

Debt Summary – Plaza Colonnade, LLC

I. First Mortgage

Lender:	MetLife
Servicer:	Midland Loan Services
Commencement Date:	12/9/2004
Term:	12 years
Amortization Period:	12 years; 1 year interest only
Principal Balance (01/01/14):	\$43,710,126
Principal and Interest:	\$3,490,011 per annum
Effective Constant:	7.39%
Interest Rate:	5.72%
Interest Calc Method:	30/360
Maturity Date:	1/31/2017
Security:	First Mortgage on the Property
Balloon Payment at Maturity:	\$40,861,929 (due on 1/31/2017)
Prepayment Penalty:	Commencing on the first day of the 73 rd month (1/1/2011) following closing, borrower may prepay the loan with a prepayment fee with 60 days' notice to Lender. 90 days prior to the maturity date, borrower may prepay without a prepayment fee upon 30 days prior written notice to the Lender.
Escrows:	
Real Estate Taxes	No
Insurance	No
Tenant Improvements	Yes – balance reduced to zero
Other	No

II. Bonds Payable

Lender:	Industrial Development Authority of Kansas City (Revenue Bond Series 2004, Plaza Library Project)
Trustee:	Commerce Bank
Commencement Date:	3/30/2004
Term:	20 years
Principal Balance (01/01/14):	\$14,265,000
Principal Payments 2013:	\$1,240,000
Interest Payments 2013:	\$2,530,216
Interest Rate:	Varies (5.375% - 6%)
Maturity Date:	3/1/2024
Narrative on Bonds:	<p>On March 30, 2004, the Industrial Development Authority of Kansas City, Missouri issued \$18,495,000 in nonrecourse bonds to finance public improvements made by the LLC for the benefit of the Kansas City, Missouri Public Library. The bonds are secured by two separate sources of revenue:</p> <ul style="list-style-type: none">• Annual Neighborhood Improvement District (NID)• Tax Increment Financing (TIF) revenues received from property, sales, and tax earnings occurring on the development site pursuant to the Brush Creek Corridor TIF agreement. <p>The LLC is assessed a NID special assessment annually to provide collateral for the bonds. The assessment is billed annually and is due upon receipt. The NID special assessment includes interest only until March 1, 2003 and then variable annual principal installments, including interest at fixed rates ranging from 5.375% to 6% through March 1, 2024.</p>
Reserve Requirements:	\$1,849,500 held in reserve as part of the initial bond proceeds to be used by Lender if an event of default should occur