

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF DELAWARE**

In re:

OPUS SOUTH CORPORATION, *et al.*,¹

Debtors.

Chapter 11

Case No. 09-11390 (MFW)

Jointly Administered

**NOTICE OF MODIFICATIONS TO AND ADDITIONAL CURE AMOUNTS
WITH RESPECT TO THE ASSUMPTION AND ASSIGNMENT OF
UNEXPIRED LEASES AND EXECUTORY CONTRACTS**

PLEASE TAKE NOTICE THAT, on May 21, 2009, the United States Bankruptcy Court for the District of Delaware (the “**Court**”) entered an order (the “**Procedures Order**”) on the motion (the “**Motion**”) filed as Docket No. 10 with the Court by the above-captioned debtors and debtors-in-possession (collectively, the “**Debtors**”) for entry of an order pursuant to Sections 105, 363(b), (f), and (m), and 365 of Title 11 of the United States Code, Rules 2002, 6004, and 6006 of the Federal Rules of Bankruptcy Procedure: (1) approving the proposed bidding procedures related to the disposition of certain assets of the Debtors; (2) approving the form, extent, and manner of notice of the proposed cure amounts, auction, and final hearing; and (3) granting related relief. Capitalized terms used but not otherwise defined herein shall have the meaning given to them in the Procedures Order. A true and correct copy of the Procedures Order and Motion may be obtained upon request from the Debtors’ counsel as identified below or from the Debtors’ claims agent, Delaware Claims Agency, LLC, at www.delawareclaimsagency.com or by calling 1-800-838-6773.

PLEASE TAKE NOTICE THAT, on June 10, 2009, the Debtors provided notice (the “**Original Notice**”) filed as Docket No. 262 with the Court that the Debtors may seek to assume and assign certain unexpired leases or executory contracts to a winning bidder at the Auction.

PLEASE TAKE NOTICE THAT, Exhibit “A” attached hereto reflects (1) modifications to certain of the cure amounts set forth in the Original Notice, and (2) additional cure amounts subject to the Procedures Order. The filing of this notice does not extend the deadline for filing objections to the proposed cure amounts set forth herein or in the Original Notice. To be timely filed, an objection must be in writing and received by counsel for the Debtors on or before June 25, 2009, at 5:00 p.m. (Prevailing Delaware Time). Any objection that is not filed by that deadline is untimely.

¹ The debtors in these cases, along with the last four digits of each debtor’s federal tax identification number, are: Opus South Corporation (4928); Opus South Contractors, L.L.C. (1657); Altaire Village, L.L.C. (8521); Clearwater Bluff, L.L.C. (1608); Calm Waters, L.L.C. (7875); Waters Edge One, L.L.C. (3936); Laguna Riviera Ventures, L.L.C. (7950); 400 Beach Drive, L.L.C. (0489); Shoppes of Four Corners, L.L.C. (7932); and 8th & 14th, L.L.C. (0119). The debtors’ corporate headquarters are located at, and the mailing address for each debtor is, 3344 Peachtree Road NE, Suite 1650, Atlanta, Georgia, 30326.

PLEASE TAKE NOTICE THAT, the presence of a contract or agreement on **Exhibit "A"** hereto does not constitute an admission that such contract or agreement is an executory contract or unexpired lease. The Debtors continue to reserve all of their rights, claims and causes of action with respect to the contracts and agreements listed on **Exhibit "A"** hereto.

Dated: June 23, 2009

GREENBERG TRAURIG, LLP

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Counsel for the Debtors and
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Exhibit "A"

Modifications to and Additional Cure Amounts

<u>Creditor Name, Address, and Contract</u>	<u>Debtor</u>	<u>Kind of Contract</u>	<u>Cure Amount Listed in Original Notice</u>	<u>Modified/Additional Cure Amount</u>
Alabama Power P.O. Box 242 Birmingham, AL 35292	8th & 14th, L.L.C.	Utility Provider	\$72,873.89	\$0.00 ² (modified)
Alabama Power P.O. Box 242 Birmingham, AL 35292	8th & 14th, L.L.C.	Utility Provider	\$6,297.07	\$0.00 ² (modified)
Thomas H. Walker Consultants, LLC 595 Kings Grant Walk Roswell, GA 30075	8th & 14th, L.L.C.	GSA Consultant	\$981.75 and \$1,186.74	\$826.75 ³ (additional)

NOTE: The Debtors make no representations that any contracts or leases can be assigned.

² This amount assumes that the check received post-petition from the surety clears the banking process.

³ This amount is in addition to the \$981.75 and \$1,186.74 listed in the Original Notice as being owed to Thomas H. Walker Consultants, LLC.