

EXHIBIT “A”

Payoffs as of 6-1-09

Preferred Bank

Schwartzman Affiliated Loans

Loan #	Loan Name	Principal	Interest to 6/1/2009	Additional Default Int 5/5/09 to 6/1/09	Late Chgs	Demand Fee	Recon Fee	Attorney Fee	Appraisal Fee	Fax Fee	UCC Term Fees
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

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

Total Wire:

\$ 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