainage (H - A + B)		s <u> </u>	56,674. 6,060,7	_			
G Current Gross Am	ount Completed This Period		s <u>3</u>	66'000'_				_
,	SUBCONTRACTO	OR: Emera	ild Landscape Svo		,	Supp	olier #: 100707	<u>-</u>
	BY:		XVV	Joh	n Croul			
	DATE:		2/2	10/08				
APPLICATION BREAK	(DOWN	muc nasawat to	DE DDOCESSEI	D BY OPUS				
THIS SECTION MUST B	E COMPLETED IN ORDER FOR	THIS PATMENT TO		ompleted			l'	1
						_		
Account Code	Description	CurrentContract Amount	From Previous Application	This Period	Total Work Complete	Percent Complete	Retainage This Application	Net Payment
-					I+G	A/H		G - K
10262.03-B40-02901.00-S	Landscaping - Subcontract	\$197,575.00						
10262.03-B40-02902.00-S	Irrigation - Subcontract	\$191,553.00		36,060	36,060,~	18	3,600	32,454
	Total	\$389,128.00		36,060.	36,060 -	18	3,606-	32,4547
		н	I	G	Α	J	К	E
			_					
Entered By:	<u> </u>	. .	- Approve	ea By:	VI14	Manager		Date
	Accounting	Date			Project	Manager		Date
SHADED AREA FOR OP	US ACCOUNTING USE ONLY							

CER	CERTIFICATE OF PAYMENT / SCHEDLIS E DE VALLIER	THE CHACK	02111V/13C							
		מסו וריסטרו	VALUES				SIMILAR-AIA DOCUMENT G702	COMENT G702		:
CONTRA	CONTRACT FOR: OPOUS West Construction Corporation	orporation	•		CONTRACTOR		Emerald Landscape Services, Inc.	e Services, Inc.		
Ower C	Owner OP 18 West Constitution of the			,	APPLICATION NUMBER:	ER:	-	;		
	o come construction corp.				APPLICATION DATE: PERIOD TO:	ATE:	2/20/2008	.		
4							7 172000	9	2/29/2008	
:	٥	ပ	۵	ш	iL.	၅			Ŧ	-
,			WORK COMPLETED	WORK	MATERIALS	TOTAL COMPLETED	DEDCENT	FM3C030		
CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATION	COMPLETED	PRESENTLY	AND STORED	PREVIOUSLY	COMPLETE	BALANCE TO	
			NO.	DON'S LENGT	SICKED	IO DATE	COMPLETED	TO DATE	FINISH	RETAINAGE
	Landscape	197575							100000	
	Imgation	191553		36030		00000			1975751	
				2000		30030		\$2	155493	3606
	TOTAL	389128		00000	1					
		1,1,1,1	,	36030	0	36030			353068	3606

CERTIFICATE OF PAYMENT / SCHEDULE OF VALUES

CONDITIONAL WAIVER AND RELEASE UPON PROGRESS PAYMENT

Upon receipt by the undersigned of a check from (Opus West Construction Corp) in the sum of \$ (32,454.00) payable to Emerald Landscape Services, Inc. and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of (Opus West Corporation) located at (Horizon Tech Center) to the following extent. This release covers a progress payment for labor, services, equipment, or material furnished to (Opus West Construction Corp) through (02/29/08) only and does not cover any retentions retained before or after the release date; extras or items furnished for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in this release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights. Including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

Dated:	Company: <u>Emerald Landscape Services, Inc.</u>
	By:
	Pamela McIntvre

531 W CROWTHER AVE. PLACENTIA, CA 92870

714 993-9006 FAX: 714 993-9017

Invoice

DATE	INVOICE#
2/21/2008	40871

BILL TO

OPUS WEST CONSTRUCTION CORP. 2050 MAIN STREET, SUITE 800 IRVINE, CA 92614

ATTN: ACCOUNTS PAYABLE

PO/WORK ORD	TERMS	DUE DATE		PROPERTY NAME	
	Net 30	3/22/2008			
QUANTITY		DESCRIPTION		RATE	AMOUNT
	JOB NO.: 1026	ORIZON TECH CEN	ITER	32,454.00	
	<u> </u>				

Total \$32,454.00

Balance Due \$32,454.00