

United States Bankruptcy Court District of Delaware

In re 8th & 14th, L.L.C.
DebtorCase No. 09-11399Chapter 11

SUMMARY OF SCHEDULES

Indicate as to each schedule whether that schedule is attached and state the number of pages in each. Report the totals from Schedules A, B, D, E, F, I, and J in the boxes provided. Add the amounts from Schedules A and B to determine the total amount of the debtor's assets. Add the amounts of all claims from Schedules D, E, and F to determine the total amount of the debtor's liabilities. Individual debtors also must complete the "Statistical Summary of Certain Liabilities and Related Data" if they file a case under chapter 7, 11, or 13.

NAME OF SCHEDULE	ATTACHED (YES/NO)	NO. OF SHEETS	ASSETS	LIABILITIES	OTHER
A - Real Property	YES	1	\$ 132,600,000.00		
B - Personal Property	YES	3	\$ 2,964,867.00		
C - Property Claimed as Exempt	NO	0			
D - Creditors Holding Secured Claims	YES	1		\$ 141,968,384.43	
E - Creditors Holding Unsecured Priority Claims (Total of Claims on Schedule E)	YES	2		\$ 0.00	
F - Creditors Holding Unsecured Nonpriority Claims	YES	2		\$ 2,964,867	
G - Executory Contracts and Unexpired Leases	YES	3			
H - Codebtors					
I - Current Income of Individual Debtor(s)					\$
J - Current Expenditures of Individual Debtors(s)					\$
TOTAL		12	\$ 135,564,867	\$ 144,933,251.43	

In re 8th & 14th L.L.C.,
 Debtor

Case No. 09-11339
 (If known)

SCHEDULE A - REAL PROPERTY

Except as directed below, list all real property in which the debtor has any legal, equitable, or future interest, including all property owned as a co-tenant, community property, or in which the debtor has a life estate. Include any property in which the debtor holds rights and powers exercisable for the debtor's own benefit. If the debtor is married, state whether the husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor holds no interest in real property, write "None" under "Description and Location of Property."

Do not include interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.

If an entity claims to have a lien or hold a secured interest in any property, state the amount of the secured claim. See Schedule D. If no entity claims to hold a secured interest in the property, write "None" in the column labeled "Amount of Secured Claim."

If the debtor is an individual or if a joint petition is filed, state the amount of any exemption claimed in the property only in Schedule C -- Property Claimed as Exempt.

DESCRIPTION AND LOCATION OF PROPERTY	NATURE OF DEBTOR'S INTEREST IN PROPERTY	HUSBAND, WIFE, JOINT OR COMMUNITY	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY, WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION	AMOUNT OF SECURED CLAIM
GSA-SSA Office Building & Land Birmingham, AL	Owner		\$132,600,000	\$141,881,894

Total > \$132,600,000
 (Report also on Summary of Schedules.)

In re 8th & 14th, L.L.C.,
 Debtor

Case No. 09-11399
 (If known)

SCHEDULE B - PERSONAL PROPERTY

Except as directed below, list all personal property of the debtor of whatever kind. If the debtor has no property in one or more of the categories, place an "x" in the appropriate position in the column labeled "None." If additional space is needed in any category, attach a separate sheet properly identified with the case name, case number, and the number of the category. If the debtor is married, state whether the husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor is an individual or a joint petition is filed, state the amount of any exemptions claimed only in Schedule C - Property Claimed as Exempt.

Do not list interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.

If the property is being held for the debtor by someone else, state that person's name and address under "Description and Location of Property." If the property is being held for a minor child, simply state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

	TYPE OF PROPERTY	N O N E	DESCRIPTION AND LOCATION OF PROPERTY	H U S B A N D W I F E J O I N T O R C O M M U N I T Y	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY, WITH- OUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION
1	Cash on hand.		Petty Cash		200
2	Checking, savings or other financial accounts, certificates of deposit or shares in banks, savings and loan, thrift, building and loan, and homestead associations, or credit unions, brokerage houses, or cooperatives.		Operating Account		1,345,904
3	Security deposits with public utilities, telephone companies, landlords, and others.		Utility Bond - Alabama Power Company		\$130,000
4	Household goods and furnishings, including audio, video, and computer equipment.	X			
5	Books; pictures and other art objects; antiques; stamp, coin, record, tape compact disc, and other collections or collectibles.	X			
6	Wearing apparel.	X			
7	Furs and jewelry.	X			
8	Firearms and sports, photographic, and other hobby equipment.	X			
9	Interests in insurance policies. Name insurance company of each policy and itemize surrender or refund value of each.	X			
10	Annuities. Itemize and name each issuer.	X			
11	Interest in an education IRA as defined in 26 USC Section 530(b)(1) or under qualified State tuition plan as defined in 26 USC Section 529(b)(1). Give particulars. (File separately the record(s) of any such interest(s). 11 USC Section 521(c); Rule 1007(b)).	X			

In re 8th & 14th, L.L.C.,

Case No. 09-11399

Debtor

(If known)

SCHEDULE B - PERSONAL PROPERTY
(Continuation Sheet)

	TYPE OF PROPERTY	N O N E	DESCRIPTION AND LOCATION OF PROPERTY	H U S B A N D W I F E - J O I N T O R C O M M U N I T Y	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY, WITH- OUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION
12	Interests in IRA, ERISA, Keogh, or other pension or profit sharing plans. Give particulars.	X			
13	Stock and interest in corporate and unincorporated businesses. Itemize	X			
14	Interest in partnerships or joint ventures. Itemize.	X			
15	Government and corporate bonds and other negotiable own non-negotiable instruments.	X			
16	Accounts receivable.		Rent		23,502
			Accounts Receivable Invoice 11 Invoice 12 Invoice 13 Invoice 14		122,104 38,991 373,820 830,978
17	Alimony, maintenance, support, and property settlements to which the debtor is or may be entitled. Give particulars.	X			
18	Other liquidated debts owed to debtor including tax refunds. Give particulars.	X			
19	Equitable or future interests, life estates, and rights or powers exercisable for the benefit of the debtor other than those listed in Schedule A - Real Property.	X			
20	Contingent and noncontingent interests in estate of decedent, death benefit plan, life insurance policy, or trust.	X			
21	Other contingent and unliquidated claims of every nature, including tax refunds, counterclaims of the debtor, and rights to setoff claims. Give estimated value of each.	X			
22	Patents, copyrights, and other intellectual property. Give particulars.	X			
23	Licenses, franchises, and other general intangibles. Give particulars.	X			
24	Customer lists or other compilations containing personally identifiable information (as defined in 11 USC Section 101(41 A)) provided to the debtor by individuals in connection with obtaining a product or service from the debtor primarily for personal, family, or household purposes.	X			
25	Automobiles, trucks, trailers, and other vehicles and accessories.	X			

In re 8th & 14th, L.L.C.,

Case No. 09-11399

Debtor

(If known)

SCHEDULE B - PERSONAL PROPERTY
(Continuation Sheet)

TYPE OF PROPERTY	N O N E	DESCRIPTION AND LOCATION OF PROPERTY	HUSBAND, WIFE, JOINT, OR COMMUNITY	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY, WITH- OUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION
26	X	Boats, motors, and accessories.		
27	X	Aircraft and accessories.		
28	X	Office equipment, furnishings, and supplies.		
29	X	Machinery, fixtures, equipment, and supplies used in business.		
30	X	Inventory.		
31	X	Animals.		
32	X	Crops - growing or harvested. Give particulars.		
33	X	Farming equipment and implements.		
34	X	Farm supplies, chemicals, and feed.		
35	X	Other personal property of any kind not already listed. Itemize.		
TOTAL				\$2,964,867

(Report total also on Summary of Schedules)

In re 8th & 14th, L.L.C.

Case No. 09-11399

Debtor

(If known)

SCHEDULE D – CREDITORS HOLDING SECURED CLAIMS

State the name, mailing address, including zip code, and last four digits of any account number of all entities holding claims secured by property of the debtor as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. List creditors holding all types of secured interests such as judgment liens, garnishments, statutory liens, mortgages, deeds of trust, and other security interests.

List creditors in alphabetical order to the extent practicable. If a minor child is the creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m). If all secured creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Code debtor," include the entity on the appropriate schedule of creditors, and complete Schedule H – Code debtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Total the columns labeled "Amount of Claim Without Deducting Value of Collateral" and "Unsecured Portion, if Any" in the boxes labeled "Total(s)" on the last sheet of the completed schedule. Report the total from the column labeled "Amount of Claim Without Deducting Value of Collateral" also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report the total from the column labeled "Unsecured Portion, if Any" on the Statistical Summary of Certain Liabilities and Related Data.

Check this box if debtor has no creditors holding secured claims to report on this Schedule D.

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE AND AN ACCOUNT NUMBER <i>(See Instructions Above)</i>	CODEBTOR HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
ACCOUNT NO. 89670 Aegon P.O. Box 96273 Chicago, IL 60693-9273		12/15/2005. Mortgage on building. GSA-SSA Office Building. VALUE \$132,600,000				\$141,881,894.13	
ACCOUNT NO. Wagner Enterprises, Inc. Attn: Don Nettles Baker Donelson, et. al., PC Wachovia Tower 420 Twentieth St. North, Suite 1600 Birmingham, AL 35203		5/8/09. Lien on Building. GSA-SSA Office Building. VALUE \$132,600,000				\$86,490.30	
ACCOUNT NO.							
		VALUE					
Subtotal ▶ (Total of this page)						\$ 141,968,384.43	\$
Total ▶ (Use only on last page)						\$ 141,968,384.43	\$

continuation sheets attached

(Report also on Summary of Schedules.)

(If applicable, report also on Statistical Summary of Certain Liabilities and Related Data.)

In re 8th & 14th L.L.C.
Debtor

Case No. 09-11399
(if known)

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS

A complete list of claims entitled to priority, listed separately by type of priority, is to be set forth on the sheets provided. Only holders of unsecured claims entitled to priority should be listed in this schedule. In the boxes provided on the attached sheets, state the name, mailing address, including zip code, and last four digits of the account number, if any, of all entities holding priority claims against the debtor or the property of the debtor, as of the date of the filing of the petition. Use a separate continuation sheet for each type of priority and label each with the type of priority.

The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H-Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of claims listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all claims listed on this Schedule E in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules.

Report the total of amounts entitled to priority listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all amounts entitled to priority listed on this Schedule E in the box labeled "Totals" on the last sheet of the completed schedule. Individual debtors with primarily consumer debts report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Report the total of amounts not entitled to priority listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all amounts not entitled to priority listed on this Schedule E in the box labeled "Totals" on the last sheet of the completed schedule. Individual debtors with primarily consumer debts report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Check this box if debtor has no creditors holding unsecured priority claims to report on this Schedule E.

TYPES OF PRIORITY CLAIMS (Check the appropriate box(es) below if claims in that category are listed on the attached sheets)

Domestic Support Obligations

Claims for domestic support that are owed to or recoverable by a spouse, former spouse, or child of the debtor, or the parent, legal guardian, or responsible relative of such a child, or a governmental unit to whom such a domestic support claim has been assigned to the extent provided in 11 U.S.C. § 507(a)(1).

Extensions of credit in an involuntary case

Claims arising in the ordinary course of the debtor's business or financial affairs after the commencement of the case but before the earlier of the appointment of a trustee or the order for relief. 11 U.S.C. § 507(a)(3).

Wages, salaries, and commissions

Wages, salaries, and commissions, including vacation, severance, and sick leave pay owing to employees and commissions owing to qualifying independent sales representatives up to \$10,950* per person earned within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(4).

Contributions to employee benefit plans

Money owed to employee benefit plans for services rendered within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(5).

B6E (Official Form 6E) (12/07) – Cont.

In re 8th & 14th, L.L.C.,

Debtor

Case No. 09-11399

(if known)

Certain farmers and fishermen

Claims of certain farmers and fishermen, up to \$5,400* per farmer or fisherman, against the debtor, as provided in 11 U.S.C. § 507(a)(6).

Deposits by individuals

Claims of individuals up to \$2,425* for deposits for the purchase, lease, or rental of property or services for personal, family, or household use, that were not delivered or provided. 11 U.S.C. § 507(a)(7).

Taxes and Certain Other Debts Owed to Governmental Units

Taxes, customs duties, and penalties owing to federal, state, and local governmental units as set forth in 11 U.S.C. § 507(a)(8).

Commitments to Maintain the Capital of an Insured Depository Institution

Claims based on commitments to the FDIC, RTC, Director of the Office of Thrift Supervision, Comptroller of the Currency, or Board of Governors of the Federal Reserve System, or their predecessors or successors, to maintain the capital of an insured depository institution. 11 U.S.C. § 507 (a)(9).

Claims for Death or Personal Injury While Debtor Was Intoxicated

Claims for death or personal injury resulting from the operation of a motor vehicle or vessel while the debtor was intoxicated from using alcohol, a drug, or another substance. 11 U.S.C. § 507(a)(10).

* Amounts are subject to adjustment on April 1, 2010, and every three years thereafter with respect to cases commenced on or after the date of adjustment.

0 continuation sheets attached

In re 8th & 14th L.L.C.,
 Debtor

Case No. 09-11399
 (If known)

SCHEDULE F- CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

State the name, mailing address, including zip code, and last four digits of any account number, of all entities holding unsecured claims without priority against the debtor or the property of the debtor, as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m). Do not include claims listed in Schedules D and E. If all creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Code debtor," include the entity on the appropriate schedule of creditors, and complete Schedule H - Code debtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of all claims listed on this schedule in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Check this box if debtor has no creditors holding unsecured claims to report on this Schedule F.

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER <i>(See instructions above.)</i>	CODEBTOR	HUSBAND, WIFE, JOINT, OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCOUNT NO.			SEE ATTACHED SCHEDULE				
ACCOUNT NO.							
ACCOUNT NO.							
Subtotal ▶							\$ 1,492,164.87
Total ▶							\$

2 continuation sheets attached

(Use only on last page of the completed Schedule F.)
 (Report also on Summary of Schedules and, if applicable, on the Statistical
 Summary of Certain Liabilities and Related Data.)

8th & 14th, L.L.C.
Schedule F - Creditors Holding Unsecured Nonpriority Claims

Creditor's Name	Address	City	State	Zip	Reference Number	Debtor	ITWJC	Date Claim Was Incurred	Consideration for Claim, If Claim is Subject to Setoff, So State.	Contingent	Unliquidated	Disputed	Amount of Claim
Opus Corporation	10350 Bren Rd W	Minnetonka	MN	55343 77451		X		12/3/08	Business Trade				100.00
Opus Corporation	10350 Bren Rd W	Minnetonka	MN	55343 85105		X		3/9/09	Business Trade				894.19
Opus Corporation	10350 Bren Rd W	Minnetonka	MN	55343 85123		X		3/10/09	Business Trade				1,710.00
Opus Corporation	10350 Bren Rd W	Minnetonka	MN	55343 86179-4		X		4/14/09	Business Trade				150.00
Opus Corporation	10350 Bren Rd W	Minnetonka	MN	55343 88631		X		4/10/09	Business Trade				456.66
Opus East Management, LLC	2099 Gaiter Rd, Ste 100	Rockville	MN	20850 409 PRBKB		X		4/30/09	Business Trade				9,166.67
Opus East Management, LLC	2099 Gaiter Rd, Ste 100	Rockville	MN	20850 3-09 CORR 9601094		X		5/14/09	Business Trade				2,649.66
Opus East Management, LLC	2099 Gaiter Rd, Ste 100	Rockville	MN	20850 4-09 9601094-A		X		5/14/09	Business Trade				29,473.15
Opus South Construction Corporation Briggs and Morgan PA	3344 Peachtree Rd, SE Ste. 1650 PO Box 64591	Atlanta Si Paul	GA MN	30326 55164-0591 434407		X		3/4/09	Business Trade				1,300,000.00 (approximate) 8,337.91
Alabama Department Of Revenue	50 North Ripley Street	Montgomery	AL	36132 2008 AL AR 87H		X		3/26/08	Business Trade				10.00
FedEx	PO Box 94515	Palatine	IL	60094-4515 9-158-14094		X		4/14/09	Business Trade				19.95
Delaware Secretary Of State	Delaware Division Of Corps	Newark	NJ	07101-4728 3963949 2008		X		2/1/09	Business Trade				250.00
Worldwide Express	PO Box 3369	Pensacola	FL	32516 015861CC		X		2/25/09	Business Trade				16.24
Worldwide Express	PO Box 3369	Pensacola	FL	32516 056110CC		X		3/18/09	Business Trade				13.76
Daspin & Aument LLP	227 W Monroe St Ste 3500	Chicago	IL	60606 22943		X		4/6/09	Business Trade				3,887.00
Arbon Equipment Corporation	PO Box 78196	Milwaukee	WI	53278-0196 1631117		X		4/22/09	Business Trade				450.00
Allied Waste Services	PO Box 9001099	Louisville	KY	40290-1099 0802-000208680		X		4/30/09	Business Trade				1,191.78
Allied Waste Services	PO Box 9001099	Louisville	KY	40290-1099 0802-000201276-A		X		3/3/09	Business Trade				2,426.54
Birmingham Water Works	PO Box 830269	Birmingham	AL	35283-0269 4-09 2947410		X		4/13/09	Business Trade				59.29
Birmingham Water Works	PO Box 830269	Birmingham	AL	35283-0269 4-09 2972290		X		4/13/09	Business Trade				13.84
Birmingham Water Works	PO Box 830269	Birmingham	AL	35283-0269 5-09A 2972290		X		5/13/09	Business Trade				15.82
Birmingham Water Works	PO Box 830269	Birmingham	AL	35283-0269 5-09A 2947410		X		5/13/09	Business Trade				75.96
Birmingham Water Works	PO Box 830269	Birmingham	AL	35283-0269 5-09A 2947650		X		5/13/09	Business Trade				950.41
Granger	Dept 810889980	Kansas City	MO	64141-6367 9868265811		X		3/27/09	Business Trade				42.34
Alabama Power	PO Box 242	Birmingham	AL	35292 4-09 0261106058		X		4/22/09	Business Trade				72,873.89
Alabama Power	PO Box 242	Birmingham	AL	35292 4-09 0047898082		X		4/22/09	Business Trade				6,297.07
Vortizon Business	PO Box 371392	Pittsburgh	PA	15250-7392 9762430		X		4/25/09	Business Trade				74.96
Carr Allison	100 Vestavia Parkway	Birmingham	AL	35216 129396		X		3/2/09	Business Trade				2,405.00
Curran Legal Services Group Inc	5145 Cralyn Ct	Duluth	GA	30097 GS-046-45056 0209		X		2/2/09	Business Trade				264.16
Curran Legal Services Group Inc	5145 Cralyn Ct	Duluth	GA	30097 Mar-09		X		3/24/09	Business Trade				3,771.68
Home Depot Credit Services	Dept 32-2503592309	Des Moines	IA	50368-9055 4-09 2309 GSASSA		X		4/2/09	Business Trade				76.42
Landscape Associates Inc	2450 Old Hwy 150	Bessemer	AL	35022 6341-A		X		4/1/09	Business Trade				1,789.15
Landscape Associates Inc	2450 Old Hwy 150	Bessemer	AL	35022 6342-A		X		4/1/09	Business Trade				318.45
Certified Fire Protection, Inc.	4327 Park Drive Suite G	Monroeville	GA	30093 37586		X		3/20/09	Business Trade				520.00

In re 8th & 14th, L.L.C.,

Debtor

Case No. 09-11399

(if known)

SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES

Describe all executory contracts of any nature and all unexpired leases of real or personal property. Include any timeshare interests. State nature of debtor's interest in contract, i.e., "Purchaser," "Agent," etc. State whether debtor is the lessor or lessee of a lease. Provide the names and complete mailing addresses of all other parties to each lease or contract described. If a minor child is a party to one of the leases or contracts, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

 Check this box if debtor has no executory contracts or unexpired leases.

NAME AND MAILING ADDRESS, INCLUDING ZIP CODE, OF OTHER PARTIES TO LEASE OR CONTRACT	DESCRIPTION OF CONTRACT OR LEASE AND NATURE OF DEBTOR'S INTEREST. STATE WHETHER LEASE IS FOR NONRESIDENTIAL REAL PROPERTY. STATE CONTRACT NUMBER OF ANY GOVERNMENT CONTRACT.
Alabama Power Corporation 1313 N. 6th Avenue Birmingham, AL 35203 Attn: Scott McKeen	Utility Provider Service contract for electric Building Contract Term: 4/9/08-9/8/13 Parking Deck Contract Term: 7/10/08-7/9/13
Allied Waste Services 3950 50th Street S.W. Birmingham, AL 35221 Attn: Gary Stignani	Service Contractor Service contractor for trash removal and recycling Contract Term: 2/25/08-12/31/10
Arbon Equipment Corporation 512 Business Center Drive Birmingham, AL 35244 Attn: Brandon Baker	Service Contractor Service contract for dock doors/levelers Contract term: 2/1/09-1/31/11
AT&T (formally Cingular Wireless PCS, LLC) 6100 Atlantic Boulevard Mail Code GANO2 Norcross, GA 30071 Attn: Lease Administration	Lease for Cellular Tower Rental Income Lease Term: 5/26/95-5/25/10
Birmingham Water Works 3600 1st Avenue North Birmingham, AL 35222	Utility Provider Special service agreement for water service Agreement Term: 9/2008 - indefinite
Centaur Building Services Southeast, Inc. 2776 Gunter Park Drive East Unit Q Montgomery, Al 36109 Attn: John Hibbard	Service Contractor Service contract for cleaning, day porter, and cleaning supplies Contract term: 2/24/08-12/31/10
Certified Fire Protection, Inc. 4357 Park Drive, Suite G Norcross, GA 30093 Attn: Tiffany Posey	Service Contractor Service contract for fire alarm system and monitoring Contract Term: Month-to-Month

In re 8th & 14th, L.L.C.,
DebtorCase No. 09-11399
(if known)**SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES**

Describe all executory contracts of any nature and all unexpired leases of real or personal property. Include any timeshare interests. State nature of debtor's interest in contract, i.e., "Purchaser," "Agent," etc. State whether debtor is the lessor or lessee of a lease. Provide the names and complete mailing addresses of all other parties to each lease or contract described. If a minor child is a party to one of the leases or contracts, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

 Check this box if debtor has no executory contracts or unexpired leases.

NAME AND MAILING ADDRESS, INCLUDING ZIP CODE, OF OTHER PARTIES TO LEASE OR CONTRACT	DESCRIPTION OF CONTRACT OR LEASE AND NATURE OF DEBTOR'S INTEREST. STATE WHETHER LEASE IS FOR NONRESIDENTIAL REAL PROPERTY. STATE CONTRACT NUMBER OF ANY GOVERNMENT CONTRACT.
Charter Fire Systems, Inc. 245 Riverchase Parkway East, Suite P Hoover, AL 35244 Attn: James Sheffield	Service Contractor Service contract for fire sprinkler system Contract Term: 3/1/08-2/28/13
Construction Services 9340 Industrial Trace Alpharetta, GA 30004 Attn: Greg Thorpe	Service Contractor Service Contract for roof maintenance Contract Term: 4/1/09-3/31/14
Energy Systems Southeast, LLC 1400 Urban Center Drive, Suite 100 Vestavia Hills, AL 35242 Attn: Dawn Crawford	Service Contractor Service contract for generators Contract Term: 2/1/08-1/31/11
Everclear Enterprises, Inc. P.O. Box 7831 Atlanta, GA 30357 Attn: Alan Burton	Service Contractor Service contract for window cleaning Contract Term: 1/1/09-12/31/11
Fellers, Schewe, Scott and Roberts, Inc. P.O. Box 450233 Atlanta, GA 31145 Attn: Randy Scott	Consultant Property tax management services Agreement Term: 1/1/08-12/31/10
Interiorscapes, Inc. 115-E. Walter Davis Drive Birmingham, AL 35209 Attn: Dona Cash	Service Contractor Service contract for holiday tree Contract Term: 12/1/08-12/31/10
Johnson Controls 511 Mineral Trace, Suite 200 Hoover, AL 35244 Attn: Greg Rutledge	Service Contractor Service contract for HVAC and energy management systems Contract Term: 3/1/08-2/28/13
Kone Elevator PO Box 429 Moline, IL 61266-0429	Elevator Service Contract

In re 8th & 14th, L.L.C.,
Debtor

Case No. 09-11399
(if known)

SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES

Describe all executory contracts of any nature and all unexpired leases of real or personal property. Include any timeshare interests. State nature of debtor's interest in contract, i.e., "Purchaser," "Agent," etc. State whether debtor is the lessor or lessee of a lease. Provide the names and complete mailing addresses of all other parties to each lease or contract described. If a minor child is a party to one of the leases or contracts, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

Check this box if debtor has no executory contracts or unexpired leases.

NAME AND MAILING ADDRESS, INCLUDING ZIP CODE, OF OTHER PARTIES TO LEASE OR CONTRACT	DESCRIPTION OF CONTRACT OR LEASE AND NATURE OF DEBTOR'S INTEREST. STATE WHETHER LEASE IS FOR NONRESIDENTIAL REAL PROPERTY. STATE CONTRACT NUMBER OF ANY GOVERNMENT CONTRACT.
Landscape Associates, Inc. 2450 Old Highway 150 Bessemer, AL 35022 Attn: Andrew Baldy	Service Contractor Service contract for landscaping Contract Term: 3/1/08-2/28/12
Opus Property Services, L.L.C., Assignee of "Opus South Management Corporation" 10350 Bren Road West Minnetonka, MN 5344	Property Manager Agreement for property management Agreement Term: 2/1/06-1/31/12
Signius Communications, Inc. 100 Oxmoor Road, Suite 110 Birmingham, AL 35209 Attn: Julia Lewis	Service Contractor Service contract for answering service Contract Term: 2/7/08-12/31/11
Sweeps, Inc. P.O. Box 313 Springville, AL 35146 Attn: Paul Jeffres	Service contract for parking deck sweeping Contract Term: 2/1/08-12/31/2010
Technical Specialties Corporation 250 Arizona Avenue, Building A Atlanta, GA 30307 Attn: David Lloyd	Service Contractor Service contract for HVAC water treatment Contract Term: 1/1/09-12/31/13
U.S. General Services Administration 77 Forsyth Street, SW Atlanta, GA 30303-3458 Attn: Robert Scott, Contracting Officer Realty Services Division (4PEA)	Lease for Commercial Office Space Rental Income Lease No# GS-04B-45058 Lease Term: 1/28/08-1/27/28
Wayne's Environmental Services, Inc. 2195 Parkway Lake Drive Birmingham, AL 35244	Service Contractor Service contract for pest control Contract term: 11/1/08-10/31/11

Debtor

SCHEDULE H - CODEBTORS

Provide the information requested concerning any person or entity, other than a spouse in a joint case, that is also liable on any debts listed by the debtor in the schedules of creditors. Include all guarantors and co-signers. If the debtor resides or resided in a community property state, commonwealth, or territory (including Alaska, Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, or Wisconsin) within the eight-year period immediately preceding the commencement of the case, identify the name of the debtor's spouse and of any former spouse who resides or resided with the debtor in the community property state, commonwealth, or territory. Include all names used by the nondebtor spouse during the eight years immediately preceding the commencement of this case. If a minor child is a codebtor or a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

Check this box if debtor has no codebtors.

NAME AND ADDRESS OF CODEBTOR	NAME AND ADDRESS OF CREDITOR
Opus South Corporation	Transamerica c/o Aegon USA Realty Advisors, Inc. 4333 Edgewood Road, N.E. Cedar Rapids, IA 52499-5443 Attn: Mortgage Loan Department

In re 8th & 14th L.L.C.,
Debtor

Case No. 09-11399
(If known)

DECLARATION CONCERNING DEBTOR'S SCHEDULES

DECLARATION UNDER PENALTY OF PERJURY BY INDIVIDUAL DEBTOR

I declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of _____ sheets, and that they are true and correct to the best of my knowledge, information, and belief.

Date _____

Signature _____
Debtor

Date _____

Signature _____
(Joint Debtor, if any)

[If joint case, both spouses must sign.]

DECLARATION AND SIGNATURE OF NON-ATTORNEY BANKRUPTCY PETITION PREPARER (See 11 U.S.C. § 110)

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h) and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required by that section.

Printed or Typed Name and Title, if any,
of Bankruptcy Petition Preparer

Social Security No.
(Required by 11 U.S.C. § 110.)

If the bankruptcy petition preparer is not an individual, state the name, title (if any), address, and social security number of the officer, principal, responsible person, or partner who signs this document.

Address

X _____
Signature of Bankruptcy Petition Preparer

Date

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document, unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional signed sheets conforming to the appropriate Official Form for each person.

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF A CORPORATION OR PARTNERSHIP

I, the Chief Restructuring Officer [the president or other officer or an authorized agent of the corporation or a member or an authorized agent of the partnership] of the Limited Liability Company named as debtor in this case, declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of _____ sheets (Total shown on summary page plus 1), and that they are true and correct to the best of my knowledge, information, and belief.

Date 6/9/09

Signature: [Signature]
Anne Marie Solberg
[Print or type name of individual signing on behalf of debtor.]

[An individual signing on behalf of a partnership or corporation must indicate position or relationship to debtor.]

Penalty for making a false statement or concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C. §§ 152 and 3571.