



EAST WEST BANK

Construction as of 10/8/2009



PROPERTY ADDRESS:

786-810 East Pico Boulevard, Los Angeles, CA 90021

The subject property, known as Stanford Regency Plaza is located in the Fashion District area of Downtown Los Angeles. The subject site is bounded by Pico Boulevard on the north, Stanford Avenue on the east and 14th Street on the south.

PROPERTY TYPE/ DESCRIPTION	131 commercial condominium units on 3-level plus one rooftop office over 4 subterranean levels with one-level of "basement" commercial and 3-level of parking
NUMBER OF BUILDING/UNITS/SIZE	Unit sizes range approximately 600 to 1,900 SF with an average of 1,113 SF totaling 148,076 SF of gross leasable area.
ZONING	M2-2D (light Industrial) APN: 5132-019-038; 039 & 040
PARKING	367-space
PROJECT COMPLETION %	80% as of 09/18/09
APPRAISAL VALUE as of 10/26/2006	Aggregate Retail: \$78,600,000 Bulk Sale: \$69,030,000 Stabilized: \$72,870,000
TOTAL FACILITY	\$47,500,000
EAST WEST BANK PORTION-30%	\$14,250,000
EAST WEST BANK BALANCE	\$11,849,163.61 as of 10/16/09
NOTE DATE	03/13/07
MATURITY DATE	01/27/10
INTEREST RATE / DEFAULT RATE	6-mo. LIBOR + 5.75% / Add 5.00% margin
FLOOR RATE	7.0%
NOD DATE	N/A

Borrower: Stanford Regency Plaza, LLC

Loan Number: 90000029022