

**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 POTENTIAL ASSUMPTION AND ASSIGNMENT OF
CERTAIN EXECUTORY CONTRACTS AND UNEXPIRED LEASES**

PLEASE TAKE NOTICE that on April 22, 2009, the above-captioned debtors and debtors-in-possession (collectively, the “**Debtors**”) filed with the United States Bankruptcy Court for the District of Delaware (the “**Bankruptcy Court**”) a motion (the “**Motion**”) requesting entry of an order pursuant to Sections 105, 363(b), (f), and (m), and 365 of Title 11 of the United States Code (the “**Bankruptcy Code**”), Rules 2002, 6004, and 6006 of the Federal Rules of Bankruptcy Procedure (the “**Bankruptcy Rules**”): (1) approving the proposed Bidding Procedures related to the disposition of substantially all of the assets of each 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.

PLEASE TAKE FURTHER NOTICE that on May 21, 2009, the Bankruptcy Court entered an order approving the Motion, in part, with respect to certain of the Debtors (the “**Procedures Order**”)² and pursuant to and as set forth in more detail in the Procedures Order, the assets of the following Debtors will be marketed for sale and potentially sold: 8th & 14th, L.L.C.; Altaire Village, L.L.C.; and Laguna Riviera Ventures, L.L.C.

PLEASE TAKE FURTHER NOTICE that the Debtors will conduct the Auction to determine the winning bid or bids on **June 30, 2009, beginning at 10:00 a.m. (Prevailing Delaware Time)**, or, if required by the Bankruptcy Court, another date, at the law offices of Greenberg Traurig LLP, The Nemours Building, 1007 North Orange Street, Suite 1200, Wilmington, Delaware, 19801. The Auction is to be governed by the terms and conditions of the procedures set forth in the Procedures Order.

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.

² Terms not otherwise defined herein shall have the same meaning as set forth in the Procedures Order.

PLEASE TAKE FURTHER NOTICE that in conjunction with the intended sale of the OS Assets, the Debtors may seek to assume and assign the executory contracts and unexpired leases set forth in Schedule A attached hereto (the "Cure Schedule").³

PLEASE TAKE FURTHER NOTICE that the cure amounts for the executory contracts and unexpired leases to be assumed and assigned within the meaning of Section 365 of the Bankruptcy Code, according to the Debtors' books and records, are set forth in the attached Cure Schedule.

PLEASE TAKE FURTHER NOTICE that any objections to the Debtors' stated cure amounts must be filed with the Bankruptcy Court and served on the following on or before **June 25, 2009, at 5:00 p.m. (Prevailing Delaware Time)**: (1) counsel for the Debtors at (a) Victoria Counihan, Greenberg Traurig, LLP, The Nemours Building, 1007 North Orange Street, Suite 1200, Wilmington, Delaware 19801; and (b) Matthew Gensburg, Greenberg Traurig, LLP, 77 West Wacker Drive, Suite 3100, Chicago, Illinois 60601, and (2) counsel for any unsecured creditors' committee appointed in these cases. Any such objection must state with specificity what cure amount the objecting party believes is required and the default to which it relates (with appropriate documentation in support thereof). If an objection is filed, such objection will be entertained by the Court at the final hearing on the Motion scheduled for **July 2, 2009, at 10:30 a.m. (Prevailing Delaware Time)**.

Dated: June 10, 2009

GREENBERG TRAUIG, LLP
By: /s/ Victoria Watson Counihan
Victoria W. Counihan (DE Bar No. 3488)
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-and-

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Counsel for the Debtors and
Debtors-in-Possession

³ By inclusion of any contract or lease on the Cure Schedule attached hereto, the Debtors are not admitting or representing to any party that such contract or lease is either executory or subject to assumption or assignment.

Schedule A

8th & 14th, L.L.C.		NOTE: Debtor makes no representation that contracts can be assigned.											
Creditor's Name	Attn:	Address	City	State	Zip	Kind of Contract	Proposed Cure Amount						
Alabama Power		PO Box 242	Birmingham	AL	35292	Utility Provider	72,873.89						
Alabama Power		PO Box 242	Birmingham	AL	35292	Utility Provider	6,297.07						
Alabama Power Corporation	Scott McKeen	1313 N. 6th Avenue	Birmingham	AL	35203	Utility Provider	0						
Allied Waste Services		PO Box 9001099	Louisville	KY	40290-1099	Trash & Recycling	1,191.78						
Allied Waste Services		PO Box 9001099	Louisville	KY	40290-1099	Trash & Recycling	2,426.54						
Allied Waste Services	Gary Stignani	3950 50th Street SW	Birmingham	AL	35221	Trash & Recycling	0						
Arbon Equipment Corporation		PO Box 78196	Milwaukee	WI	53278-0196	Equipment Maintenance	450.00						
Arbon Equipment Corporation	Brandon Baker	512 Business Center Drive	Birmingham	AL	35244	Equipment Maintenance	0						
AT&T (formally Cingular Wireless PCS, LLC)	Lease Administration	6100 Atlantic Boulevard Mail Code GAN02	Norcross	GA	30071	Lease for Cellular Tower	0						
Birmingham Water Works		PO Box 830269	Birmingham	AL	35283-0269	Water Provider	59.29						
Birmingham Water Works		PO Box 830269	Birmingham	AL	35283-0269	Water Provider	13.84						
Birmingham Water Works		PO Box 830269	Birmingham	AL	35283-0269	Water Provider	15.82						
Birmingham Water Works		PO Box 830269	Birmingham	AL	35283-0269	Water Provider	75.96						
Birmingham Water Works		PO Box 830269	Birmingham	AL	35283-0269	Water Provider	950.41						
Birmingham Water Works		3600 1st Avenue	Birmingham	AL	35222	Water Provider	0						
Centaur Building Services Southeast, Inc		PO Box 771190	St. Louis	MO	63177-2190	Building Cleaning	34,401.24						
Centaur Building Services Southeast, Inc.	John Hibbard	2776 Gunter Park Drive East Unit Q	Montgomery	AL	36109	Building Cleaning	0						
Certified Fire Protection, Inc.	Tiffany Posey	4357 Park Drive Suite G	Norcross	GA	30093	Fire Alarm Monitoring	520.00						
Certified Fire Protection, Inc.	Tiffany Posey	4357 Park Drive Suite G	Norcross	GA	30093	Fire Alarm Monitoring	18.33						
Charter Fire Systems, Inc.	James Sheffield	245 Riverchase Parkway East, Suite P	Hoover	AL	35244	Fire Sprinkler Maintenance	0						
Construction Services	Greg Thorpe	9340 Industrial Trace	Alpharetta	GA	30004	Greenroof Maintenance	0						
Energy Systems Southeast	Dawn Crawford	1400 Urban Center Drive, Suite 100	Vestavia Hills	AL	35242	Generator Maintenance	522.50						
Everclear Enterprises, Inc.	Alan Burton	PO Box 7831	Atlanta	GA	30357	Window Cleaning	0						
FedEx		PO Box 94515	Palatine	IL	60094-4515	Courier Service	19.95						
Fellers, Scheve, Scott and Roberts, Inc.	Randy Scott	PO Box 450233	Atlanta	GA	31145	Property Tax Consultant	0						
Home Depot Credit Services		Dept 32-2503592309	Des Moines	IA	50368-9055	Building Supplies	76.42						
Interiorscapes, Inc.	Dona Cash	115-E. Walter Davis Drive	Birmingham	AL	35209	Holiday Tree Service	0						
Johnson Controls	Greg Rutledge	511 Mineral Trace, Suite 200	Hoover	AL	35244	HVAC and EMS Maintenance	0						
Kone Elevator		PO Box 429	Moline	IL	61266-0429	Elevator Service Contract	0						

Schedule A

Creditor's Name	Attn:	Address	City	State	Zip	Kind of Contract	Proposed Cure Amount
8th & 14th, L.L.C.							
NOTE: Debtor makes no representation that contracts can be assigned.							
Landscape Associates Inc	Andrew Baldy	2450 Old Hwy 150	Bessemer	AL	35022	Landscaping Services	1,789.15
Landscape Associates Inc	Andrew Baldy	2450 Old Hwy 150	Bessemer	AL	35022	Landscaping Services	318.45
Neely Plumbing, LLC		1931 U.S. Highway 11	Trussville	AL	35173	Plumbing Services	425.00
Neely Plumbing, LLC		1931 U.S. Highway 11	Trussville	AL	35173	Plumbing Services	380.00
Neely Plumbing, LLC		1931 U.S. Highway 11	Trussville	AL	35173	Plumbing Services	660.00
Opus East Management, LLC		2099 Gaiter Rd, Ste 100	Rockville	MN	20850	Property Manager	9,166.67
Opus East Management, LLC		2099 Gaiter Rd, Ste 100	Rockville	MN	20850	Property Manager	2,649.66
Opus East Management, LLC		2099 Gaiter Rd, Ste 100	Rockville	MN	20850	Property Manager	29,473.15
Opus Property Services, LLC, Assignee of "Opus South Management Corporation"		10350 Bren Road West	Mimmetonka	MN	55343	Property Manager	0
Signius Communications, Inc	Julia Lewis	100 Oxmoor Road, Suite 110	Birmingham	AL	35209	After Hours Answering Service	125.00
Southern Communications Services, Inc.		PO Box 740531	Atlanta	GA	30374-0531	Walkie Talkies	196.97
Sweeps, Inc.	Paul Jeffres	PO Box 313	Springville	AL	35146	Service contract for parking deck sweeping	594.00
Sweeps, Inc.	Paul Jeffres	PO Box 313	Springville	AL	35146	Service contract for parking deck sweeping	435.60
Technical Specialties Corporation	David Lloyd	250 Arizona Avenue, Building A	Atlanta	GA	30307	Service Contractor	519.57
Thomas H Walker Consultants LLC		595 Kings Grant Walk	Roswell	GA	30075	GSA Consultant	981.75
Thomas H Walker Consultants LLC		595 Kings Grant Walk	Roswell	GA	30075	GSA Consultant	1,186.74
U.S. General Services Administration	Robert Scott, Contracting Officer, Realty Services Division (4PEA)	77 Forsyth Street, SW	Atlanta	GA	30303-3458	Lease for Commercial Office Space	0
Verizon Business		PO Box 371392	Pittsburgh	PA	15250-7392	Communication Provider	74.96
Verizon Business		PO Box 371873	Pittsburgh	PA	15250-7873	Communication Provider	217.98
Verizon Business		PO Box 371873	Pittsburgh	PA	15250-7873	Communication Provider	159.91
Wayne's Environmental Services, Inc.		2195 Parkway Lake Drive	Birmingham	AL	35244	Pest Control Services	403.33
Worldwide Express		PO Box 3369	Pensacola	FL	32516	Courier Service	16.24
Worldwide Express		PO Box 3369	Pensacola	FL	32516	Courier Service	13.76
							\$169,700.93

Schedule A

Laguna Riviera Ventures, L.L.C.		NOTE: Debtor makes no representation that contracts can be assigned.											
Creditor's Name	Attn:	Address	City	State	Zip	Kind of Contract	Proposed Cure Amount						
Aramark Refreshment Services, LLC		8723 Florida Mining Blvd.	Tampa	FL	33634	Beverage Supplier	0						
Call Source		PO Box 80162	City of Industry	CA	91716-8162	Call Monitoring	0						
CBS Outdoor		PO Box 33074	Newark	NJ	07188-0074	Billboard Advertising	4,200.00						
CBS Outdoor		PO Box 33074	Newark	NJ	07188-0074	Billboard Advertising	4,200.00						
CBS Outdoor		PO Box 33074	Newark	NJ	07188-0074	Billboard Advertising	4,200.00						
Circle Triangle Square		422 NW Eighth Ave	Portland	OR	97209		29.33						
Coastal Living		2314 Paysphere Circle	Chicago	IL	60674	Magazine Advertising	0						
Creative Modular Buildings Inc		8875 Hidden River Pkwy 300	Tampa	FL	33637	Sales Center	957.65						
Creative Modular Buildings Inc		8875 Hidden River Pkwy 300	Tampa	FL	33637	Sales Center	957.65						
Creative Modular Buildings Inc		8875 Hidden River Pkwy 300	Tampa	FL	33637	Sales Center	957.65						
Creative Modular Buildings Inc		8875 Hidden River Pkwy 300	Tampa	FL	33637	Sales Center	679.63						
Creative Modular Buildings Inc		8875 Hidden River Pkwy 300	Tampa	FL	33637	Sales Center	957.65						
FedEx		PO Box 660481	Dallas	TX	75266-0481	Courier Service	6.52						
Fortin, Leavy, Skiles, Inc		180 NE 168th St	North Miami Beach	FL	33162-3412	Civil Engineers	750.00						
Fortin, Leavy, Skiles, Inc		180 NE 168th St	North Miami Beach	FL	33162-3412	Civil Engineers	2,950.00						
Godfrey Design & Advertising Inc		275 96th Ave N Ste 7	St Petersburg	FL	33713	Advertising Agency	250.00						
Godfrey Design & Advertising Inc		275 96th Ave N Ste 7	St Petersburg	FL	33713	Advertising Agency	7,800.00						
Godfrey Design & Advertising Inc		275 96th Ave N Ste 7	St Petersburg	FL	33713	Advertising Agency	6,882.24						
Gold Cup Beverage Service Inc		PO Box 102148	Atlanta	GA	30368-2148	Beverage Supplier	69.12						
Home Depot Credit Services		PO Box 9055	Des Moines	IA	50368-9055	Building Supplies	0						
Integrated Systems of Florida Inc		180 Scarlet Blvd	Oldsmar	FL	34677	Security Monitoring	67.10						
John Manuel Fisher		PO Box 0739	Bay Pines	FL	33744	Cleaning Services	660.00						
John Manuel Fisher		PO Box 0739	Bay Pines	FL	33744	Cleaning Services	635.00						
LM & DM Services Inc		2945 Bee Ridge Road	Sarasota	FL	34239	Cleaning Services	35.00						
LM & DM Services Inc		2945 Bee Ridge Road	Sarasota	FL	34239	Cleaning Services	35.00						
LM & DM Services Inc		2945 Bee Ridge Road	Sarasota	FL	34239	Cleaning Services	65.00						
LM & DM Services Inc		2945 Bee Ridge Road	Sarasota	FL	34239	Cleaning Services	60.00						
Michael Saunders and Company		1000 South Washington Blvd.	Sarasota	FL	34326	Sales Agent	0						
Nanak's Landscape Grounds Maint		PO Box 521085	Longwood	FL	32752-1085	General Landscaping	187.00						
Nanak's Landscape Grounds Maint		PO Box 521085	Longwood	FL	32752-1085	General Landscaping	187.00						
Nanak's Landscape Grounds Maint		PO Box 521085	Longwood	FL	32752-1085	General Landscaping	187.00						
Nanak's Landscape Grounds Maint		PO Box 521085	Longwood	FL	32752-1085	General Landscaping	187.00						
Nanak's Landscape Grounds Maint		PO Box 521085	Longwood	FL	32752-1085	General Landscaping	137.13						

Schedule A

Laguna Riviera Ventures, L.L.C.		NOTE: Debtor makes no representation that contracts can be assigned.							
Creditor's Name	Attn:	Address	City	State	Zip	Kind of Contract	Proposed Cure Amount		
Nanak's Landscape Grounds Maint		PO Box 521085	Longwood	FL	32752-1085	General Landscaping	107.33		
Nanak's Landscape Grounds Maint		PO Box 521085	Longwood	FL	32752-1085	General Landscaping	230.00		
OfficeMax Contract Inc		PO Box 101705	Atlanta	GA	30392-1705	Office Supplies	6.91		
OfficeMax Contract Inc		PO Box 101705	Atlanta	GA	30392-1705	Office Supplies	63.89		
OfficeMax Contract Inc		PO Box 101705	Atlanta	GA	30392-1705	Office Supplies	186.27		
Orbital Enterprises of Sarasota Inc		8374 Market St Ste 515	Bradenton	FL	34202-5137	Debris Removal	835.48		
Orbital Enterprises of Sarasota Inc		8374 Market St Ste 515	Bradenton	FL	34202-5137	Debris Removal	385.53		
Orbital Enterprises of Sarasota Inc		8374 Market St Ste 515	Bradenton	FL	34202-5137	Debris Removal	428.24		
Orkin Inc		4133 N Washington Blvd	Sarasota	FL	34234-4840	Pest Control	51.66		
Orkin Inc		4133 N Washington Blvd	Sarasota	FL	34234-4840	Pest Control	51.66		
Orkin Inc		4133 N Washington Blvd	Sarasota	FL	34234-4840	Pest Control	51.66		
Palm Beach Media Group		PO Box 3344	Palm Beach	FL	33480	Magazine Advertising	2,300.00		
Palm Beach Media Group		PO Box 3344	Palm Beach	FL	33480	Magazine Advertising	75.00		
Palm Beach Media Group		PO Box 3344	Palm Beach	FL	33480	Magazine Advertising	150.00		
Pitney Bowes Global Financial Svcs LLC		PO Box 856460	Louisville	KY	40285-6460	Business Equipment Rental	17.45		
Pitney Bowes Global Financial Svcs LLC		PO Box 856460	Louisville	KY	40285-6460	Business Equipment Rental	16.73		
Pitney Bowes Global Financial Svcs LLC		PO Box 856460	Louisville	KY	40285-6460	Business Equipment Rental	365.86		
Verizon		PO Box 920041	Dallas	TX	75392-0041	Communication Provider	413.86		
Verizon		PO Box 920041	Dallas	TX	75392-0041	Communication Provider	229.06		
Verizon Florida		PO Box 920041	Dallas	TX	75392-0041	Communication Provider	413.86		
								\$ 44,670.12	