

SANDLER O'NEILL + PARTNERS



## 2008 West Coast Financial Services Conference

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**March 11, 2008**



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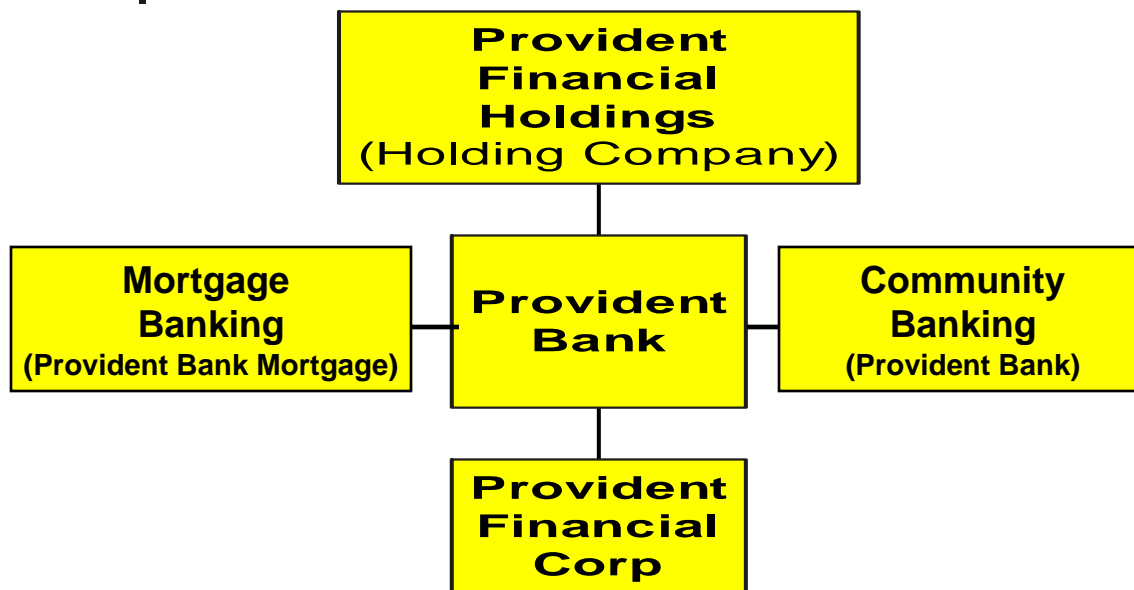
## Safe-Harbor Statement

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This presentation may constitute forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. These forward-looking statements relate to, among others, expectations of the business environment in which the Company operates, projections of future performance, perceived opportunities in the market, potential future credit experience, and statements regarding the Company's mission and vision. These forward-looking statements are based upon current management expectations, and may, therefore, involve risks and uncertainties. The Company's actual results, performance, or achievements may differ materially from those suggested, expressed, or implied by forward-looking statements due to a wide range of factors including, but not limited to, the general business environment, interest rates, the California real estate market, competitive conditions between banks and non-bank financial services providers, regulatory changes, and other risks detailed in the Company's reports filed with the Securities and Exchange Commission, including the Annual Report on Form 10-K for the fiscal year ended June 30, 2007. Forward-looking statements are effective only as of the date that they are made and the Company assumes no obligation to update this information.



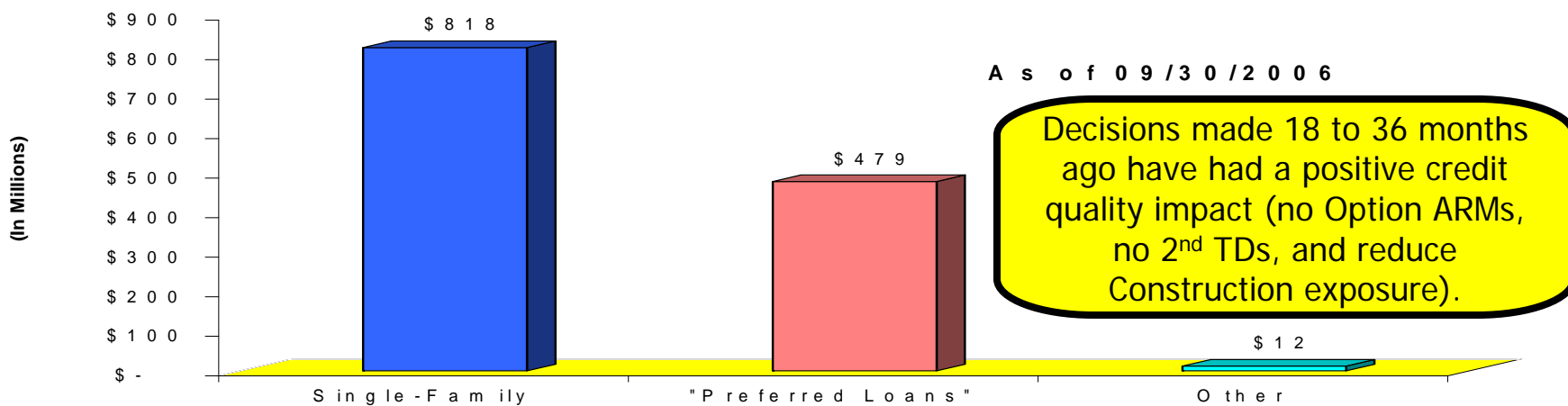
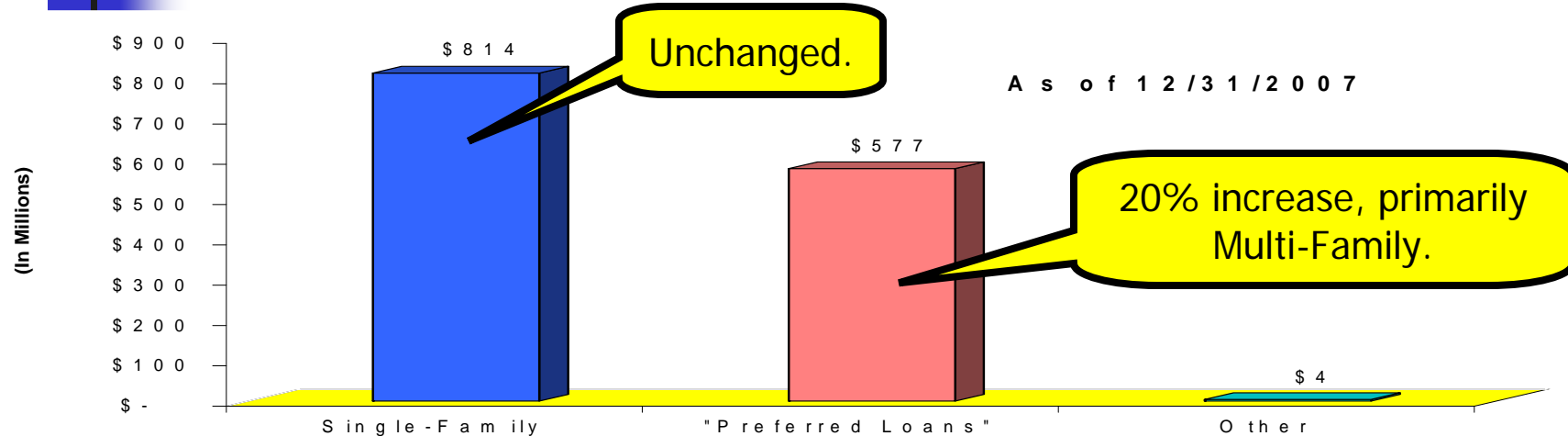
## Organizational Structure and Overview



**50 Year Old Regional Banking Services Company Based in the Inland Empire Region of Southern California**

- Expanding Customer Base and Market.
- Strong Mortgage Operations.
- Largest Independent Community Bank Headquartered in Riverside County, California.
- Fifth Largest Deposit Market Share in the Riverside-San Bernardino RMA, behind B of A, WaMu, Wells Fargo and Citigroup.

## Loan Portfolio Mix (Loans Held for Investment)



"Preferred Loans" - Multi-Family, Commercial RE, Construction and Commercial Business loans.

# Asset Quality

**Non-Traditional Loans Held for Investment  
Single-Family First Trust Deeds  
(Unaudited)  
As of December 31, 2007**

<b>(Dollars in Thousands)</b>	<b>Outstanding Balance (1)</b>	<b>Weighted Average FICO (2)</b>	<b>Weighted Average LTV (3)</b>	<b>Weighted Average Seasoning (4)</b>
Interest Only	\$ 608,890	734	74%	2.06 Years
Stated Income (5)	\$ 442,197	731	73%	2.16 Years
FICO <= 660	\$ 25,234	641	72%	2.76 Years
> 30 Year Amortization	\$ 28,938	740	68%	2.38 Years

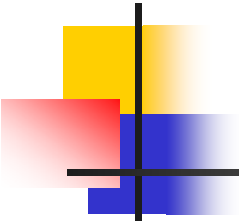
(1) The outstanding balance presented on this table may overlap more than one category.

(2) The FICO score represents the creditworthiness of a borrower based on the borrower's credit history, as reported by an independent third party. A higher FICO score indicates a greater degree of creditworthiness.

(3) LTV (loan-to-value) is the ratio calculated by dividing the original loan balance by the original appraised value of the real estate collateral.

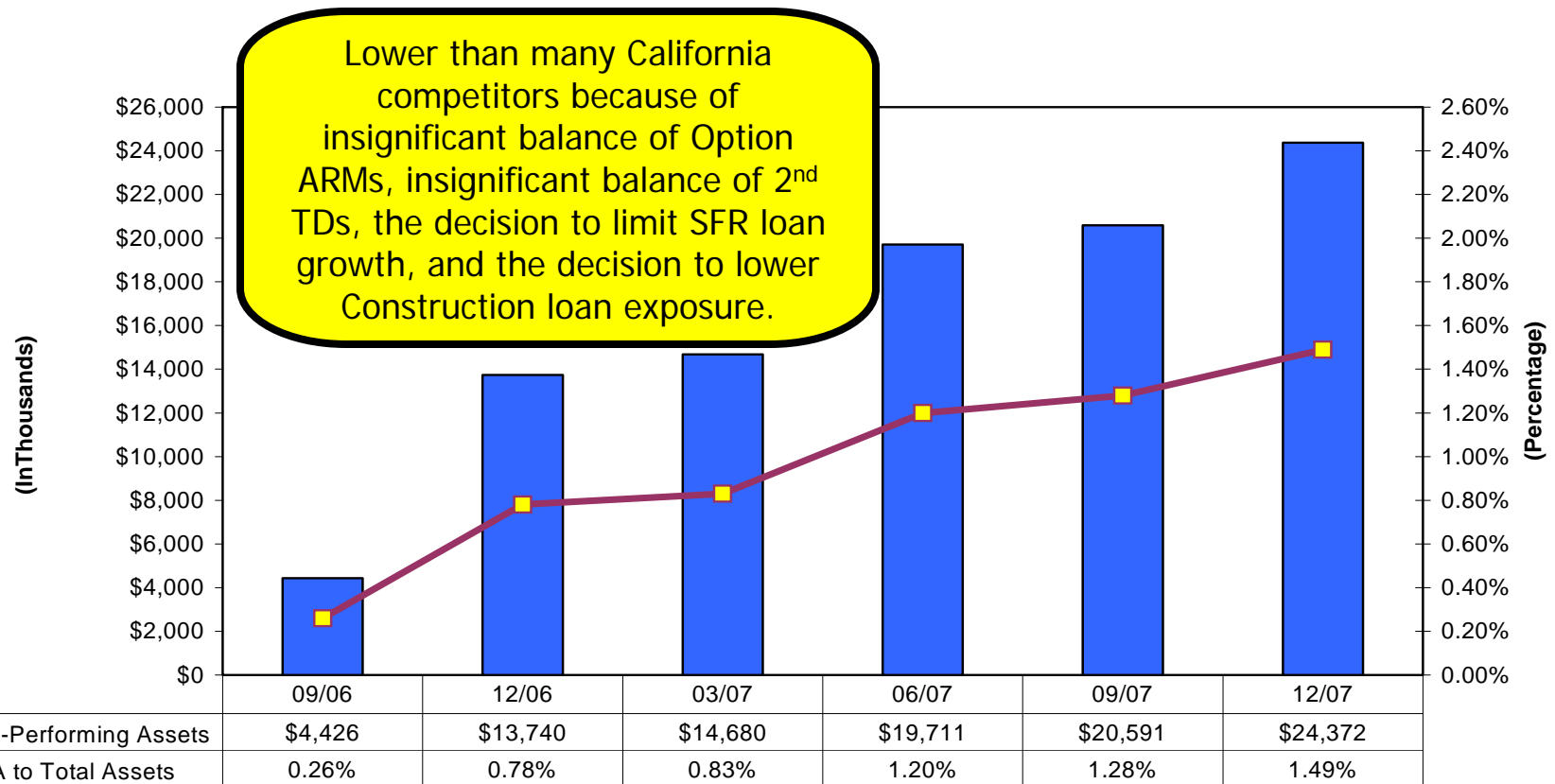
(4) Seasoning describes the number of years since the funding date of the loan.

(5) Stated income is defined as borrower provided income, which is not subject to verification during the loan origination process.



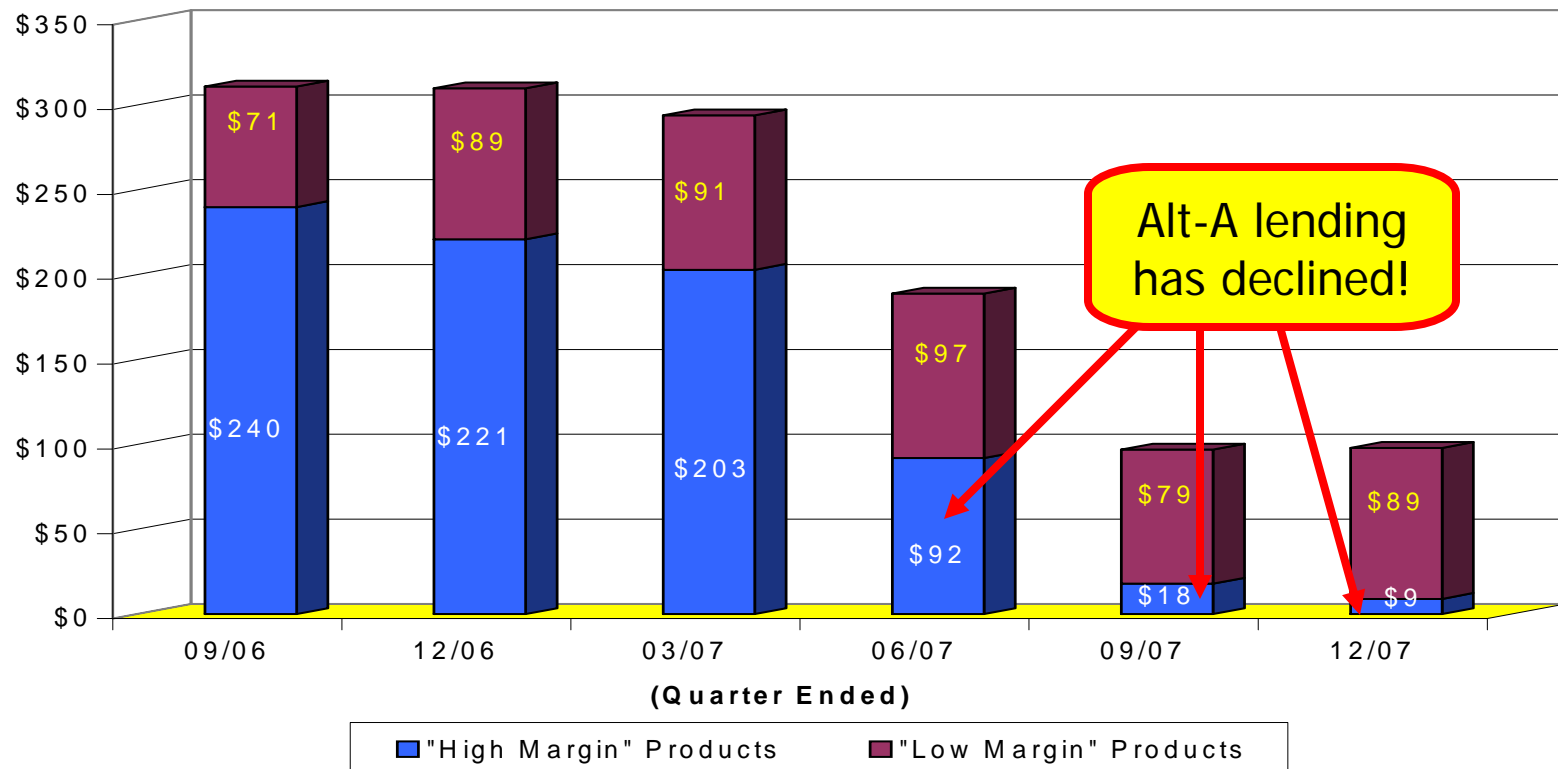
# Asset Quality

## Non-Performing Assets ("NPA") & NPA to Total Assets



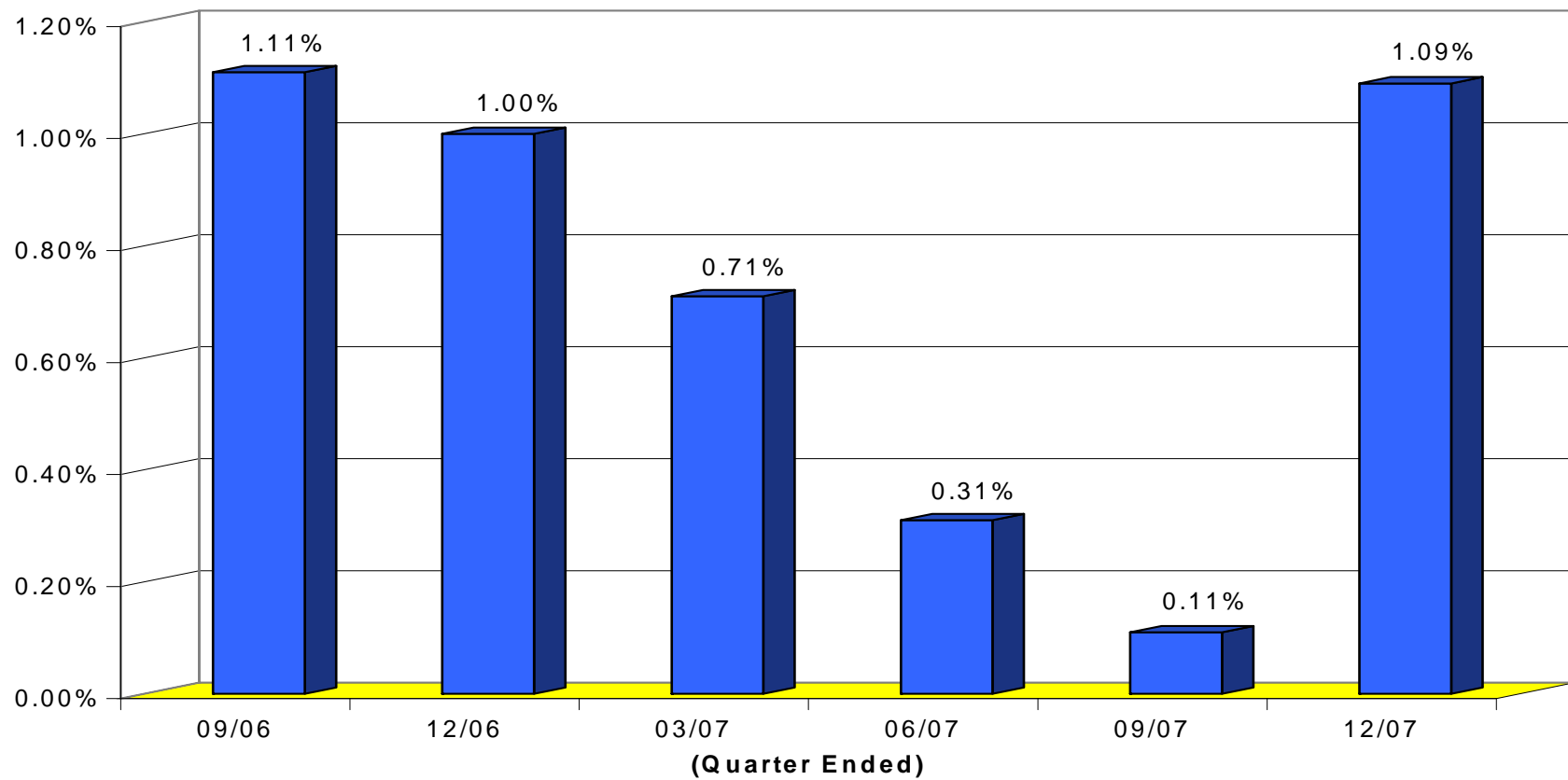
# Mortgage Banking Volume

(In Millions)





## Loan Sale Margin



# Value Proposition

**Stock Price to Tangible Book Value Multiple**

