

# Loan Default Report

# LOAN DEFAULT REPORT

June 30, 2006

Promissory Note - Camera Pavilion Management Corporation, a California corporation.

Address: Building located on the south side of the Paseo de San Antonio between First Street and Second Street in San Jose, California and formerly know as the UA Theater (201 S. Second St)

Loan Amount: \$3,250,000

Interest Rate: 3% per annum, simple interest

Term: 20 years from amended and restated date

Original effective date: 10/14/2003

Amended & restated: 05/06/2004

6/30/06 Receivable: \$3,365,663