

EXHIBIT “A”

Payoffs as of 6-1-09

Preferred Bank

Schwartzman Affiliated Loans

Loan #	Loan Name	Principal	Interest to		Additional Default Int	Late Chgs	Demand Fee	Recon Fee	Attorney Fee	Appraisal Fee	Fax Fee	UCC Term Fees
			6/1/2009	5/5/09 to 6/1/09								
203228	LB/L DS Ventures Cahuenga LLC	\$ 4,000,000.00	\$ 36,666.67	\$ 24,000.00	\$ 2,033.33	\$ 30.00	\$ 45.00	\$ 1,020.00	\$ 1,575.00			
204955	LB/L DS Ventures Lompoc LLC	\$ 3,064,360.49	\$ 17,376.82	\$ -	\$ -	\$ 30.00	\$ 45.00					
203502	McKinley IV Ventures LLC	\$ 442,260.00	\$ 4,901.71	\$ 2,653.56		\$ 30.00	\$ 45.00	\$ 750.00	\$ 1,150.00			
203858	McKinley IV Ventures LLC	\$ 494,130.00	\$ 5,476.60	\$ 2,964.78		\$ 30.00	\$ 45.00	\$ 750.00	\$ 1,150.00			
204284	McKinley V Ventures LLC	\$ 713,700.00	\$ 7,910.17	\$ 4,282.20		\$ 30.00	\$ 45.00	\$ 12,017.61	\$ 1,150.00			
204673	McKinley VI Ventures LLC	\$ 4,549,364.39	\$ 51,422.12	\$ 27,296.19	\$ 1,491.18	\$ 30.00	\$ 45.00	\$ 3,614.25	\$ 5,000.00			
		\$ 13,263,814.88	\$ 123,754.09	\$ 61,196.73	\$ 3,524.51	\$ 180.00	\$ 270.00					

Wire to:

Property Taxes -
 Property Taxes -
 Payoff Total

Total Wire:

\$ -
 \$ -
 \$ 13,480,917.07
 \$ 13,480,917.07

Payoffs as of 6-1-09

Preferred Bank

Schwartzman Affiliated Loans

	Total	6/1/2009	Per Diem
\$	4,065,370.00	\$	666.6666
\$	3,081,812.31	\$	680.9689
\$	451,790.27	\$	85.9950
\$	504,546.38	\$	96.0808
\$	739,134.98	\$	138.7750
\$	4,638,263.13	\$	884.5986
\$	-		
\$	-		
\$	13,480,917.07	\$	2,553.085
\$	13,483,470.15		6/2/2009