

SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, DC 20549

FORM SE

FORM FOR SUBMISSION OF PAPER FORMAT EXHIBITS

BY ELECTRONIC FILERS

Structured Asset Securities Corporation II  
(Exact Name of Registrant as Specified in Charter)

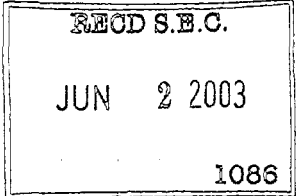
0001202186  
(Registrant CIK Number)

Form 8-K (June 2, 2003)  
(Electronic Report, Schedule or Registration Statement  
of Which the Documents Are a Part  
(Give Period of Report))

333-100864  
(SEC File Number, if Available)

N/A  
(Name of Person Filing the Document (if Other than the Registrant))

PROCESSED  
JUN 03 2003  
THOMSON  
FINANCIAL



## SIGNATURES

*Filings Made by the Registrant.* The registrant has duly caused this form to be signed on its behalf by the undersigned, thereunto duly authorized, in the City of New York, State of New York, on June 2, 2003.

STRUCTURED ASSET SECURITIES  
CORPORATION II

By: Precilla G. Torres

Name: Precilla G. Torres

Title: Senior Vice President

EXHIBIT INDEX

The following exhibit is filed herewith:

<u>Exhibit No.</u>		<u>Page No.</u>
99.1	Certain materials constituting Computational Materials and/or ABS Term Sheets in connection with the expected sale of the Underwritten Certificates.	4

IN ACCORDANCE WITH RULE 202 OF REGULATION S-T, THESE  
COMPUTATIONAL MATERIALS ARE BEING FILED IN PAPER PURSUANT TO A  
CONTINUING HARDSHIP EXEMPTION.

Exhibit 99.1

COMPUTATIONAL MATERIALS  
PREPARED BY LEHMAN BROTHERS INC.

for

LB-UBS COMMERCIAL MORTGAGE TRUST, SERIES 2003-C3

**Yield Table - Bond AI**

**LBUBS 2003-C1**

Settle as of 06/05/03

Bond Summary - Bond AI	
Fixed Coupon:	2.648
Orig Bal:	160,000,000
Factor:	1.0000000
Factor Date:	05/15/03
Delay:	4
Next Pmt:	06/15/03
Cusip:	52108HPK4

Price	0.00 CPR		25.00 CPR		50.00 CPR		75.00 CPR		100.00 CPR	
	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
100-08	2.577	3.27	2.577	3.25	2.577	3.24	2.576	3.23	2.575	3.20
100-09	2.568	3.27	2.567	3.25	2.567	3.24	2.567	3.23	2.566	3.20
100-10	2.558	3.27	2.558	3.25	2.557	3.24	2.557	3.23	2.556	3.20
100-11	2.549	3.27	2.548	3.25	2.548	3.24	2.547	3.23	2.546	3.20
100-12	2.539	3.27	2.539	3.26	2.538	3.24	2.538	3.23	2.537	3.20
100-13	2.530	3.27	2.529	3.26	2.529	3.24	2.528	3.23	2.527	3.20
100-14	2.520	3.27	2.520	3.26	2.519	3.24	2.519	3.23	2.517	3.20
100-15	2.511	3.27	2.510	3.26	2.510	3.24	2.509	3.23	2.507	3.20
100-16	2.501	3.27	2.501	3.26	2.500	3.24	2.499	3.23	2.498	3.20
100-17	2.492	3.27	2.491	3.26	2.490	3.25	2.490	3.23	2.488	3.20
100-18	2.482	3.27	2.482	3.26	2.481	3.25	2.480	3.23	2.478	3.20
100-19	2.473	3.27	2.472	3.26	2.471	3.25	2.471	3.23	2.469	3.20
100-20	2.463	3.27	2.462	3.26	2.462	3.25	2.461	3.23	2.459	3.20
100-21	2.454	3.27	2.453	3.26	2.452	3.25	2.451	3.23	2.449	3.20
100-22	2.444	3.27	2.443	3.26	2.443	3.25	2.442	3.24	2.440	3.20
100-23	2.435	3.27	2.434	3.26	2.433	3.25	2.432	3.24	2.430	3.20
100-24	2.425	3.27	2.424	3.26	2.424	3.25	2.423	3.24	2.420	3.20
Average Life	3.49		3.48		3.46		3.45		3.41	
First Pay	06/15/03		06/15/03		06/15/03		06/15/03		06/15/03	
Last Pay	03/15/08		03/15/08		02/15/08		02/15/08		12/15/07	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR	L1B BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.0400	1.0900	1.3800	1.7100	2.4800	3.5200	4.5000	Yield	1.2817	1.5700	1.9950	2.4175	2.7725	3.0730	3.3135	3.5165	3.6845	3.8325	4.0103	4.1880	4.3825	4.6325	4.7450
Coupon	1.6250	2.0000	2.6250	3.6250	5.3750																		

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**Yield Table - Bond A2**

**LBUBS 2003-C1**  
**Settle as of 06/05/03**

Bond Summary - Bond A2	
Fired Coupon:	3.151
Orig Bal:	270,000,000
Factor:	1.00000000
Factor Date:	05/15/03
Delay:	4
Next Pmt:	06/15/03
Cusip:	52108HPL2

Price	0.00 CPR		25.00 CPR		50.00 CPR		75.00 CPR		100.00 CPR	
	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
100-08	3.108	4.46	3.108	4.46	3.108	4.45	3.108	4.43	3.105	4.27
100-09	3.101	4.46	3.101	4.46	3.101	4.45	3.101	4.43	3.098	4.27
100-10	3.094	4.46	3.094	4.46	3.094	4.45	3.094	4.44	3.091	4.27
100-11	3.087	4.46	3.087	4.46	3.087	4.45	3.087	4.44	3.083	4.27
100-12	3.080	4.46	3.080	4.46	3.080	4.45	3.080	4.44	3.076	4.27
100-13	3.073	4.46	3.073	4.46	3.073	4.45	3.073	4.44	3.069	4.27
100-14	3.066	4.46	3.066	4.46	3.066	4.45	3.066	4.44	3.062	4.27
100-15	3.059	4.46	3.059	4.46	3.059	4.45	3.059	4.44	3.054	4.27
100-16	3.052	4.46	3.052	4.46	3.052	4.45	3.052	4.44	3.047	4.27
100-17	3.045	4.46	3.045	4.46	3.045	4.45	3.045	4.44	3.040	4.27
100-18	3.038	4.46	3.038	4.46	3.038	4.45	3.038	4.44	3.033	4.27
100-19	3.031	4.46	3.031	4.46	3.031	4.45	3.031	4.44	3.025	4.27
100-20	3.025	4.46	3.025	4.46	3.024	4.45	3.024	4.44	3.018	4.27
100-21	3.018	4.46	3.017	4.46	3.017	4.45	3.017	4.44	3.011	4.27
100-22	3.011	4.46	3.010	4.46	3.010	4.45	3.010	4.44	3.003	4.27
100-23	3.004	4.46	3.004	4.46	3.003	4.45	3.003	4.44	2.996	4.27
100-24	2.997	4.46	2.997	4.46	2.996	4.45	2.996	4.44	2.989	4.27
Average Life	4.89		4.88		4.88		4.86		4.67	
First Pay	03/15/08		03/15/08		02/15/08		02/15/08		12/15/07	
Last Pay	03/15/09		03/15/09		03/15/09		03/15/09		03/15/09	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR	Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.0400	1.0900	1.3800	1.7100	2.4800	3.5200	4.5000	Yield	1.2817	1.5700	1.9950	2.4175	2.7775	3.0730	3.3135	3.5165	3.6845	3.8325	4.0103	4.1880	4.3825	4.6325	4.7450
Coupon	1.6250	2.0000	1.6250	2.6250	3.6250	5.3750																	

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**Yield Table - Bond A3**

**LBUBS 2003-C1**  
**Settle as of 06/05/03**

<b>Bond Summary - Bond A3</b>	
Fixed Coupon:	3.912
Orig Bal:	153,000,000
Factor:	1.00000000
Factor Date:	05/15/03
Next Pmt:	06/15/03
Delay:	4
Cusip:	521088PM0

Price	0.00 CPR		25.00 CPR		50.00 CPR		75.00 CPR		100.00 CPR	
	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
100-08	3.900	6.71	3.900	6.69	3.900	6.68	3.900	6.67	3.900	6.63
100-09	3.896	6.71	3.896	6.69	3.896	6.68	3.895	6.67	3.895	6.63
100-10	3.891	6.71	3.891	6.69	3.891	6.68	3.891	6.67	3.891	6.63
100-11	3.886	6.71	3.886	6.69	3.886	6.68	3.886	6.67	3.886	6.63
100-12	3.882	6.71	3.882	6.69	3.882	6.68	3.882	6.67	3.881	6.63
100-13	3.877	6.71	3.877	6.69	3.877	6.68	3.877	6.67	3.876	6.63
100-14	3.873	6.71	3.872	6.69	3.872	6.68	3.872	6.67	3.872	6.64
100-15	3.868	6.71	3.868	6.69	3.868	6.68	3.868	6.67	3.867	6.64
100-16	3.863	6.71	3.863	6.69	3.863	6.68	3.863	6.67	3.862	6.64
100-17	3.859	6.71	3.859	6.69	3.858	6.68	3.858	6.67	3.858	6.64
100-18	3.854	6.71	3.854	6.69	3.854	6.68	3.854	6.67	3.853	6.64
100-19	3.850	6.71	3.849	6.69	3.849	6.68	3.849	6.68	3.848	6.64
100-20	3.845	6.71	3.845	6.69	3.844	6.68	3.844	6.68	3.844	6.64
100-21	3.840	6.71	3.840	6.69	3.840	6.68	3.840	6.68	3.839	6.64
100-22	3.836	6.71	3.835	6.69	3.835	6.68	3.835	6.68	3.834	6.64
100-23	3.831	6.71	3.831	6.70	3.831	6.68	3.830	6.68	3.830	6.64
100-24	3.826	6.71	3.826	6.70	3.826	6.69	3.826	6.68	3.825	6.64
Average Life	7.99		7.96		7.95		7.93		7.88	
First Pay	03/15/09		03/15/09		03/15/09		03/15/09		03/15/09	
Last Pay	01/15/13		01/15/13		11/15/12		10/15/12		10/15/12	

Tsyr BM	3Mo	6Mo	2Yr	3Yr	10Yr	30Yr	Lib BM	1Yr	2Yr	3Yr	4Yr	5Yr	6Yr	7Yr	8Yr	9Yr	10Yr	11Yr	12Yr	15Yr	20Yr	30Yr
Yield	1.0400	1.0900	1.3800	1.7100	2.4800	4.5000	Yield	1.2817	1.5700	1.9950	2.4175	2.7725	3.0730	3.3135	3.5165	3.6845	3.8325	4.0103	4.1880	4.3825	4.6325	4.7450
Coupon			1.6250	2.0000	2.6250	3.3750																

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**Yield Table - Bond A4**

**LBUBS 2003-C1**  
**Settle as of 06/05/03**

Bond Summary - Bond A4	
Fixed Coupon:	4.204
Orig Bal:	557,535,000
Factor:	1.00000000
Factor Date:	05/15/03
Next Pmt:	06/15/03
Delay:	4
Coups:	521.08HPNR

Price	0.00 CPR		25.80 CPR		50.00 CPR		75.00 CPR		100.00 CPR	
	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
100-08	4.203	7.87	4.203	7.85	4.203	7.84	4.203	7.81	4.202	7.67
100-09	4.199	7.87	4.199	7.85	4.199	7.84	4.199	7.81	4.198	7.67
100-10	4.195	7.87	4.195	7.85	4.195	7.84	4.195	7.81	4.194	7.67
100-11	4.192	7.87	4.191	7.86	4.191	7.84	4.191	7.81	4.190	7.67
100-12	4.188	7.87	4.188	7.86	4.187	7.84	4.187	7.81	4.186	7.67
100-13	4.184	7.87	4.184	7.86	4.183	7.84	4.183	7.81	4.182	7.67
100-14	4.180	7.87	4.180	7.86	4.179	7.84	4.179	7.81	4.178	7.67
100-15	4.176	7.87	4.176	7.86	4.176	7.84	4.175	7.81	4.174	7.67
100-16	4.172	7.87	4.172	7.86	4.172	7.84	4.171	7.81	4.170	7.67
100-17	4.168	7.87	4.168	7.86	4.168	7.84	4.167	7.81	4.166	7.67
100-18	4.164	7.87	4.164	7.86	4.164	7.84	4.163	7.81	4.162	7.67
100-19	4.160	7.87	4.160	7.86	4.160	7.84	4.159	7.81	4.158	7.68
100-20	4.156	7.87	4.156	7.86	4.156	7.84	4.155	7.81	4.154	7.68
100-21	4.152	7.87	4.152	7.86	4.152	7.84	4.151	7.81	4.150	7.68
100-22	4.148	7.87	4.148	7.86	4.148	7.84	4.148	7.81	4.146	7.68
100-23	4.144	7.87	4.144	7.86	4.144	7.84	4.144	7.81	4.142	7.68
100-24	4.140	7.87	4.140	7.86	4.140	7.84	4.140	7.81	4.138	7.68
Average Life	9.80		9.78		9.75		9.71		9.50	
First Pay	01/15/13		01/15/13		11/15/12		10/15/12		10/15/12	
Last Pay	04/15/13		04/15/13		04/15/13		04/15/13		01/15/13	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR	Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.0400	1.0900	1.3800	1.7100	2.4800	3.5200	4.5000	Yield	1.2817	1.5700	1.9950	2.4175	2.7725	3.0730	3.3135	3.5165	3.6845	3.8325	4.0103	4.1880	4.3825	4.6325	4.7450
Coupon	1.6250	2.0000	2.6250	3.6250	5.3750																		

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**Yield Table - Bond XCL**

**LBUBS 2003-C1**  
**Settle as of 06/05/03**

<b>Bond Summary - Bond XCL</b>	
Fixed Coupon: 0.289	Type: IO
Orig Not: 1,341,806,016	
Factor: 1,000,000	
Factor Date: 05/15/03	Next Pmt: 06/15/03
Delay: 4	Culp: 521.08HQH0

Price	100.00 CPR		0.00 CPR		100.00 CPR %CURR.BAL/ANN: 0.00-3.00 Recovery (Lap): 60.00%	
	Yield	Duration	Yield	Duration	Yield	Duration
2-17	9.309	4.81	10.381	4.80	6.801	4.85
2-18	9.056	4.84	10.128	4.83	6.550	4.87
2-19	8.808	4.86	9.880	4.85	6.304	4.90
2-20	8.564	4.88	9.635	4.87	6.061	4.92
2-21	8.324	4.91	9.395	4.90	5.823	4.95
2-22	8.088	4.93	9.158	4.92	5.589	4.97
2-23	7.856	4.95	8.926	4.95	5.359	4.99
2-24	7.627	4.98	8.697	4.97	5.132	5.02
2-25	7.402	5.00	8.471	4.99	4.909	5.04
2-26	7.181	5.02	8.249	5.01	4.689	5.06
2-27	6.963	5.04	8.031	5.03	4.473	5.09
2-28	6.748	5.07	7.816	5.06	4.260	5.11
2-29	6.536	5.09	7.604	5.08	4.050	5.13
2-30	6.328	5.11	7.395	5.10	3.843	5.15
2-31	6.122	5.13	7.189	5.12	3.640	5.17
3-00	5.920	5.15	6.987	5.14	3.439	5.19
3-01	5.720	5.17	6.787	5.16	3.241	5.22
Average Life	7.67		7.88		7.31	
First Pay	06/15/03		06/15/03		06/15/03	
Last Pay	02/15/15		02/15/15		09/15/14	
Sprd/ALife/Tsy	432/7.67		534/7.88		190/7.31	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR
Yield	1.0652	1.1040	1.4281	1.7851	2.5288	3.5726	4.5803
Coupon	1.6250	2.0000	2.6250	3.6250	4.6250	5.3750	

**Comments:**

- 1 \*\*\* ALL TO CALL \*\*\*
- 1) 100 CPY, 0 CDR
- 2) 0 CPY, 0 CDR
- 3) 100 CPY, 3 CDR AFTER 24 MONTHS, 12 MONTH LAG, 40% LOSS

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**Yield Table - Bond XCL**

**LBUBS 2003-C1**  
**Settle as of 06/05/03**

Bond Summary - Bond XCL	
Fixed Coupon:	0.292
Type:	IO
Orig Net:	1,341,806,016
Factor:	1.00000000
Factor Date:	05/15/03
Next Pmt:	06/15/03
Delay:	4
Coups:	52108HQH0

Price	100.00 CPR		0.00 CPR		0.00 CPR		0.00 CPR		0.00 CPR		100.00 CPR		100.00 CPR	
	Yield	Duration	Yield	Duration	%CURR.BAL/ANN: 0.00-2.00 Recovery (Lag): 65.00%	Yield	Duration	%CURR.BAL/ANN: 0.00-3.00 Recovery (Lag): 65.00%	Yield	Duration	%CURR.BAL/ANN: 0.00-2.00 Recovery (Lag): 65.00%	Yield	Duration	%CURR.BAL/ANN: 0.00-3.00 Recovery (Lag): 65.00%
2-21	8.937	4.89	10.016	4.88	8.297	4.91	7.436	4.92	7.211	4.92	6.343	4.93		
2-22	8.701	4.91	9.779	4.90	8.062	4.94	7.200	4.95	6.975	4.95	6.108	4.96		
2-23	8.467	4.94	9.545	4.93	7.830	4.96	6.969	4.97	6.744	4.97	5.877	4.98		
2-24	8.238	4.96	9.315	4.95	7.601	4.98	6.741	5.00	6.516	4.99	5.650	5.00		
2-25	8.012	4.98	9.089	4.97	7.377	5.01	6.517	5.02	6.292	5.02	5.426	5.03		
2-26	7.790	5.00	8.866	4.99	7.156	5.03	6.297	5.04	6.071	5.04	5.206	5.05		
2-27	7.571	5.02	8.647	5.02	6.938	5.05	6.079	5.06	5.854	5.06	4.989	5.07		
2-28	7.355	5.05	8.431	5.04	6.724	5.07	5.866	5.09	5.640	5.08	4.776	5.09		
2-29	7.143	5.07	8.218	5.06	6.512	5.10	5.655	5.11	5.429	5.11	4.565	5.12		
2-30	6.934	5.09	8.009	5.08	6.304	5.12	5.447	5.13	5.221	5.13	4.358	5.14		
2-31	6.728	5.11	7.802	5.10	6.099	5.14	5.243	5.15	5.017	5.15	4.154	5.16		
3-00	6.524	5.13	7.599	5.12	5.897	5.16	5.041	5.17	4.815	5.17	3.953	5.18		
3-01	6.324	5.15	7.398	5.14	5.698	5.18	4.843	5.19	4.616	5.19	3.755	5.20		
3-02	6.127	5.17	7.200	5.16	5.502	5.20	4.647	5.21	4.420	5.21	3.559	5.22		
3-03	5.932	5.19	7.005	5.18	5.308	5.22	4.454	5.24	4.227	5.23	3.366	5.24		
Average Life			7.88		7.61		7.48		7.41		7.30			
First Pay		06/15/03	06/15/03		06/15/03		06/15/03		06/15/03		06/15/03			
Last Pay		02/15/15	02/15/15		02/15/15		09/15/14		02/15/15		09/15/14			
Sprd/Allier/Tsy			53577.88		37077.61		28777.48		26677.41		18277.30			

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR	Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.0400	1.0900	1.3800	1.7100	2.4800	3.5200	4.5000	Yield	1.2817	1.5700	1.9950	2.4175	2.7725	3.0730	3.3135	3.5165	3.6845	3.8325	4.0103	4.1880	4.3825	4.6325	4.7450
Coupon	1.6250	2.0000	2.6250	3.6250	5.3750																		

- Comments:**
- 1 \*\*\* ALL TO CALL \*\*\*
  - 1) 100 CPY, 0 CDR
  - 2) 0 CPY, 0 CDR
  - 3) 0 CPY, 2 CDR AFTER 24 MONTHS, 12 MONTH LAG, 35% LOSS
  - 4) 0 CPY, 3 CDR AFTER 24 MONTHS, 12 MONTH LAG, 35% LOSS
  - 5) 100 CPY, 2 CDR AFTER 24 MONTHS, 12 MONTH LAG, 35% LOSS
  - 6) 100 CPY, 3 CDR AFTER 24 MONTHS, 12 MONTH LAG, 35% LOSS

The above indicative value(s) are as of the date indicated and do not represent actual bids or offers by Lehman Brothers. There can be no assurance that actual trades could be completed at such value(s). Discussions of the trade values in general, and firm price quotations and actual trade prices in particular, may vary significantly from these written estimates. Values are not limited to prevailing credit spreads, market liquidity, position size, transaction and financing costs, hedging costs and use of capital and profit. These estimates may not be representative of any theoretical or actual internal values employed by us for our own purposes, may vary during the course of any particular day and may vary significantly from the estimates or quotations that would be given by another dealer. You should consult with your own accounting or other advisors as to the adequacy of this information for your purposes. As a condition for providing these estimates, you agree that Lehman Brothers makes no representation and shall have no liability in any way arising therefrom to you or any other entity for any loss or damage, direct or indirect, arising from the use of this information.

**Yield Table - Bond XCL**

**LBUBS 2003-C1**  
**Settle as of 06/05/03**

<b>Bond Summary - Bond XCL</b>	
Fixed Coupon:	0.292
Type:	10
Orig No:	1,341,806,016
Factor:	1.0000000
Factor Date:	05/15/03
Next Pmt:	06/15/03
Delay:	4
Custp:	52108HQH0

	100.00 CPR		0.00 CPR		0.00 CPR		0.00 CPR		100.00 CPR		100.00 CPR		100.00 CPR	
	Yield	Duration	Yield	Duration	%CURR.BAL/ANN: 0.00-2.00 Recovery (Lag): 65.00%	%CURR.BAL/ANN: 0.00-3.00 Recovery (Lag): 65.00%	Yield	Duration	%CURR.BAL/ANN: 0.00-2.00 Recovery (Lag): 65.00%	%CURR.BAL/ANN: 0.00-3.00 Recovery (Lag): 65.00%	Yield	Duration	%CURR.BAL/ANN: 0.00-2.00 Recovery (Lag): 65.00%	%CURR.BAL/ANN: 0.00-3.00 Recovery (Lag): 65.00%
2-21	8.937	4.89	10.016	4.88	8.297	4.91	7.436	4.92	7.211	4.92	6.343	4.93	7.211	4.92
2-22	8.701	4.91	9.779	4.90	8.062	4.94	7.200	4.95	6.975	4.95	6.108	4.96	6.975	4.95
2-23	8.467	4.94	9.545	4.93	7.830	4.96	6.969	4.97	6.744	4.97	5.877	4.98	6.744	4.97
2-24	8.238	4.96	9.315	4.95	7.601	4.98	6.741	5.00	6.516	4.99	5.650	5.00	6.516	4.99
2-25	8.012	4.98	9.089	4.97	7.377	5.01	6.517	5.02	6.292	5.02	5.426	5.03	6.292	5.02
2-26	7.790	5.00	8.866	4.99	7.156	5.03	6.297	5.04	6.071	5.04	5.206	5.05	6.071	5.04
2-27	7.571	5.02	8.647	5.02	6.938	5.05	6.079	5.06	5.854	5.06	4.989	5.07	5.854	5.06
2-28	7.355	5.05	8.431	5.04	6.724	5.07	5.866	5.09	5.640	5.08	4.776	5.09	5.640	5.08
2-29	7.143	5.07	8.218	5.06	6.512	5.10	5.655	5.11	5.429	5.11	4.565	5.12	5.429	5.11
2-30	6.934	5.09	8.009	5.08	6.304	5.12	5.447	5.13	5.221	5.13	4.358	5.14	5.221	5.13
2-31	6.728	5.11	7.802	5.10	6.099	5.14	5.243	5.15	5.017	5.15	4.154	5.16	5.017	5.15
3-00	6.524	5.13	7.599	5.12	5.897	5.16	5.041	5.17	4.815	5.17	3.953	5.18	4.815	5.17
3-01	6.324	5.15	7.398	5.14	5.698	5.18	4.843	5.19	4.616	5.19	3.755	5.20	4.616	5.19
3-02	6.127	5.17	7.200	5.16	5.502	5.20	4.647	5.21	4.420	5.21	3.559	5.22	4.420	5.21
3-03	5.932	5.19	7.005	5.18	5.308	5.22	4.454	5.24	4.227	5.23	3.366	5.24	4.227	5.23
Average Life		7.67	7.88		7.61		7.48		7.41		7.30		7.41	
First Pay		06/15/03	06/15/03		06/15/03		06/15/03		06/15/03		06/15/03		06/15/03	
Last Pay		02/15/15	02/15/15		02/15/15		09/15/14		02/15/15		09/15/14		02/15/15	
Spred/ALife/Tsy		432/7.67	535/7.88		370/7.61		287/7.48		266/7.41		182/7.30		266/7.41	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR	Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.0400	1.0900	1.3800	1.7100	2.4800	3.5200	4.5000	Yield	1.2817	1.5700	1.9950	2.4175	2.7725	3.0730	3.3135	3.5165	3.6845	3.8325	4.0103	4.1880	4.3825	4.6325	4.7450
Coupon	1.6250	2.0000	2.6250	3.6250	5.3750																		

**Comments:**

- I \*\*\* ALL TO CALL \*\*\*
- 1) 100 CPY, 0 CDR
- 2) 0 CPY, 0 CDR
- 3) 0 CPY, 2 CDR AFTER 24 MONTHS, 12 MONTH LAG, 35% LOSS
- 4) 0 CPY, 3 CDR AFTER 24 MONTHS, 12 MONTH LAG, 35% LOSS
- 5) 100 CPY, 2 CDR AFTER 24 MONTHS, 12 MONTH LAG, 35% LOSS
- 6) 100 CPY, 3 CDR AFTER 24 MONTHS, 12 MONTH LAG, 35% LOSS

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**Yield Table - Bond XCL**

**LBUBS 2003-C1**  
Settle as of **06/05/03**

Bond Summary - Bond XCL	
Fixed Coupon: 0.289	Type: IO
Orig Net: 1,341,806,016	
Factor: 1.0000000	
Factor Date: 05/15/03	Next Pmt: 06/15/03
Delay: 4	Coupl: 32108HQ10

Price	100.00 CPR		0.00 CPR		100.00 CPR		100.00 CPR		100.00 CPR		100.00 CPR		100.00 CPR		100.00 CPR	
	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
2-17	9.309	4.81	10.381	4.80	7.956	4.88	6.688	4.94	5.324	5.00	8.403	4.83	7.565	4.84	6.688	4.85
2-18	9.056	4.84	10.128	4.83	7.707	4.90	6.442	4.97	5.081	5.02	8.152	4.85	7.315	4.87	6.438	4.88
2-19	8.808	4.86	9.880	4.85	7.462	4.93	6.200	4.99	4.842	5.05	7.904	4.88	7.068	4.89	6.192	4.90
2-20	8.564	4.88	9.635	4.87	7.222	4.95	5.963	5.02	4.608	5.07	7.661	4.90	6.825	4.92	5.950	4.93
2-21	8.324	4.91	9.395	4.90	6.985	4.97	5.729	5.04	4.377	5.10	7.422	4.92	6.587	4.94	5.712	4.95
2-22	8.088	4.93	9.158	4.92	6.752	5.00	5.499	5.06	4.149	5.12	7.187	4.95	6.353	4.96	5.478	4.97
2-23	7.856	4.95	8.926	4.95	6.523	5.02	5.273	5.09	3.926	5.15	6.955	4.97	6.122	4.99	5.248	5.00
2-24	7.627	4.98	8.697	4.97	6.298	5.05	5.051	5.11	3.706	5.17	6.728	5.00	5.895	5.01	5.021	5.02
2-25	7.402	5.00	8.471	4.99	6.076	5.07	4.832	5.14	3.489	5.19	6.503	5.02	5.672	5.03	4.798	5.04
2-26	7.181	5.02	8.249	5.01	5.857	5.09	4.616	5.16	3.276	5.22	6.283	5.04	5.452	5.06	4.579	5.07
2-27	6.963	5.04	8.031	5.03	5.642	5.11	4.404	5.18	3.066	5.24	6.066	5.06	5.235	5.08	4.362	5.09
2-28	6.748	5.07	7.816	5.06	5.430	5.14	4.195	5.20	2.860	5.26	5.852	5.08	5.022	5.10	4.150	5.11
2-29	6.536	5.09	7.604	5.08	5.222	5.16	3.989	5.23	2.656	5.29	5.641	5.11	4.812	5.12	3.940	5.13
2-30	6.328	5.11	7.395	5.10	5.016	5.18	3.786	5.25	2.456	5.31	5.433	5.13	4.605	5.15	3.734	5.16
2-31	6.122	5.13	7.189	5.12	4.813	5.20	3.586	5.27	2.258	5.33	5.229	5.15	4.401	5.17	3.530	5.18
3-00	5.920	5.15	6.987	5.14	4.614	5.22	3.389	5.29	2.063	5.35	5.027	5.17	4.200	5.19	3.330	5.20
3-01	5.720	5.17	6.787	5.16	4.417	5.24	3.194	5.31	1.871	5.37	4.828	5.19	4.002	5.21	3.132	5.22
Average Life	7.67		7.88		7.49		7.32		7.16		7.53		7.41		7.30	
First Pay	06/15/03		06/15/03		06/15/03		06/15/03		06/15/03		06/15/03		06/15/03		06/15/03	
Last Pay	02/15/15		02/15/15		02/15/15		02/15/15		05/15/14		02/15/15		02/15/15		09/15/14	
Sprd/A Life/Tsy	432/7.67		534/7.88		303/7.49		182/7.32		51/7.16		345/7.53		264/7.41		179/7.30	

Tsy BM	3Mo	6Mo	2Yr	3Yr	5Yr	10Yr	30Yr	Lib BM	1Yr	2Yr	3Yr	4Yr	5Yr	6Yr	7Yr	8Yr	9Yr	10Yr	11Yr	12Yr	15Yr	20Yr	30Yr
Yield	1.0652	1.1040	1.4281	1.7851	2.5288	3.5726	4.5803	Yield	1.2812	1.6231	2.0801	2.4845	2.8288	3.1300	3.3713	3.5726	3.7438	3.8926	4.0742	4.2559	4.4445	4.7014	4.8278
Coupon	1.6250	2.0000	2.6250	3.6250	5.3750																		

**Comments:**

- 1 \*\*\* ALL TO CALL \*\*\*
- 2) 100 CPY, 0 CDR
- 3) 100 CPY, 1 CDR
- 4) 100 CPY, 2 CDR
- 5) 100 CPY, 3 CDR
- 6) 100 CPY, 1 CDR
- 7) 100 CPY, 2 CDR
- 8) 100 CPY, 3 CDR

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**Yield Table - Bond XCL**

**LBUBS 2003-C1**  
**Settle as of 06/05/03**

Bond Summary - Bond XCL	
Fixed Coupon:	0.286
Type:	IO
Orig Not:	1,341,806,016
Factor:	1.0000000
Factor Date:	05/15/03
Next Pmt:	06/15/03
Delay:	4
Cusip:	32108HQH0

Price	100.00 CPR	
	Yield	Duration
2-12	7.966	4.82
2-13	7.698	4.85
2-14	7.434	4.88
2-15	7.176	4.90
2-16	6.922	4.93
2-17	6.672	4.95
2-18	6.427	4.98
2-19	6.186	5.00
2-20	5.949	5.03
2-21	5.716	5.05
2-22	5.486	5.07
2-23	5.261	5.10
2-24	5.038	5.12
2-25	4.820	5.14
2-26	4.604	5.16
2-27	4.392	5.19
2-28	4.183	5.21
Average Life	7.57	
First Pay	06/15/03	
Last Pay	04/15/13	
Sprd/A.Life/Tsy	284/7.57	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR	Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.0800	1.1300	1.4200	1.7900	2.5700	3.6200	4.6300	Yield	1.2629	1.6100	2.0725	2.4975	2.8625	3.1675	3.4150	3.6200	3.7900	3.9450	4.1255	4.3060	4.5050	4.7600	4.8850
Coupon		1.6250	1.6250	2.0000	2.6250	3.6250	5.3750																

**Comments:**

1 \* 0% CDR, 100% CPY, default the Rite Aid loans (Prosop #s 71, 86, 87, 90, 91, 99, 102, 103) month 13, with 9 month lag, 43% severity, and to call

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**Yield Table - Bond XCL**

**LBUBS 2003-C1**  
**Settle as of 06/05/03**

Bond Summary - Bond XCL	
Fixed Coupon: 0.286	Type: IO
Orig Net: 1,341,806,016	
Factor: 1.0000000	
Factor Date: 05/15/03	Next Pmt: 06/15/03
Delay: 4	Coups: 52108HQH0

Price	100.00 CPR		0.00 CPR		100.00 CPR %CURR.BAL/ANN: 0.85-0.81 Recovery (Lag): 57.00%		100.00 CPR %CURR.BAL/ANN: 2.60-2.53 Recovery (Lag): 57.00%		100.00 CPR %CURR.BAL/ANN: 2.00 Recovery (Lag): 57.00%	
	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
2-12	9.745	4.70	10.806	4.69	8.079	4.83	4.646	5.12	5.808	5.03
2-13	9.469	4.72	10.530	4.71	7.812	4.86	4.393	5.15	5.551	5.05
2-14	9.199	4.75	10.259	4.74	7.549	4.89	4.145	5.17	5.298	5.08
2-15	8.934	4.78	9.993	4.77	7.291	4.91	3.901	5.20	5.050	5.11
2-16	8.673	4.80	9.732	4.79	7.038	4.94	3.662	5.23	4.806	5.13
2-17	8.417	4.83	9.476	4.82	6.789	4.96	3.426	5.25	4.567	5.16
2-18	8.165	4.85	9.223	4.84	6.544	4.99	3.195	5.28	4.331	5.18
2-19	7.918	4.88	8.976	4.87	6.303	5.01	2.968	5.30	4.100	5.21
2-20	7.675	4.90	8.732	4.89	6.067	5.04	2.744	5.33	3.872	5.23
2-21	7.435	4.92	8.492	4.91	5.834	5.06	2.524	5.35	3.648	5.26
2-22	7.200	4.95	8.256	4.94	5.605	5.09	2.307	5.37	3.428	5.28
2-23	6.969	4.97	8.025	4.96	5.380	5.11	2.094	5.40	3.211	5.31
2-24	6.741	4.99	7.796	4.98	5.159	5.13	1.884	5.42	2.998	5.33
2-25	6.517	5.02	7.572	5.01	4.941	5.16	1.678	5.44	2.788	5.35
2-26	6.296	5.04	7.351	5.03	4.726	5.18	1.474	5.47	2.581	5.38
2-27	6.079	5.06	7.133	5.05	4.514	5.20	1.274	5.49	2.377	5.40
2-28	5.865	5.08	6.918	5.07	4.306	5.22	1.076	5.51	2.176	5.42
Average Life			7.88		7.47		7.10		7.21	
First Pay	06/15/03		06/15/03		06/15/03		06/15/03		06/15/03	
Last Pay	02/15/15		02/15/15		02/15/15		07/15/14		01/15/15	
Sprd/ALife/Tsy	454/7.67		556/7.88		298/7.47		-27/7.10		84/7.21	

Tsy BM	3Mo	6Mo	2Yr	3Yr	5Yr	10Yr	30Yr	Lib BM	1Yr	2Yr	3Yr	4Yr	5Yr	6Yr	7Yr	8Yr	9Yr	10Yr	11Yr	12Yr	15Yr	20Yr	30Yr
Yield	1.0800	1.1300	1.4200	1.7900	2.5700	3.6200	4.6300	Yield	1.2629	1.6100	2.0725	2.4975	2.8625	3.1675	3.4150	3.6200	3.7900	3.9450	4.1255	4.3060	4.5050	4.7600	4.8850
Coupon			1.6250	2.0000	2.6250	3.6250	5.3750																

**Comments:**

- 1) 0% CDR, 100% CPY
  - 2) 0% CDR, 0% CPY
  - 3) 0.85% CDR for 12 months, 0.81% CDR thereafter, 100% CPY
  - 4) 2.6% CDR for 12 months, 2.53% CDR thereafter, 100% CPY
  - 5) 2.00% CDR, 100% CPY
- \*\* all assumes to call, defaults immed, 9 mo lag, 43% loss

The above indicative value[s] are as of the date indicated and do not represent actual bids or offers by Lehman Brothers. There can be no assurance that actual trades could be completed at such value[s]. Discussions of the trade values in general, and firm price quotations and actual trade prices in particular, may vary significantly from these written estimated values as a result of various factors, which may include (but are not limited to) prevailing credit spreads, market liquidity, position size, transaction and financing costs, hedging costs and use of capital and profit. These estimates may not be representative of any theoretical or actual internal valuations employed by us for our own purposes, may vary during the course of any particular day and may vary significantly from the estimates or quotations that would be given by another dealer. You should consult with your own accounting or other advisors as to the adequacy of this information for your purposes. As a condition for providing these estimates, you agree that Lehman Brothers makes no representation and shall have no liability in any way arising therefrom to you or any other entity for any loss or damage, direct or indirect, arising from the use of this information.

**Yield Table - Bond XCP**

**LBUBS 2003-C1**  
 Settle as of 06/05/03

Bond Summary - Bond XCP	
Fixed Coupon: 1.514	Type: IO
Orig Not: 1,178,825,000	
Factor: 1.0000000	
Factor Date: 05/15/03	Next Pmt: 06/15/03
Delay: 4	Cusp: 52108HQJ6

Price	100.00 CPR		0.00 CPR		100.00 CPR 0.00-7.00 Recovery (Lag): 65.00%		100.00 CPR 0.00-8.00 Recovery (Lag): 65.00%		100.00 CPR 0.00-9.00 Recovery (Lag): 65.00%		100.00 CPR 0.00-10.00 Recovery (Lag): 65.00%	
	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration	Yield	Duration
6-04+	5.192	2.59	5.192	2.59	5.177	2.59	5.177	2.59	5.150	2.58	5.108	2.58
6-05+	4.999	2.60	4.999	2.60	4.984	2.60	4.984	2.59	4.957	2.59	4.915	2.59
6-06+	4.808	2.60	4.808	2.60	4.793	2.60	4.793	2.60	4.765	2.60	4.723	2.60
6-07+	4.618	2.61	4.618	2.61	4.603	2.61	4.603	2.61	4.576	2.61	4.533	2.61
6-08+	4.430	2.62	4.430	2.62	4.415	2.62	4.415	2.62	4.388	2.62	4.345	2.62
6-09+	4.244	2.63	4.244	2.63	4.228	2.63	4.228	2.63	4.201	2.63	4.158	2.63
6-10+	4.059	2.64	4.059	2.64	4.043	2.64	4.043	2.64	4.016	2.64	3.973	2.63
6-11+	3.876	2.65	3.876	2.65	3.860	2.65	3.860	2.64	3.832	2.64	3.789	2.64
6-12+	3.694	2.66	3.694	2.66	3.678	2.66	3.678	2.65	3.650	2.65	3.607	2.65
6-13+	3.513	2.66	3.513	2.66	3.497	2.66	3.497	2.66	3.469	2.66	3.426	2.66
6-14+	3.334	2.67	3.334	2.67	3.318	2.67	3.318	2.67	3.290	2.67	3.246	2.67
6-15+	3.156	2.68	3.156	2.68	3.140	2.68	3.140	2.68	3.112	2.68	3.068	2.68
6-16+	2.980	2.69	2.980	2.69	2.964	2.69	2.964	2.69	2.935	2.69	2.891	2.68
6-17+	2.805	2.70	2.805	2.70	2.789	2.70	2.789	2.69	2.760	2.69	2.716	2.69
6-18+	2.631	2.71	2.631	2.71	2.615	2.71	2.615	2.70	2.586	2.70	2.542	2.70
6-19+	2.459	2.71	2.459	2.71	2.443	2.71	2.443	2.71	2.414	2.71	2.370	2.71
6-20+	2.288	2.72	2.288	2.72	2.272	2.72	2.272	2.72	2.243	2.72	2.198	2.72
Average Life	5.52		5.52		5.51		5.51		5.51		5.50	
First Pay	05/15/05		05/15/05		05/15/05		05/15/05		05/15/05		05/15/05	
Last Pay	05/15/10		05/15/10		05/15/10		05/15/10		05/15/10		05/15/10	
Sprd/ALife/Tsy	106/5.52		106/5.52		104/5.51		104/5.51		102/5.51		97/5.50	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR	Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.0652	1.1040	1.4281	1.7851	2.5288	3.5726	4.5803	Yield	1.2812	1.6231	2.0801	2.4845	2.8288	3.1300	3.3713	3.5726	3.7438	3.8926	4.0742	4.2559	4.4445	4.7014	4.8278
Coupon	1.6250	2.0000	2.6250	3.6250	5.3750																		

- Comments:**
- 1 \*\*\* ALL TO CALL \*\*\*
  - 1) 100 CPY, 0 CDR
  - 2) 100 CPY, 0 CDR
  - 3) 100 CPY, 7 CDR AFTER 12 MONTHS, 12 MONTH LAG, 35% LOSS
  - 4) 100 CPY, 8 CDR AFTER 12 MONTHS, 12 MONTH LAG, 35% LOSS
  - 5) 100 CPY, 9 CDR AFTER 12 MONTHS, 12 MONTH LAG, 35% LOSS
  - 6) 100 CPY, 10 CDR AFTER 12 MONTHS, 12 MONTH LAG, 35% LOSS

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**Yield Table - Bond A1**

**LBUBS 2003-C1**  
**Settle as of 06/05/03**

Bond Summary - Bond A1	
Fixed Coupon:	2.648
Orig Bal:	160,000,000
Factor:	1.00000000
Factor Date:	05/15/03
Delay:	4
Next Pmt:	06/15/03
Cusip:	52108HPK4

Price	0.00 CPR		100.00 CPR	
	Yield	Duration	Yield	Duration
100-00	2.654	3.26	2.653	3.20
100-02	2.635	3.26	2.634	3.20
100-04	2.615	3.26	2.614	3.20
100-06	2.596	3.26	2.595	3.20
100-08	2.577	3.27	2.575	3.20
100-10	2.558	3.27	2.556	3.20
100-12	2.539	3.27	2.537	3.20
100-14	2.520	3.27	2.517	3.20
100-16	2.501	3.27	2.498	3.20
100-18	2.482	3.27	2.478	3.20
100-20	2.463	3.27	2.459	3.20
100-22	2.444	3.27	2.440	3.20
100-24	2.425	3.27	2.420	3.20
100-26	2.406	3.27	2.401	3.20
100-28	2.387	3.27	2.382	3.21
100-30	2.369	3.27	2.362	3.21
101-00	2.350	3.27	2.343	3.21
Average Life	3.49		3.41	
First Pay	06/15/03		06/15/03	
Last Pay	03/15/08		12/15/07	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR	Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.0400	1.0900	1.3800	1.7100	2.4800	3.5200	4.5000	Yield	1.2817	1.5700	1.9950	2.4175	2.7725	3.0730	3.3135	3.5165	3.6845	3.8325	4.0103	4.1880	4.3825	4.6325	4.7450
Coupon			1.6250	2.0000	2.6250	3.6250	5.3750																

**Comments:**

- 1) 0 CPR
- 2) 100 CPY, TO CALL

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**Yield Table - Bond A2**

**LBUBS 2003-C1**  
**Settle as of 06/05/03**

Bond Summary - Bond A2	
Fixed Coupon:	3.151
Orig Bal:	270,000,000
Factor:	1.0000000
Factor Date:	05/15/03
Delay:	4
Next Pmt:	06/15/03
Cusip:	52108HPL2

Price	0.00 CPR		100.00 CPR	
	Yield	Duration	Yield	Duration
100-00	3.164	4.46	3.164	4.27
100-02	3.150	4.46	3.149	4.27
100-04	3.136	4.46	3.134	4.27
100-06	3.122	4.46	3.120	4.27
100-08	3.108	4.46	3.105	4.27
100-10	3.094	4.46	3.091	4.27
100-12	3.080	4.46	3.076	4.27
100-14	3.066	4.46	3.062	4.27
100-16	3.052	4.46	3.047	4.27
100-18	3.038	4.46	3.033	4.27
100-20	3.025	4.46	3.018	4.27
100-22	3.011	4.46	3.003	4.27
100-24	2.997	4.46	2.989	4.27
100-26	2.983	4.46	2.975	4.27
100-28	2.969	4.46	2.960	4.28
100-30	2.955	4.46	2.946	4.28
101-00	2.941	4.47	2.931	4.28
Average Life	4.89		4.67	
First Pay	03/15/08		12/15/07	
Last Pay	03/15/09		03/15/09	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR	Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.0400	1.0900	1.3800	1.7100	2.4800	3.5200	4.5000	Yield	1.2817	1.5700	1.9950	2.4175	2.7725	3.0730	3.3135	3.5165	3.6845	3.8325	4.0103	4.1880	4.3825	4.6325	4.7450
Coupon	1.6250	2.0000	2.6250	3.6250	5.3750																		

**Comments:**  
 1) 0 CPR  
 2) 100 CPY, TO CALL

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**Yield Table - Bond A3**

**LBUBS 2003-C1**  
**Settle as of 06/05/03**

Bond Summary - Bond A3	
Fixed Coupon:	3.912
Orig Bal:	153,000,000
Factor:	1.0000000
Factor Date:	05/15/03
Delay:	4
Next Pmt:	06/15/03
Casip:	52108HPM0

Price	0.00 CPR		100.00 CPR	
	Yield	Duration	Yield	Duration
100-00	3.938	6.70	3.937	6.63
100-02	3.928	6.70	3.928	6.63
100-04	3.919	6.70	3.919	6.63
100-06	3.910	6.71	3.909	6.63
100-08	3.900	6.71	3.900	6.63
100-10	3.891	6.71	3.891	6.63
100-12	3.882	6.71	3.881	6.63
100-14	3.873	6.71	3.872	6.64
100-16	3.863	6.71	3.862	6.64
100-18	3.854	6.71	3.853	6.64
100-20	3.845	6.71	3.844	6.64
100-22	3.836	6.71	3.834	6.64
100-24	3.826	6.71	3.825	6.64
100-26	3.817	6.71	3.816	6.64
100-28	3.808	6.71	3.807	6.64
100-30	3.799	6.72	3.797	6.64
101-00	3.790	6.72	3.788	6.64
Average Life	7.99		7.88	
First Pay	03/15/09		03/15/09	
Last Pay	01/15/13		10/15/12	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR	Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.0400	1.0900	1.3800	1.7100	2.4800	3.5200	4.5000	Yield	1.2817	1.5700	1.9950	2.4175	2.7725	3.0730	3.3135	3.5165	3.6845	3.8325	4.0103	4.1880	4.3825	4.6325	4.7450
Coupon			1.6250	2.0000	2.6250	3.6250	5.3750																

**Comments:**

- 1 1) 0 CPR
- 2) 100 CPY, TO CALL

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**Yield Table - Bond A4**

**LBUBS 2003-C1**  
**Settle as of 06/05/03**

Bond Summary - Bond A4	
Fixed Coupon:	4.204
Orig Bal:	557,535,000
Factor:	1.0000000
Factor Date:	05/15/03
Delay:	4
Next Pmt:	06/15/03
Cusip:	52108HPN8

Price	0.00 CPR		100.00 CPR	
	Yield	Duration	Yield	Duration
100-00	4.235	7.86	4.235	7.67
100-02	4.227	7.86	4.227	7.67
100-04	4.219	7.86	4.219	7.67
100-06	4.211	7.86	4.211	7.67
100-08	4.203	7.87	4.202	7.67
100-10	4.195	7.87	4.194	7.67
100-12	4.188	7.87	4.186	7.67
100-14	4.180	7.87	4.178	7.67
100-16	4.172	7.87	4.170	7.67
100-18	4.164	7.87	4.162	7.67
100-20	4.156	7.87	4.154	7.68
100-22	4.148	7.87	4.146	7.68
100-24	4.140	7.87	4.138	7.68
100-26	4.132	7.87	4.130	7.68
100-28	4.125	7.87	4.122	7.68
100-30	4.117	7.88	4.114	7.68
101-00	4.109	7.88	4.106	7.68
Average Life	9.80		9.50	
First Pay	01/15/13		10/15/12	
Last Pay	04/15/13		01/15/13	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR	Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.0400	1.0900	1.3800	1.7100	2.4800	3.5200	4.5000	Yield	1.2817	1.5700	1.9950	2.4175	2.7725	3.0730	3.3135	3.5165	3.6845	3.8325	4.0103	4.1880	4.3825	4.6325	4.7450
Coupon			1.6250	2.0000	2.6250	3.6250	5.3750																

**Comments:**

- 1) 100 CPR
- 2) 100 CPY, TO CALL

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**Yield Table - Bond B**

**LBUBS 2003-C1**  
**Settle as of 06/05/03**

Bond Summary - Bond B	
Fixed Coupon:	4.272
Orig Bal:	20,127,000
Factor:	1.0000000
Factor Date:	05/15/03
Delay:	4
Next Pmt:	06/15/03
Cusip:	52108HPP3

Price	0.00 CPR		100.00 CPR	
	Yield	Duration	Yield	Duration
100-00	4.304	7.88	4.304	7.71
100-02	4.296	7.88	4.296	7.72
100-04	4.288	7.88	4.288	7.72
100-06	4.280	7.88	4.280	7.72
100-08	4.273	7.88	4.272	7.72
100-10	4.265	7.88	4.264	7.72
100-12	4.257	7.88	4.256	7.72
100-14	4.249	7.88	4.248	7.72
100-16	4.241	7.88	4.240	7.72
100-18	4.233	7.89	4.232	7.72
100-20	4.225	7.89	4.224	7.72
100-22	4.217	7.89	4.216	7.73
100-24	4.210	7.89	4.208	7.73
100-26	4.202	7.89	4.200	7.73
100-28	4.194	7.89	4.192	7.73
100-30	4.186	7.89	4.184	7.73
101-00	4.178	7.89	4.176	7.73
Average Life	9.86		9.61	
First Pay	04/15/13		01/15/13	
Last Pay	04/15/13		01/15/13	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR	Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.0400	1.0900	1.3800	1.7100	2.4800	3.5200	4.5000	Yield	1.2817	1.5700	1.9950	2.4175	2.7725	3.0730	3.3135	3.5165	3.6845	3.8325	4.0103	4.1880	4.3825	4.6325	4.7450
Coupon			1.6250	2.0000	2.6250	3.6250	5.3750																

**Comments:**  
 1) 100 CPR  
 2) 100 CPY, TO CALL

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**Yield Table - Bond C**

**LBUBS 2003-C1**

**Settle as of 06/05/03**

Bond Summary - Bond C	
Fixed Coupon:	4.292
Orig Bal:	20,127,000
Factor:	1.0000000
Factor Date:	05/15/03
Delay:	4
Next Pmt:	06/15/03
Cusip:	32108HPQ1

Price	0.00 CPR		100.00 CPR	
	Yield	Duration	Yield	Duration
100-00	4.324	7.87	4.324	7.71
100-02	4.317	7.87	4.316	7.71
100-04	4.309	7.87	4.308	7.71
100-06	4.301	7.87	4.300	7.71
100-08	4.293	7.87	4.292	7.71
100-10	4.285	7.87	4.284	7.71
100-12	4.277	7.87	4.276	7.71
100-14	4.269	7.88	4.268	7.71
100-16	4.261	7.88	4.260	7.72
100-18	4.253	7.88	4.252	7.72
100-20	4.246	7.88	4.244	7.72
100-22	4.238	7.88	4.236	7.72
100-24	4.230	7.88	4.228	7.72
100-26	4.222	7.88	4.220	7.72
100-28	4.214	7.88	4.212	7.72
100-30	4.206	7.88	4.204	7.72
101-00	4.199	7.88	4.196	7.72
Average Life	9.86		9.61	
First Pay	04/15/13		01/15/13	
Last Pay	04/15/13		01/15/13	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR	Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.0400	1.0900	1.3800	1.7100	2.4800	3.5200	4.5000	Yield	1.2817	1.5700	1.9950	2.4175	2.7725	3.0730	3.3135	3.5165	3.6845	3.8325	4.0103	4.1880	4.3825	4.6325	4.7450
Coupon			1.6250	2.0000	2.6250	3.6250	5.3750																

**Comments:**

- 1) 0.00 CPR
- 2) 100 CPY, TO CALL

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**Yield Table - Bond D**

**LBUBS 2003-C1**  
**Settle as of 06/05/03**

Bond Summary - Bond D	
Fixed Coupon:	4.322
Orig Bal:	13,418,000
Factor:	1.0000000
Factor Date:	05/15/03
Delay:	4
Next Pmt:	06/15/03
Cusip:	52108HPR9

Price	0.00 CPR		100.00 CPR	
	Yield	Duration	Yield	Duration
100-00	4.355	7.86	4.355	7.70
100-02	4.347	7.86	4.347	7.70
100-04	4.339	7.86	4.339	7.70
100-06	4.331	7.86	4.331	7.70
100-08	4.323	7.86	4.323	7.70
100-10	4.315	7.86	4.314	7.70
100-12	4.308	7.86	4.306	7.70
100-14	4.300	7.86	4.298	7.70
100-16	4.292	7.86	4.290	7.70
100-18	4.284	7.87	4.282	7.70
100-20	4.276	7.87	4.274	7.71
100-22	4.268	7.87	4.266	7.71
100-24	4.260	7.87	4.258	7.71
100-26	4.252	7.87	4.250	7.71
100-28	4.245	7.87	4.242	7.71
100-30	4.237	7.87	4.234	7.71
101-00	4.229	7.87	4.226	7.71
Average Life	9.86		9.61	
First Pay	04/15/13		01/15/13	
Last Pay	04/15/13		01/15/13	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR	Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.0400	1.0900	1.3800	1.7100	2.4800	3.5200	4.5000	Yield	1.2817	1.5700	1.9950	2.4175	2.7725	3.0730	3.3155	3.5165	3.6845	3.8325	4.0103	4.1880	4.3825	4.6325	4.7450
Coupon			1.6250	2.0000	2.6250	3.6250	5.3750																

**Comments:**

- 1 1) 0 CPR
- 2) 100 CPY, TO CALL

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**Yield Table - Bond E**

**LBUBS 2003-C1**  
**Settle as of 06/05/03**

Bond Summary - Bond E	
Fixed Coupon:	4.351
Orig Bat:	13,418,000
Factor:	1.0000000
Factor Date:	05/15/03
Delay:	4
Next Pmt:	06/15/03
Cusip:	52108HPS7

Price	0.00 CPR		100.00 CPR	
	Yield	Duration	Yield	Duration
100-00	4.384	7.84	4.384	7.68
100-02	4.377	7.85	4.376	7.69
100-04	4.369	7.85	4.368	7.69
100-06	4.361	7.85	4.360	7.69
100-08	4.353	7.85	4.352	7.69
100-10	4.345	7.85	4.344	7.69
100-12	4.337	7.85	4.336	7.69
100-14	4.329	7.85	4.328	7.69
100-16	4.321	7.85	4.320	7.69
100-18	4.313	7.85	4.312	7.69
100-20	4.305	7.85	4.304	7.69
100-22	4.297	7.86	4.295	7.70
100-24	4.290	7.86	4.287	7.70
100-26	4.282	7.86	4.279	7.70
100-28	4.274	7.86	4.271	7.70
100-30	4.266	7.86	4.263	7.70
101-00	4.258	7.86	4.255	7.70
Average Life	9.86		9.61	
First Pay	04/15/13		01/15/13	
Last Pay	04/15/13		01/15/13	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR	Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.0400	1.0900	1.3800	1.7100	2.4800	3.5200	4.5000	Yield	1.2817	1.5700	1.9950	2.4175	2.7725	3.0730	3.3135	3.5165	3.6845	3.8325	4.0103	4.1880	4.3825	4.6325	4.7450
Coupon			1.6250	2.0000	2.6250	3.6250	5.3750																

Comments:  
1) 0 CPR  
2) 100 CPY, TO CALL

The above indicative value[s] are as of the date indicated and do not represent actual bids or offers by Lehman Brothers. There can be no assurance that actual trades could be completed at such value[s]. Discussions of the trade values in general, and firm price quotations and actual trade prices in particular, may vary significantly from these written estimated values as a result of various factors, which may include (but are not limited to) prevailing credit spreads, market liquidity, position size, transaction and financing costs, hedging costs and risks and use of capital and profit. These estimates may not be representative of any theoretical or actual internal valuations employed by us for our own purposes, may vary during the course of any particular day and may vary significantly from the estimates or quotations that would be given by another dealer. You should consult with your own accounting or other advisors as to the adequacy of this information for your purposes. As a condition for providing these estimates, you agree that Lehman Brothers makes no representation and shall have no liability in any way arising therefrom to you or any other entity for any loss or damage, direct or indirect, arising from the use of this information.

**Yield Table - Bond F**

**LBUBS 2003-C1**  
**Settle as of 06/05/03**

Bond Summary - Bond F	
Fixed Coupon:	4.371
Orig Bal:	23,482,000
Factor:	1.0000000
Factor Date:	05/15/03
Delay:	4
Next Pmt:	06/15/03
Cusip:	52108HPTS

Price	0.00 CPR		100.00 CPR	
	Yield	Duration	Yield	Duration
100-00	4.405	7.84	4.405	7.68
100-02	4.397	7.84	4.397	7.68
100-04	4.389	7.84	4.388	7.68
100-06	4.381	7.84	4.380	7.68
100-08	4.373	7.84	4.372	7.68
100-10	4.365	7.84	4.364	7.68
100-12	4.357	7.84	4.356	7.68
100-14	4.349	7.84	4.348	7.68
100-16	4.341	7.85	4.340	7.68
100-18	4.333	7.85	4.332	7.69
100-20	4.326	7.85	4.324	7.69
100-22	4.318	7.85	4.316	7.69
100-24	4.310	7.85	4.308	7.69
100-26	4.302	7.85	4.300	7.69
100-28	4.294	7.85	4.292	7.69
100-30	4.286	7.85	4.284	7.69
101-00	4.278	7.85	4.276	7.69
Average Life	9.86		9.61	
First Pay	04/15/13		01/15/13	
Last Pay	04/15/13		01/15/13	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR	L1b BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.0400	1.0900	1.3800	1.7100	2.4800	3.5200	4.5000	Yield	1.2817	1.5700	1.9950	2.4175	2.7725	3.0730	3.3155	3.5165	3.6845	3.8325	4.0103	4.1880	4.3825	4.6325	4.7450
Coupon			1.6250	2.0000	2.6250	3.6250	5.3750																

**Comments:**

- 1 1)0 CPR
- 2) 100 CPY, TO CALL

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**Yield Table - Bond G**

**LBUBS 2003-C1**  
**Settle as of 06/05/03**

Bond Summary - Bond G	
Fixed Coupon:	4.430
Orig Bal:	10,063,000
Factor:	1,000,000
Factor Date:	05/15/03
Delay:	4
Next Pmt:	06/15/03
Cusip:	52108HPU2

Price	0.00 CPR		100.00 CPR	
	Yield	Duration	Yield	Duration
100-00	4.465	7.81	4.465	7.65
100-02	4.457	7.81	4.457	7.66
100-04	4.449	7.82	4.448	7.66
100-06	4.441	7.82	4.440	7.66
100-08	4.433	7.82	4.432	7.66
100-10	4.425	7.82	4.424	7.66
100-12	4.417	7.82	4.416	7.66
100-14	4.409	7.82	4.408	7.66
100-16	4.401	7.82	4.400	7.66
100-18	4.393	7.82	4.392	7.66
100-20	4.385	7.82	4.384	7.66
100-22	4.377	7.82	4.375	7.67
100-24	4.370	7.83	4.367	7.67
100-26	4.362	7.83	4.359	7.67
100-28	4.354	7.83	4.351	7.67
100-30	4.346	7.83	4.343	7.67
101-00	4.338	7.83	4.335	7.67
Average Life	9.86		9.61	
First Pay	04/15/13		01/15/13	
Last Pay	04/15/13		01/15/13	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR	Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.0400	1.0900	1.3800	1.7100	2.4800	3.5200	4.5000	Yield	1.2817	1.5700	1.9950	2.4175	2.7725	3.0730	3.3135	3.5165	3.6845	3.8325	4.0103	4.1880	4.3825	4.6325	4.7450
Coupon			1.6250	2.0000	2.6250	3.6250	5.3750																

**Comments:**  
1 1) 0 CPR  
2) 100 CPY, TO CALL

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**Yield Table - Bond H**

**LBUBS 2003-C1**  
 Settle as of 06/05/03

Bond Summary - Bond H	
Fixed Coupon:	4.933
Orig Bal:	18,450,000
Factor:	1.00000000
Factor Date:	05/15/03
Delay:	4
Next Pmt:	06/15/03
Cusip:	52108HPV0

Price	0.00 CPR		100.00 CPR	
	Yield	Duration	Yield	Duration
100-00	4.977	7.62	4.977	7.51
100-02	4.969	7.62	4.968	7.51
100-04	4.960	7.62	4.960	7.51
100-06	4.952	7.62	4.952	7.51
100-08	4.944	7.62	4.944	7.51
100-10	4.936	7.62	4.935	7.51
100-12	4.928	7.62	4.927	7.51
100-14	4.920	7.63	4.919	7.52
100-16	4.912	7.63	4.910	7.52
100-18	4.903	7.63	4.902	7.52
100-20	4.895	7.63	4.894	7.52
100-22	4.887	7.63	4.886	7.52
100-24	4.879	7.63	4.878	7.52
100-26	4.871	7.63	4.869	7.52
100-28	4.863	7.63	4.861	7.52
100-30	4.855	7.63	4.853	7.52
101-00	4.847	7.63	4.845	7.52
Average Life	9.86		9.68	
First Pay	04/15/13		01/15/13	
Last Pay	04/15/13		02/15/13	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR	Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.0400	1.0900	1.3800	1.7100	2.4800	3.5200	4.5000	Yield	1.2817	1.5700	1.9950	2.4175	2.7725	3.0730	3.3135	3.5165	3.6845	3.8325	4.0103	4.1880	4.3825	4.6325	4.7450
Coupon			1.6250	2.0000	2.6250	3.6250	5.3750																

**Comments:**

- 1 110 CPR
- 2 100 CPY, TO CALL

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**Yield Table - Bond J**  
**LBUBS 2003-C1**  
**Settle as of 06/05/03**

Bond Summary - Bond J	
Fixed Coupon:	5.031
Orig Bal:	10,063,000
Factor:	1.0000000
Factor Date:	05/15/03
Next Pmt:	06/15/03
Delay:	4
Coup:	\$21.08HPW8

Price	0.00 CPR			100.00 CPR		
	Yield	Duration	Duration	Yield	Duration	Duration
100-00	5.077	7.58	7.48	5.077	7.48	7.48
100-02	5.068	7.58	7.48	5.068	7.48	7.48
100-04	5.060	7.58	7.48	5.060	7.48	7.48
100-06	5.052	7.58	7.48	5.052	7.48	7.48
100-08	5.044	7.58	7.49	5.043	7.49	7.49
100-10	5.036	7.59	7.49	5.035	7.49	7.49
100-12	5.027	7.59	7.49	5.027	7.49	7.49
100-14	5.019	7.59	7.49	5.018	7.49	7.49
100-16	5.011	7.59	7.49	5.010	7.49	7.49
100-18	5.003	7.59	7.49	5.002	7.49	7.49
100-20	4.995	7.59	7.49	4.994	7.49	7.49
100-22	4.987	7.59	7.49	4.985	7.49	7.49
100-24	4.978	7.59	7.49	4.977	7.49	7.49
100-26	4.970	7.59	7.49	4.969	7.49	7.49
100-28	4.962	7.60	7.50	4.961	7.50	7.50
100-30	4.954	7.60	7.50	4.952	7.50	7.50
101-00	4.946	7.60	7.50	4.944	7.50	7.50
Average Life		9.86			9.69	
First Pay		04/15/13			02/15/13	
Last Pay		04/15/13			02/15/13	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR	Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.0400	1.0900	1.3800	1.7100	2.4800	3.5200	4.5000	Yield	1.2817	1.5700	1.9950	2.4175	2.7725	3.0730	3.3135	3.5165	3.6845	3.8325	4.0103	4.1880	4.3825	4.6325	4.7450
Coupon			1.6250	2.0000	2.6250	3.6250	5.3750																

Comments:  
 1) 1.0 CPR  
 2) 100 CPY, TO CALL

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**Yield Table - Bond K**

**LBUBS 2003-C1**  
 Settle as of 06/05/03

Bond Summary - Bond K	
Fixed Coupon:	5.250
Orig Bal:	13,419,000
Factor:	1.0000000
Factor Date:	05/15/03
Delay:	4
Next Pmt:	06/15/03
Cusip:	52108HPX6

Price	0.00 CPR		100.00 CPR	
	Yield	Duration	Yield	Duration
97-17+	5.631	7.45	5.635	7.36
97-19+	5.622	7.45	5.627	7.36
97-21+	5.614	7.46	5.618	7.36
97-23+	5.605	7.46	5.609	7.36
97-25+	5.597	7.46	5.601	7.36
97-27+	5.588	7.46	5.592	7.36
97-29+	5.580	7.46	5.583	7.36
97-31+	5.571	7.46	5.575	7.37
98-01+	5.563	7.46	5.566	7.37
98-03+	5.554	7.46	5.557	7.37
98-05+	5.546	7.47	5.549	7.37
98-07+	5.537	7.47	5.540	7.37
98-09+	5.529	7.47	5.532	7.37
98-11+	5.520	7.47	5.523	7.37
98-13+	5.512	7.47	5.514	7.37
98-15+	5.503	7.47	5.506	7.37
98-17+	5.495	7.47	5.497	7.38
Average Life	9.86		9.69	
First Pay	04/15/13		02/15/13	
Last Pay	04/15/13		02/15/13	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR	Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.0400	1.0900	1.3800	1.7100	2.4800	3.5200	4.5000	Yield	1.2817	1.5700	1.9950	2.4175	2.7725	3.0730	3.3135	3.5165	3.6845	3.8325	4.0103	4.1880	4.3825	4.6325	4.7450
Coupon			1.6250	2.0000	2.6250	3.6250	5.3750																

**Comments:**

- 1 1) 0 CPR
- 2) 100 CPY, TO CALL

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**Yield Table - Bond XCL**

**LBUBS 2003-C1**  
**Settle as of 06/05/03**

Bond Summary - Bond XCL	
Fixed Coupon: 0.292	Type: IO
Orig Not: 1,341,806,016	
Factor: 1.0000000	
Factor Date: 05/15/03	Next Pmt: 06/15/03
Delay: 4	Cusip: 52108HQH0

Price	0.00 CPR		100.00 CPR	
	Yield	Duration	Yield	Duration
2-20	10.408	4.90	9.179	4.86
2-21	10.169	4.92	8.938	4.89
2-22	9.934	4.95	8.701	4.91
2-23	9.702	4.97	8.468	4.94
2-24	9.475	5.00	8.239	4.96
2-25	9.251	5.02	8.013	4.98
2-26	9.030	5.04	7.791	5.00
2-27	8.813	5.07	7.572	5.02
2-28	8.599	5.09	7.356	5.05
2-29	8.389	5.11	7.144	5.07
2-30	8.181	5.13	6.935	5.09
2-31	7.977	5.15	6.728	5.11
3-00	7.775	5.18	6.525	5.13
3-01	7.577	5.20	6.325	5.15
3-02	7.381	5.22	6.127	5.17
3-03	7.188	5.24	5.933	5.19
3-04	6.998	5.26	5.740	5.21
Average Life	7.91		7.67	
First Pay	06/15/03		06/15/03	
Last Pay	08/15/21		02/15/15	
Sprd/ALife/Tsy	551/7.91		432/7.67	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR	Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.0400	1.0900	1.3800	1.7100	2.4800	3.5200	4.5000	Yield	1.2817	1.5700	1.9950	2.4175	2.7725	3.0730	3.3135	3.5165	3.6845	3.8325	4.0103	4.1880	4.3825	4.6325	4.7450
Coupon	1.6250	2.0000	2.6250	3.6250	5.3750			Sprd/ALife/Tsy															

**Comments:**

- 1 1) 0 CPR
- 2) 100 CPY, TO CALL

The above indicative value(s) are as of the date indicated and do not represent actual bids or offers by Lehman Brothers. There can be no assurance that actual trades could be completed at such value(s). Discussions of the trade values in general, and firm price quotations and actual trade prices in particular, may vary significantly from these written estimated values as a result of various factors, which may include (but are not limited to) prevailing credit spreads, market liquidity, position size, transaction and financing costs, hedging costs and risks and use of capital and profit. These estimates may not be representative of any theoretical or actual internal valuations employed by us for our own purposes, may vary during the course of any particular day and may vary significantly from the estimates or quotations that would be given by another dealer. You should consult with your own accounting or other advisors as to the adequacy of this information for your purposes. As a condition for providing these estimates, you agree that Lehman Brothers makes no representation and shall have no liability in any way arising therefrom to you or any other entity for any loss or damage, direct or indirect, arising from the use of this information.

**Yield Table - Bond XCP**

**LBUBS 2003-C1**  
 Settle as of 06/05/03

Bond Summary - Bond XCP	
Fixed Coupon: 1.581	Type: 10
Orig Not: 1,178,825,000	
Factor: 1,0000000	
Factor Date: 05/15/03	Next Pmt: 06/15/03
Delay: 4	Cusip: 52108HQJ6

Price	0.00 CPR		100.00 CPR	
	Yield	Duration	Yield	Duration
6-15+	5.030	2.60	5.030	2.60
6-16+	4.849	2.61	4.849	2.61
6-17+	4.669	2.62	4.669	2.62
6-18+	4.490	2.63	4.490	2.63
6-19+	4.313	2.64	4.313	2.64
6-20+	4.137	2.64	4.137	2.64
6-21+	3.962	2.65	3.962	2.65
6-22+	3.789	2.66	3.789	2.66
6-23+	3.617	2.67	3.617	2.67
6-24+	3.447	2.68	3.447	2.68
6-25+	3.277	2.68	3.277	2.68
6-26+	3.109	2.69	3.109	2.69
6-27+	2.942	2.70	2.942	2.70
6-28+	2.777	2.71	2.777	2.71
6-29+	2.612	2.72	2.612	2.72
6-30+	2.449	2.72	2.449	2.72
6-31+	2.287	2.73	2.287	2.73
Average Life	5.52		5.52	
First Pay	05/15/05		05/15/05	
Last Pay	05/15/10		05/15/10	
Spnd/ALife/Tsy	103/5.52		103/5.52	

Tsy BM	3Mo	6Mo	2YR	3YR	5YR	10YR	30YR	Lib BM	1YR	2YR	3YR	4YR	5YR	6YR	7YR	8YR	9YR	10YR	11YR	12YR	15YR	20YR	30YR
Yield	1.0400	1.0900	1.3800	1.7100	2.4800	3.5200	4.5000	Yield	1.2817	1.5700	1.9950	2.4175	2.7725	3.0730	3.3135	3.5165	3.6845	3.8325	4.0103	4.1880	4.3825	4.6325	4.7450
Coupon			1.6250	2.0000	2.6250	3.6250	5.3750																

**Comments:**  
 1 1) 0 CPR  
 2) 100 CPY, TO CALL

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Prospective investors are advised to read carefully, and should rely solely on, the final Prospectus Supplement referred to below in making their investment decision.

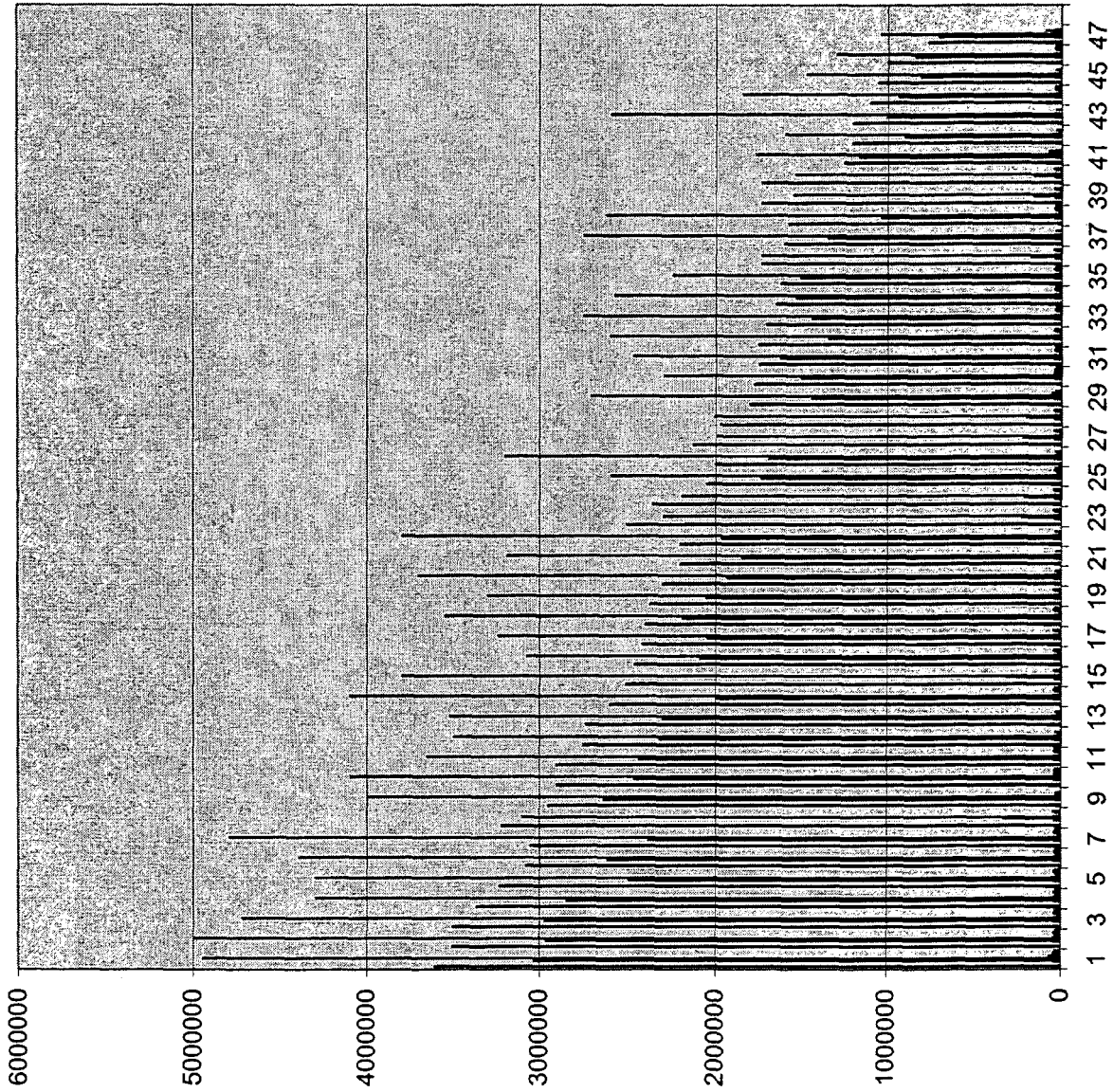
This diskette, dated May 12, 2003, relates to the Preliminary Prospectus Supplement (the "Preliminary Prospectus Supplement"), for the LB-UBS Commercial Mortgage Trust 2003-C3, Commercial Mortgage Pass-Through Certificates, Series 2003-C3, Class A-1, A-2, A-3, A-4, B, C, D, E, F and G (the "Certificates").

This diskette should be reviewed only in conjunction with the entire Preliminary Prospectus Supplement. This diskette does not contain all relevant information relating to the underlying Mortgage Loans. Such information is described elsewhere in the Preliminary Prospectus Supplement.

Any information contained on this diskette will be more fully described elsewhere in the Preliminary Prospectus Supplement.

The information on this diskette should not be viewed as projections, forecasts, predictions or opinions with respect to value. Prior to making any investment decision, a prospective investor shall receive and should carefully review the final Prospectus Supplement for the Certificates.

**NOTHING IN THIS DISKETTE SHOULD BE CONSIDERED AN OFFER TO SELL OR A SOLICITATION OF AN OFFER TO BUY THE CERTIFICATES.**



LB-UBS Commercial Mortgage Trust 2003-C3  
 ITALICS Indicate Loans Secured by Multiple  
 Properties Control No. 1 1a 1b 2 2a 2b 3 4 5 6 7  
 8 9 10 11 12 13 14 14a 14b 14c 14d 14e 14f  
 14g 15 16 17 18 19 20 21 21a 21b 21c 22 23 24  
 25 26 26a 26b 26c 26d 26e 26f 27

LB-UBS Commercial Mortgage Trust 2003-C3  
 ITALICS Indicate Loans Secured by Multiple  
 Properties Control Property Name Westfield  
 Shoppingtown West County Westfield  
 Shoppingtown West County - Component A1  
 Westfield Shoppingtown West County -  
 Component A2 Pol

LB-UBS Commercial Mortgage Trust 2003-C3  
 ITALICS Indicate Loans Secured by Multiple  
 Properties Control Address 80 West County  
 Center Westfield Shoppingtown West County -  
 Component A1 Westfield Shoppingtown West  
 County - Component A2 1500 Polaris Parkway  
 P

LB-UBS Commercial Mortgage Trust 2003-C3  
 ITALICS Indicate Loans Secured by Multiple  
 Properties Control City Des Peres Westfield  
 Shoppingtown West County - Component A1  
 Westfield Shoppingtown West County -  
 Component A2 Columbus Polaris Fashion Place  
 - Comp

LB-UBS Commercial Mortgage Trust 2003-C3  
 ITALICS Indicate Loans Secured by Multiple  
 Properties Control State MO Westfield  
 Shoppingtown West County - Component A1  
 Westfield Shoppingtown West County -  
 Component A2 OH Polaris Fashion Place -  
 Component A1 Pol

LB-UBS Commercial Mortgage Trust 2003-C3  
 ITALICS Indicate Loans Secured by Multiple  
 Properties Control Zip 63131 Westfield  
 Shoppingtown West County - Component A1



LB-UBS Commercial Mortgage Trust 2003-C3

ITALICS Indicate Loans Secured by Multiple Properties

Control No.	Property Name	Address	City	State	Zip	Cross Collateralized Groups (G)	Original Balance (\$)	Cut-Off Date Balance (\$)	% of Aggregate Cut-Off Date Balance	Cumulative % of Initial Pool Balance	Mortgage Rate (%)	Administrative Cost Rate (%)	Interest Accrual Basis	Amortization Type
1	Westfield Shoppingtown West County	80 West County Center	Des Peres	MO	63131	No	150,000,000	150,000,000	11.18%	11.18%	5.1900 (H)	0.0316	Ac/360	ARD
1a	Westfield Shoppingtown West County - Component A1													
1b	Westfield Shoppingtown West County - Component A2													
2	Polaris Fashion Place	1500 Polaris Parkway	Columbus	OH	43240	No	125,000,000	125,000,000	9.32%	20.49%	5.2400 (H)	0.0316	Ac/360	Balloon
2a	Polaris Fashion Place - Component A1													
2b	Polaris Fashion Place - Component A2													
3	Washington Harbour	3000 and 3050 K Street, NW	Washington	DC	20007	No	125,000,000	125,000,000	9.32%	29.81%	4.7600	0.0316	Ac/360	Interest-Only
4	Monterville Mall (H)	US Business Route 22 / Mall Boulevard	Monterville	PA	15146	No	120,000,000	120,000,000	8.94%	38.75%	5.7320	0.0316	Ac/360	ARD
5	Penitente Lakes Mall	11401 Pines Boulevard	Penitente Pines	FL	33026	No	112,000,000	111,863,969	8.34%	47.09%	4.9250	0.0316	Ac/360	ARD
6	Broadcasting Square	Northwest Corner of Broadcasting and Paper Mill Roads	Reading	PA	19610	No	50,000,000	49,952,741	3.72%	50.81%	6.2700	0.0316	Ac/360	Balloon
7	LIRA Apartments	21 Spring Street	New York	NY	10012	No	32,000,000	31,966,780	2.38%	53.20%	5.7800	0.0316	Ac/360	Balloon
8	SETH Portfolio - Bayou Park Village Apartments	4400 Memorial Drive	Houston	TX	77007	Yes (E)	28,000,000	28,000,000	2.09%	55.28%	5.0625	0.0316	Ac/360	Interest-Only
9	Fountains at Waterford Lakes Apartments	12101 Fountainbrook Boulevard	Orlando	FL	32825	No	24,600,000	24,600,000	1.83%	57.12%	5.0000	0.0316	Ac/360	Interest-Only
10	SETH Portfolio - Pavilion Place Apartments	5401 Kampat	Houston	TX	77083	Yes (E)	20,750,000	20,750,000	1.55%	58.68%	5.0625	0.0316	Ac/360	Interest-Only
11	SETH Portfolio - Sandstone Apartments	4201 Fairmont Parkway	Houston	TX	77054	Yes (E)	20,250,000	20,250,000	1.51%	60.17%	5.0625	0.0316	Ac/360	Interest-Only
12	East Valley Mall and Plaza	2200 North Arizona Avenue & 70, 80, 140, 240 West Warner Road	Chandler	AZ	85224	No	20,160,000	20,033,126	1.49%	61.66%	7.0000	0.0316	Ac/360	ARD
13	Shoppers at the Meadows	8330-8375 South Willow Street	Littleton	CO	80124	No	18,750,000	18,715,176	1.39%	63.06%	5.9300	0.0316	Ac/360	Balloon
14	Lombi Portfolio - Cit Properties DE	Various	San Francisco	CA	94109	Yes (A)	17,575,000	17,556,333	1.31%	64.37%	5.9100	0.0316	Ac/360	Balloon
14a	Lombi Portfolio - Cit Properties DE - 536 Leavenworth Street	536 Leavenworth Street	San Francisco	CA	94109	Yes (A)								
14b	Lombi Portfolio - Cit Properties DE - 610 Leavenworth Street	610 Leavenworth Street	San Francisco	CA	94109	Yes (A)								
14c	Lombi Portfolio - Cit Properties DE - 1035 Sutter Street	1035 Sutter Street	San Francisco	CA	94109	Yes (A)								
14d	Lombi Portfolio - Cit Properties DE - 1025 Sutter Street	1025 Sutter Street	San Francisco	CA	94109	Yes (A)								
14e	Lombi Portfolio - Cit Properties DE - 631 Larkin Street	631-635 Larkin Street	San Francisco	CA	94109	Yes (A)								
14f	Lombi Portfolio - Cit Properties DE - 735 O'Farrell Street	735 O'Farrell Street	San Francisco	CA	94109	Yes (A)								
14g	Lombi Portfolio - Cit Properties DE - 601 Larkin Street	601 Larkin Street	San Francisco	CA	94109	Yes (A)								
15	Edwards Cinemas	265 South Glendora Avenue	West Covina	CA	91790	No	17,500,000	17,478,294	1.30%	65.67%	6.9700	0.0316	Ac/360	ARD
16	Lynfield Office Park	1255,1355,1555,1755 Lynnfield Road	Memphis	TN	38119	No	17,500,000	17,428,444	1.30%	66.97%	5.9000	0.0316	Ac/360	Balloon
17	866 Third Avenue	866 Third Avenue	New York	NY	10022	No	17,000,000	16,982,849	1.27%	68.23%	5.9300	0.0316	Ac/360	Balloon
18	Redondo Beach Retail Center	3901,4001,4051 Inglewood Avenue	Redondo Beach	CA	90278	No	14,880,000	14,833,539	1.11%	69.34%	6.0900	0.0316	Ac/360	Balloon
19	Maple View Shopping Center	845-869 Belvidere Road	Grayslake	IL	60030	Yes (F)	14,560,000	14,544,302	1.08%	70.42%	5.5800	0.0316	Ac/360	Balloon
20	Alexandria Commons	2601 South MacArthur Drive	Alexandria	LA	71301	No	12,375,000	12,344,255	0.92%	71.34%	5.7800	0.0466	Ac/360	Balloon
21	Lombi Portfolio - Rit Apartments DE	Various	San Francisco	CA	Various	Yes (A)	12,050,000	12,037,201	0.99%	72.24%	5.9100	0.0316	Ac/360	Balloon
21a	Lombi Portfolio - Rit Apartments DE - 300 Buchanan Street	300 Buchanan Street	San Francisco	CA	94102	Yes (A)								
21b	Lombi Portfolio - Rit Apartments DE - 2080 Gough Street	2080 Gough Street	San Francisco	CA	94114	Yes (A)								
21c	Lombi Portfolio - Rit Apartments DE - 2335 Larkin Street	2335 Larkin Street	San Francisco	CA	94114	Yes (A)								
22	Strawbridge Marketplace	2179 General Booth Boulevard	Virginia Beach	VA	23454	No	10,600,000	10,564,679	0.79%	73.03%	5.7100	0.1166	Ac/360	Balloon
23	Bayview Tower Office Building	101 First Street South	St. Petersburg	FL	33701	No	10,000,000	9,979,856	0.74%	73.77%	5.5600	0.1166	Ac/360	Balloon
24	Orlando Airport Business Center	5730-5892 South Semoran Boulevard	Orlando	FL	32822	No	10,000,000	9,966,335	0.74%	74.51%	5.6300	0.0316	Ac/360	Balloon
25	Amayo Parkway Self Storage	385 & 411 South Amayo Parkway	Pasadena	CA	91105	No	9,912,500	9,862,930	0.74%	75.25%	5.2800	0.0866	Ac/360	Balloon
26	Lombi Portfolio - Cit Properties I DE	Various	San Francisco	CA	Various	Yes (A)	9,750,000	9,739,644	0.73%	75.98%	5.9100	0.0316	Ac/360	Balloon
26a	Lombi Portfolio - Cit Properties I DE - 455 Hyde Street	455 Hyde Street	San Francisco	CA	94109	Yes (A)								
26b	Lombi Portfolio - Cit Properties I DE - 11 Dolores Street	11 Dolores Street	San Francisco	CA	94103	Yes (A)								
26c	Lombi Portfolio - Cit Properties I DE - 3875 18th Street	3875 18th Street	San Francisco	CA	94114	Yes (A)								
26d	Lombi Portfolio - Cit Properties I DE - 828 Jones Street	828 Jones Street	San Francisco	CA	94109	Yes (A)								
26e	Lombi Portfolio - Cit Properties I DE - 747 Ellis Street	747 Ellis Street	San Francisco	CA	94109	Yes (A)								
26f	Lombi Portfolio - Cit Properties I DE - 1520 Geneva Avenue	1520 Geneva Avenue	San Francisco	CA	94112	Yes (A)								
27	111 Wagawag Road	111 Wagawag Road	Hawthorne	NJ	07470	No	9,000,000	8,958,799	0.67%	76.64%	5.9100	0.0316	Ac/360	Balloon

Control No.	Property Name	Address	City	State	Zip	Cross Collateralized Group (s)	Original Balance (\$)	Cut-Off Date Balance (\$)	% of Aggregate Cut-Off Date Balance	Cumulative % of Initial Pool Balance	Mortgage Rate (%)	Administrative Cost Rate (%)	Interest Basis	Amortization Type	
28	Lembi Portfolio - Skyline Enterprises DE	Various	San Francisco	CA	Various	Yes (A)	8,915,521	8,915,521	0.66%	77.31%	5.9100	0.0316	Acct/360	Balloon	
28a	Lembi Portfolio - Skyline Enterprises DE - 210 Church Street	210-218 Church Street	San Francisco	CA	94114	Yes (A)							0.0316	Acct/360	Balloon
28b	Lembi Portfolio - Skyline Enterprises DE - 240 Church Street	240-250 Church Street	San Francisco	CA	94114	Yes (A)							0.0316	Acct/360	Balloon
28c	Lembi Portfolio - Skyline Enterprises DE - 2337 Market Street	2337-2339 Market Street	San Francisco	CA	94114	Yes (A)							0.0316	Acct/360	Balloon
28d	Lembi Portfolio - Skyline Enterprises DE - 215 Church Street	215-219 Church Street	San Francisco	CA	94114	Yes (A)							0.0316	Acct/360	Balloon
28e	Lembi Portfolio - Skyline Enterprises DE - 1199 De Haro Street	1199 De Haro Street	San Francisco	CA	94107	Yes (A)							0.0316	Acct/360	Balloon
29	Win Dixie Plaza	11010 North West Seventh Avenue	Miami	FL	33168	No	8,800,000	8,791,466	0.66%	77.96%	6.1000	0.0316	Acct/360	Balloon	
30	Phillips Edison - Pablo Plaza	1822 3rd Street South	Jacksonville Beach	FL	32204	No	8,400,000	8,391,336	0.63%	78.59%	5.8140	0.0316	Acct/360	Balloon	
31	Phillips Edison - Rolling Hills Square	7005 East Golf Links Road	Tucson	AZ	85730	No	8,300,000	8,291,439	0.62%	79.21%	5.8140	0.0316	Acct/360	Balloon	
32	Crystal Lake Shopping Center	5000 Northwest Highway	Crystal Lake	IL	60014	Yes (F)	8,190,000	8,181,737	0.61%	79.82%	5.9300	0.0316	Acct/360	Balloon	
33	Taft Building	1680 North Vine Street	Hollywood	CA	90028	No	8,000,000	8,000,000	0.60%	80.41%	5.6000	0.0316	Acct/360	Balloon	
34	Lembi Portfolio - Bay City Properties DE	Various	San Francisco	CA	94109	Yes (B)	7,700,000	7,691,822	0.57%	80.99%	5.9100	0.0316	Acct/360	Balloon	
34a	Lembi Portfolio - Bay City Properties DE - 969 Bush Street	969 Bush Street	San Francisco	CA	94109	Yes (B)							0.0316	Acct/360	Balloon
34b	Lembi Portfolio - Bay City Properties DE - 516 Ellis Street	516 Ellis Street	San Francisco	CA	94109	Yes (B)							0.0316	Acct/360	Balloon
34c	Lembi Portfolio - Bay City Properties DE - 721 Geary Street	721 Geary Street	San Francisco	CA	94109	Yes (B)							0.0316	Acct/360	Balloon
35	Phillips Edison - Governor's Square	2681 East South Boulevard	Montgomery	AL	36116	No	7,600,000	7,592,161	0.57%	81.55%	5.8140	0.0316	Acct/360	Balloon	
36	Balboa Office Building	9449 Balboa Avenue	San Diego	CA	92123	No	7,500,000	7,492,244	0.56%	82.11%	5.8000	0.0316	Acct/360	Balloon	
37	Lembi Portfolio - Trophy Properties DE	Various	San Francisco	CA	94122	Yes (A)	7,200,000	7,192,333	0.54%	82.65%	5.9100	0.0316	Acct/360	Balloon	
37a	Lembi Portfolio - Trophy Properties DE - 350 Judah Street	350 Judah Street	San Francisco	CA	94114	Yes (A)							0.0316	Acct/360	Balloon
37b	Lembi Portfolio - Trophy Properties DE - 345 Fulton Street	345 Fulton Street	San Francisco	CA	94114	Yes (A)							0.0316	Acct/360	Balloon
38	Phillips Edison - Mountain Park Plaza	4750 Alhambra Road	Roswell	GA	30075	No	7,075,000	7,067,703	0.53%	83.17%	5.8140	0.0316	Acct/360	Balloon	
39	Landmark Terrace Apartments	408 North Fielder Road	Arlington	TX	76012	No	7,040,000	7,015,287	0.52%	83.69%	5.4000	0.0316	Acct/360	Balloon	
40	202 West 40th Street	202 West 40th Street	New York	NY	10018	No	6,730,000	6,722,484	0.50%	84.20%	5.4000	0.0316	Acct/360	Balloon	
41	Tubeway	2211 South Tubeway Avenue	Commerce	CA	90040	No	6,350,000	6,344,010	0.47%	84.87%	6.2800	0.0316	Acct/360	Balloon	
42	Sav-On - Rambo La Costa	SEC Rancho Santa Fe Road & La Costa Avenue	Carlsbad	CA	92008	No	6,200,000	6,179,570	0.46%	85.13%	6.2100	0.0316	Acct/360	Balloon	
43	Main Valley Shopping Center	1100 West Main Street	Lewisville	TX	75067	No	6,000,000	5,976,911	0.45%	85.57%	6.1000	0.0966	Acct/360	Balloon	
44	Stonehedge Apartments	5301 Stonehedge Drive	Evansville	IN	47115	No	5,720,000	5,692,336	0.42%	86.00%	5.0000	0.0316	Acct/360	Balloon	
45	111 Lake Drive	111 Lake Drive	Newark	DE	22191	No	5,500,000	5,500,000	0.41%	86.41%	5.7900	0.0316	Acct/360	Interest-Only, Balloon	
46	Genstar	25 Robert Pitt Drive	Monsey	NY	10952	No	5,400,000	5,394,817	0.40%	86.81%	6.1900	0.0316	Acct/360	Balloon	
47	Valleytree Apartments	2513 Summer Tree Circle	Arlington	TX	76006	No	5,200,000	5,188,711	0.39%	87.39%	5.2100	0.0316	Acct/360	Balloon	
48	AmSouth Bank Building	400 Cleveland Street	Kokomo	IN	46901	No	5,150,000	5,141,201	0.38%	87.83%	6.3000	0.0316	Acct/360	Balloon	
49	Memorial Post Oak Center	1110 North Post Oak Drive	Houston	TX	77055	No	5,100,000	5,082,082	0.38%	87.96%	5.4000	0.0316	Acct/360	Balloon	
50	Phillips Edison - Kakomo Plaza	513 South Reed Road	San Diego	CA	92115	No	5,000,000	4,994,843	0.37%	88.33%	5.8140	0.0316	Acct/360	Balloon	
51	Bates Street Apartments	5706-5718 Bates Street	Las Vegas	NV	89103	No	4,600,000	4,595,315	0.34%	89.65%	5.8000	0.0316	Acct/360	Balloon	
52	Skyview Business Park	4560 South Decatur Boulevard	Murray	UT	84107	No	4,575,000	4,568,891	0.34%	89.39%	6.5000	0.0316	Acct/360	ARD	
53	Crystal Inn Hotel - Mid-Valley	818 East Winchester Street	Tallahassee	FL	32304	No	4,400,000	4,378,858	0.33%	89.71%	5.3000	0.1166	Acct/360	Balloon	
54	Beckshire Manor	2060 Coninental Avenue	Nashville	TN	37211	No	4,350,000	4,345,513	0.32%	90.04%	5.8140	0.0316	Acct/360	Balloon	
55	Phillips Edison - Hickory Plaza	5753 Nolensville Pike	West Valley	UT	84119	No	4,350,000	4,344,191	0.32%	90.86%	6.5000	0.0316	Acct/360	ARD	
56	Crystal Inn Hotel - West Valley	2254 West City Center Court	Healderson	NV	89012	No	4,300,000	4,286,711	0.32%	90.86%	6.1500	0.0316	Acct/360	Balloon	
57	Walgreens-Henderson	1360 Horizon Ridge Parkway	San Francisco	CA	94109	Yes (B)	4,275,000	4,270,459	0.32%	91.00%	5.9100	0.0316	Acct/360	Balloon	
58	Lembi Portfolio - Franklin Sutter DE	1405 Franklin Street	Woodbury	NJ	08096	No	4,065,000	4,057,991	0.30%	91.30%	6.2600	0.0316	Acct/360	Balloon	
59	Lakeside Apartments	231 North Evergreen Avenue	Roseville	CA	95747	No	4,000,000	3,995,824	0.30%	91.60%	5.7500	0.0316	Acct/360	Balloon	
60	Woodcreek Plaza Shopping Center	7456 Foodhills Boulevard	Murphy	TX	75094	No	3,978,000	3,970,726	0.30%	91.89%	6.0000	0.0316	Acct/360	Balloon	
61	Walgreens - Murphy	103 North Murphy Road	Virginia Beach	VA	23451	No	3,800,000	3,796,080	0.28%	92.18%	5.8140	0.0316	Acct/360	Balloon	
62	Phillips Edison - Cape Henry Plaza	2817 Shore Drive	Saint Thomas	PA	17352	Yes (C)	3,700,000	3,688,988	0.27%	92.45%	6.3750	0.0316	Acct/360	Balloon	
63	Franklin Properties	Various	Saint Thomas	PA	17352	Yes (C)							0.0316	Acct/360	Balloon
63a	Hillsdale Manor	6205 Lincoln Way	Saint Thomas	PA	17352	Yes (C)							0.0316	Acct/360	Balloon
63b	Rolling Acres	Eastern Side of Scott Road	Saint Thomas	PA	17352	Yes (C)							0.0316	Acct/360	Balloon
64	Phillips Edison - Crossroads East	2800 South Hamilton Road	Columbus	OH	43230	No	3,600,000	3,596,287	0.27%	92.72%	5.8140	0.0316	Acct/360	Balloon	
65	Springdale Plaza	1900 Greenleaf Road	Cherry Hill	NJ	08003	No	3,500,000	3,493,600	0.26%	92.98%	6.0000	0.0316	Acct/360	Balloon	
66	Ellard Village	8409-8440 Holcomb Bridge Road	Roswell	GA	30022	No	3,500,000	3,489,072	0.26%	93.44%	6.0900	0.0316	Acct/360	Balloon	
67	15550 North 84th Street	15550 North 84th Street	Scottsdale	AZ	85260	No	3,500,000	3,349,364	0.25%	93.49%	6.0100	0.1166	Acct/360	Balloon	

Control No.	Property Name	Address	City	State	Zip	Cross Collateralized Group (b)	Original Balance (\$)	Cut-Off Date Balance (\$)	% of Aggregate Cut-Off Date Balance	Cumulative % of Initial Pool Balance	Mortgage Rate (%)	Administrative Cost Rate (%)	Interest Basis	Amortization Type
68	Arrowhead Professional Center	18001 North 79th Avenue	Glendale	AZ	85308	No	3,225,000	3,216,209	0.24%	93.33%	6.0000	0.0316	Ac7560	Balloon
69	Cedarwood Office Park	6800 Fitzsimons-Palmira Road	Permon	NY	14450	No	3,075,000	3,072,037	0.23%	93.96%	6.1700	0.0316	Ac7560	Balloon
70	Serrano Marketplace	3801-3833 West Sixth Street	Los Angeles	CA	90020	No	3,045,831	3,045,831	0.23%	94.19%	6.3500	0.0316	Ac7560	Balloon
71	Rite Aid - Medina	207 North Court Street	Medina	OH	44256	No	3,213,093	2,995,043	0.22%	94.41%	8.5950	0.0316	300560	Fully Amortizing
72	Chateau De Ville	2020 Continental Avenue	Tallahassee	FL	32304	No	2,950,000	2,935,289	0.22%	94.63%	5.3000	0.1166	Ac7560	Balloon
73	Carisale Buildings	3000-3100 Carisale Street	Dallas	TX	75204	No	2,900,000	2,897,189	0.22%	94.84%	6.1400	0.0316	Ac7560	Balloon
74	1835 Post Road East	1835 Post Road East	Westport	CT	06880	No	2,900,000	2,890,419	0.22%	95.06%	5.7600	0.0316	Ac7560	Balloon
75	1405 Pine Street	1405 Pine Street	St. Louis	MO	63103	No	2,750,000	2,747,241	0.20%	95.26%	5.9600	0.0316	Ac7560	Balloon
76	Presidents Corner	2201 Presidents Corner	Adelphi	TX	76011	No	2,735,000	2,735,000	0.20%	95.47%	5.8300	0.1166	Ac7560	Balloon
77	267-269 West 23rd Street	267 West 23rd Street	New York	NY	10011	No	2,600,000	2,588,013	0.19%	95.68%	5.8600	0.0316	Ac7560	Fully Amortizing
78	CYS - Staten Island	501 Forest Avenue	Staten Island	NY	10310	No	2,510,000	2,493,116	0.19%	95.85%	6.0000	0.0316	Ac7560	Balloon
79	Newell Rubenmaid Building	1000 Southwest 14th Street	Bentonville	AR	72712	No	2,460,000	2,456,289	0.18%	96.03%	5.7100	0.0316	Ac7560	Balloon
80	Walgreens - Brytown	2000 Garth Road	Brytown	TX	77520	No	2,415,750	2,413,345	0.18%	96.21%	6.0000	0.0316	Ac7560	Balloon
81	Hot Springs Marketplace	25359 & 25363 Madison Avenue	Murrieta	CA	92562	No	2,400,000	2,392,057	0.18%	96.39%	5.7500	0.0316	Ac7560	Balloon
82	Eckerd - Yorville	4125 South Broad Street	Hammilt	NJ	08620	No	2,373,000	2,370,977	0.17%	96.49%	6.8000	0.0316	Ac7560	Balloon
83	Bristol House Apartments	1451-1461 NE 169th Street	North Miami Beach	FL	33162	No	2,300,000	2,292,388	0.16%	96.73%	5.7500	0.0316	Ac7560	Balloon
84	Shurgard Storage Center - Kissimmee	1701 Dyer Boulevard	Kissimmee	FL	34741	Yes (D)	2,200,000	2,195,804	0.16%	96.90%	5.8100	0.0316	Ac7560	Balloon
85	La Arholada	7777 E.R.L. Thornton Freeway	Dallas	TX	75228	No	2,200,000	2,174,230	0.16%	97.22%	7.0700	0.0316	Ac7560	Fully Amortizing
86	Rite Aid - West Rutland	294 Main Street	West Rutland	VT	05777	No	2,502,497	2,174,230	0.16%	97.22%	7.0700	0.0316	Ac7560	Fully Amortizing
87	Rite Aid - Flint	1124 North Ballenger Highway	Flint	MI	48504	No	2,358,122	2,048,794	0.15%	97.38%	7.0700	0.0316	Ac7560	Fully Amortizing
88	Pine Tree Plaza	SEQ West Newell Road and Vermillion Street	Denver	IL	61834	No	2,050,000	2,045,500	0.15%	97.53%	6.0000	0.0316	Ac7560	Balloon
89	Clayton Court Apartments	302 North Dupont Street	Whittington	DE	19805	No	2,000,000	1,998,343	0.15%	97.68%	6.0000	0.0316	Ac7560	Balloon
90	Rite Aid - Galton	304 Harding Way West	Galton	OH	44833	No	2,125,585	1,981,336	0.15%	97.82%	8.5950	0.0316	300560	Fully Amortizing
91	Rite Aid - Mio	101 South Morens Street	Mio	MI	48647	No	1,967,402	1,835,888	0.14%	97.86%	8.5950	0.0316	300560	Fully Amortizing
92	Bar 4 Mini Storage	1001 North Gilbert Road	Gilbert	AZ	85244	No	1,800,000	1,797,806	0.13%	98.10%	7.0800	0.0316	Ac7560	Balloon
93	Ballentine Market Shopping Center	1339 Dutch Fork Road	Ballentine	SC	29063	No	1,775,000	1,771,725	0.13%	98.23%	5.9600	0.0316	Ac7560	Balloon
94	Fairfield Country Shops	15201 Mason Road	Cypress	TX	77429	No	1,750,000	1,744,208	0.13%	98.36%	5.7500	0.0316	Ac7560	Balloon
95	Ohio Valley Plaza	50840 and 50850 Valley Center Boulevard	St. Clairsville	OH	43950	No	1,750,000	1,741,898	0.13%	98.49%	5.8300	0.0316	Ac7560	Balloon
96	New Territory Country Shops	135-141 Post Road East	Westport	CT	06880	No	1,700,000	1,698,295	0.13%	98.61%	5.9600	0.0316	Ac7560	Balloon
97	Greatwood Country Shops	6350 US Highway 90-A	Sugar Land	TX	77478	No	1,650,000	1,644,539	0.12%	98.74%	5.7500	0.0316	Ac7560	Balloon
98	Rite Aid - Lewisville	1270 Crabb River Road	Sugar Land	TX	77469	No	1,620,000	1,614,639	0.12%	98.86%	5.7500	0.0316	Ac7560	Balloon
99	Shurgard Storage Center - DeLand	2815 South County Road 489	Lewisville	MI	49756	No	1,730,127	1,612,715	0.12%	98.98%	8.5950	0.0316	300560	Fully Amortizing
100	Rosevelt Boulevard	800 North Spring Garden Avenue	DeLand	FL	32720	Yes (D)	1,600,000	1,596,948	0.12%	99.10%	5.8100	0.0316	Ac7560	Balloon
101	Rite Aid - Cynthiana	6304-6350 East Roosevelt Boulevard, 2010-2020 Levick Street	Philadelphia	PA	19149	No	1,575,000	1,571,691	0.12%	99.21%	6.2500	0.0316	Ac7560	Balloon
102	Alexander Apartments	633 Ellis Street	Cynthiana	KY	40331	No	1,732,098	1,505,237	0.11%	99.32%	7.0700	0.0316	300560	Fully Amortizing
103	Lembi Portfolio - Capital Citi Properties DE	205 West G.L. Smith Street	Morgantown	KY	42661	No	1,732,498	1,505,237	0.11%	99.44%	7.0700	0.0316	300560	Fully Amortizing
104	Rite Aid - Apopka	629 U.S. Highway 27 South	San Francisco	CA	94109	Yes (A)	1,250,000	1,248,672	0.09%	99.33%	5.9100	0.0316	Ac7560	Balloon
105	Shurgard Storage Center - Apopka	801 West Thirteenth Street	Panama City	FL	33411	No	1,200,000	1,198,074	0.09%	99.26%	5.3000	0.1166	Ac7560	Balloon
106	Cherry Office Park	108 West Main Street	Apopka	FL	32703	Yes (D)	1,200,000	1,197,711	0.09%	99.19%	5.8100	0.0316	Ac7560	Balloon
107	Arrowhead Mobile Home Park	37053 Cherry Street	Newark	CA	94560	No	1,000,000	1,098,974	0.08%	99.79%	6.3400	0.0316	Ac7560	Balloon
108	Oswell and Bernard Center	543 Macedon Center Road	Macedon	NY	14502	No	1,050,000	1,041,133	0.08%	99.07%	5.9900	0.0316	Ac7560	Balloon
109	Lembi Portfolio - Skyline Investments DE	2600 Oswell Street	Bakersfield	CA	93306	No	1,000,000	999,014	0.07%	99.94%	6.0900	0.1166	Ac7560	Balloon
110		1385 Kansas Street	San Francisco	CA	94107	Yes (A)	765,000	764,187	0.06%	100.00%	5.9100	0.0316	Ac7560	Balloon

Original Interest-Only Period (Mos.)	Remaining Interest-Only Period (Mos.)	Original Term to Maturity (Mos.)	Remaining Term to Maturity (Mos.)	Original Amortization Term (Mos.)	Remaining Amortization Term (Mos.)	Origination Date	Maturity or Anticipated Repayment Date	Balloon Balance (\$)	Property Type	Prepayment Provisions	Annual Debt Service	UW Net Operating Income	UW Net Cash Flow (\$)	DSCR @ Net Cash Flow (\$)	Appraised Value (\$)
0	0	120	119	360	359	3/28/03	4/1/13	120,852,537	Retail	L(26),D(68),O(6)	10,147,223	21,271,656 <sup>(1)</sup>	20,727,225 <sup>(1)</sup>	2.04 <sup>(1)</sup>	286,500,000 <sup>(1)</sup>
0	0	120	119	360	359	4/1/03	4/1/13	99,478,840	Retail	L(26),D(91),O(3)	8,609,484	17,092,689 <sup>(1)</sup>	16,626,793 <sup>(1)</sup>	1.93 <sup>(1)</sup>	216,000,000
60	58	60	58	0	0	3/30/03	3/1/08	125,000,000	Office	L(27),D(10),O(3)	6,032,639	14,600,660	13,257,602	2.21	191,000,000
0	0	120	116	360	296	1/10/03	1/1/13	88,839,596	Retail	L(29),D(68),O(3)	9,393,684	16,482,502	15,677,006	1.67	204,000,000
0	0	120	119	360	359	3/31/03	4/1/13	91,922,020	Retail	L(26),D(91),O(3)	7,148,187	17,864,439	17,200,691	2.41	225,100,000
0	0	120	119	360	359	4/9/03	4/1/13	42,748,374	Retail	L(26),D(91),O(3)	3,702,111	5,361,714	5,074,227	1.37	66,500,000
0	0	120	119	360	359	3/19/03	4/1/13	26,967,179	Multifamily	L(26),D(91),O(3)	2,248,243	2,936,357	2,898,357	1.29	40,300,000
60	59	60	59	0	0	3/28/03	4/1/08	28,000,000	Multifamily	L(26),D(11),O(3)	1,437,188	2,737,446	2,551,625	1.78	39,500,000
60	56	60	56	0	0	12/27/02	1/1/08	24,600,000	Multifamily	L(29),D(40),O(1)	1,247,083	2,466,243	2,366,243	1.90	31,350,000
60	59	60	59	0	0	3/28/03	4/1/08	20,750,000	Multifamily	L(26),D(31),O(3)	1,065,039	2,385,566	2,134,066	2.00	29,500,000
60	59	60	59	0	0	3/28/03	4/1/08	20,250,000	Multifamily	L(26),D(31),O(3)	1,039,395	2,164,502	1,990,502	1.92	27,600,000
0	0	120	112	360	352	8/22/02	9/1/12	17,582,279	Retail	L(33),D(64),O(3)	1,609,500	2,389,744	2,214,854	1.38	25,200,000
0	0	120	118	360	358	2/12/03	3/1/13	15,873,918	Retail	L(27),D(91),O(2)	1,338,879	1,999,470	1,909,351	1.43	25,300,000
0	0	61	60	352	351	4/4/03	5/1/08	16,339,002	Multifamily Retail	L(68),D(10),O(3)	7,262,683	1,605,228	1,563,403	1.24	25,125,000
0	0	120	119	300	299	3/28/03	4/1/13	13,990,151	Retail	L(26),D(93),O(1)	1,480,220	2,265,583	2,198,487	1.49	24,000,000
0	0	120	116	360	356	12/17/02	1/1/13	14,797,197	Office	L(48),D(72)	7,245,387	2,200,023	1,887,993	1.52	21,300,000
0	0	120	119	360	359	4/9/03	4/1/13	14,390,840	Retail	L(26),D(91),O(3)	1,213,917	1,503,815 <sup>(1)</sup>	1,464,257 <sup>(1)</sup>	1.21 <sup>(1)</sup>	21,900,000
0	0	120	117	360	357	1/30/03	2/1/13	12,651,025	Retail	L(36),D(81),O(3)	1,000,911	1,445,704	1,409,240	1.30	18,600,000
0	0	120	119	360	359	3/17/03	4/1/13	12,195,421	Retail	L(48),D(70),O(2)	1,000,828	1,434,997	1,399,571	1.40	18,200,000
0	0	120	117	360	357	1/31/03	2/1/13	10,425,152	Retail	L(28),D(90),O(2)	869,438	1,470,682	1,363,338	1.57	15,650,000
0	0	61	60	352	351	4/4/03	5/1/08	11,202,559	Multifamily	L(48),D(10),O(3)	865,737	1,087,522	1,061,286	1.23	17,350,000
0	0	120	117	360	357	2/6/03	2/1/13	8,910,969	Retail	L(48),D(71),O(1)	739,076	1,242,383	1,142,693	1.55	4,500,000
0	0	120	118	360	358	3/10/03	3/1/13	8,371,594	Office	L(48),D(71),O(1)	685,871	1,221,634	1,055,675	1.54	14,300,000
0	0	84	81	300	297	1/31/03	2/1/10	8,973,523	Office	L(29),D(53),O(1)	692,683	1,261,160	1,076,301	1.55	13,720,000
0	0	84	81	300	297	1/22/03	2/1/10	8,354,081	Self Storage	L(36),D(45),O(3)	714,912	1,216,321	1,197,821	1.68	15,250,000
0	0	61	60	352	351	4/4/03	5/1/08	9,064,311	Multifamily	L(48),D(10),O(3)	700,093	866,062	840,187	1.20	14,325,000
0	0	120	117	300	297	2/2/03	2/1/13	6,947,179	Retail	L(29),D(91),O(1)	689,916	1,029,664	943,143	1.37	11,900,000

Original Interest-Only Period (Mos.)	Remaining Interest-Only Period (Mos.)	Original Term to Maturity (Mos.)	Remaining Term to Maturity (Mos.)	Original Annuity Term (Mos.)	Remaining Annuity Term (Mos.)	Origination Date	Maturity or Anticipated Repayment Date	Balloon Balance (\$)	Property Type	Prepayment Provisions	Annual Debt Service	UW Net Operating Income	UW Net Cash Flow	DSCR @ Net Cash Flow (\$)	Appraised Value (\$)
0	0	61	60	352	351	4/4/03	5/1/08	8,297,331	Multifamily/Retail	L(48),D(10),O(3)	641,220	837,708	828,033	1.29	11,360,000
0	0	120	119	360	359	4/11/03	4/11/13	7,486,783	Retail	L(49),D(7),O(1)	639,530	969,740	878,788	1.37	11,700,000
0	0	120	119	360	359	3/26/03	4/11/13	7,086,170	Retail	L(48),D(6),O(6)	592,344	1,010,413	897,533	1.52	11,130,000
0	0	120	119	360	359	3/26/03	4/11/13	7,001,706	Retail	L(48),D(6),O(6)	585,900	905,906	846,212	1.45	10,500,000
0	0	120	119	360	359	3/17/03	4/11/13	6,932,999	Retail	L(48),D(7),O(2)	584,823	969,908	869,974	1.62	10,900,000
0	0	120	119	360	360	4/16/03	5/1/08	7,444,447	Office	L(48),D(9),O(3)	551,116	930,703	843,977	1.53	12,200,000
0	0	61	60	352	351	4/4/03	5/1/08	7,158,482	Multifamily	L(48),D(10),O(3)	553,210	703,366	681,341	1.23	11,100,000
0	0	120	119	360	359	3/26/03	4/11/13	6,411,273	Retail	L(48),D(6),O(6)	535,932	938,303	863,750	1.61	9,700,000
0	0	120	119	360	359	4/30/03	4/11/13	6,324,246	Office	L(26),D(9),O(3)	528,078	931,649	818,132	1.55	10,250,000
0	0	61	60	352	351	4/4/03	5/1/08	6,693,645	Multifamily	L(48),D(10),O(3)	517,387	653,152	638,977	1.24	10,390,000
0	0	120	119	360	359	3/26/03	4/11/13	5,968,389	Retail	L(48),D(6),O(6)	498,910	752,918	722,221	1.45	9,400,000
0	0	60	57	360	357	1/28/03	2/1/08	6,530,522	Multifamily	L(48),D(12)	474,381	815,096	745,096	1.57	8,800,000
0	0	84	83	360	359	3/18/03	4/11/10	6,009,384	Office	L(48),D(4),O(2)	453,892	745,533	679,127	1.50	9,500,000
0	0	119	119	360	359	4/11/03	4/11/13	5,430,601	Industrial/Warehouse	L(26),D(9),O(1)	470,664	795,295	675,761	1.44	9,150,000
0	0	180	176	360	356	12/21/02	1/1/18	4,572,202	Retail	L(48),D(13)	456,916	686,957	668,004	1.46	8,800,000
0	0	120	117	360	321	1/29/03	2/11/13	4,861,755	Retail	L(28),D(9),O(1)	453,775	751,186	691,751	1.52	8,500,000
0	0	60	56	360	356	1/8/03	1/1/08	5,275,043	Multifamily	L(48),D(12)	368,474	640,319	577,569	1.42	7,150,000
24	23	120	119	360	359	3/18/03	4/11/13	4,851,162	Industrial/Warehouse	L(26),D(9),O(3)	396,459	630,799	547,117	1.38	7,300,000
0	0	120	119	360	359	4/2/03	4/11/13	4,606,197	Industrial/Warehouse	L(26),D(9),O(3)	386,837	613,408	549,313	1.42	7,000,000
0	0	60	58	360	358	2/28/03	3/1/08	4,811,762	Multifamily	L(36),YM(14),O(1),O(3)	343,031	533,797	496,077	1.45	6,500,000
0	0	120	118	360	358	3/6/03	3/11/13	4,407,384	Office	L(27),D(9),O(3)	382,525	681,435	552,036	1.44	8,360,000
0	0	84	81	360	357	1/28/03	2/11/10	4,533,091	Industrial/Warehouse	L(48),D(13),O(3)	343,657	624,908	544,936	1.59	7,000,000
0	0	120	119	360	359	3/26/03	4/11/13	4,217,943	Retail	L(48),D(6),O(6)	352,387	575,626	526,770	1.49	6,725,000
0	0	120	117	360	357	1/22/03	2/11/13	4,222,292	Multifamily	L(48),D(9),O(3)	354,348	529,602	506,602	1.44	6,725,000
0	0	120	119	360	359	4/3/03	4/11/13	3,888,193	Office	L(48),D(9),O(3)	326,705	474,172	446,163	1.37	5,930,000
0	0	120	119	300	299	4/10/03	4/11/13	3,602,984	Hotel	L(26),D(9),O(3)	370,889	961,767	859,687	2.32	8,400,000
0	0	60	57	300	297	2/11/03	2/1/08	3,933,975	Multifamily	L(28),D(10),O(3)	317,962	539,450	496,850	1.56	5,900,000
0	0	120	119	360	359	3/26/03	4/11/13	3,669,536	Retail	L(48),D(6),O(6)	306,756	471,574	444,492	1.45	5,500,000
0	0	120	119	300	299	4/10/03	4/11/13	3,425,789	Hotel	L(26),D(9),O(3)	352,458	911,797	814,988	2.31	7,900,000
0	0	144	141	360	357	2/4/03	2/11/15	3,479,597	Retail	L(48),D(6)	314,362	379,762	376,738	1.20	5,650,000
0	0	61	60	352	351	4/4/03	5/1/08	3,974,352	Multifamily	L(48),D(10),O(3)	307,139	399,042	389,592	1.27	6,190,000
0	0	120	118	360	358	2/28/03	3/11/13	3,474,847	Multifamily	L(27),D(9),O(2)	300,664	456,107	377,003	1.25	5,400,000
0	0	120	119	360	359	3/28/03	4/11/13	3,367,841	Retail	L(26),D(9),O(3)	280,115	432,645	409,112	1.46	5,620,000
0	0	120	118	360	358	3/4/03	3/11/13	3,374,807	Retail	L(27),D(9),O(3)	286,201	362,179	359,911	1.26	5,075,000
0	0	120	119	360	359	3/26/03	4/11/13	3,205,635	Retail	L(48),D(6),O(6)	287,966	470,789	437,115	1.63	4,750,000
0	0	120	117	360	357	2/3/03	2/11/13	3,171,577	Mobile Home Park	L(28),D(9),O(1)	276,998	387,952	370,302	1.34	5,150,000
0	0	120	119	360	359	3/26/03	4/11/13	3,036,917	Retail	L(48),D(6),O(6)	253,863	429,707	389,063	1.53	4,950,000
0	0	120	118	360	358	2/13/03	3/11/13	2,969,287	Retail	L(48),D(9),O(3)	251,811	444,556	413,439	1.64	5,000,000
0	0	120	117	360	357	1/31/03	2/11/13	2,975,711	Retail	L(48),D(7)	254,247	431,355	412,332	1.62	4,725,000
0	0	120	117	360	357	1/17/03	2/11/13	2,850,008	Industrial/Warehouse	L(48),D(7)	241,998	326,974	303,984	1.26	4,300,000

Original Interest-Only Period (Mos.)	Original Interest-Only Term to Maturity (Mos.)	Remaining Interest-Only Term to Maturity (Mos.)	Original Amortization Term (Mos.)	Remaining Amortization Term (Mos.)	Origination Date	Maturity or Anticipated Repayment Date	Balloon Balance (\$)	Property Type	Prepayment Provisions	Annual Debt Service	UW Net Operating Income	UW Net Cash Flow	BSCR @ Net Cash Flow (\$)	Appraised Value (\$)
0	120	118	300	298	2/28/03	3/11/13	2,498,378	Office	L(27),D(90),O(3)	249,345	397,590	355,605	1.43	4,300,000
0	120	119	360	359	3/27/03	4/11/13	2,621,454	Office	L(26),D(91),O(3)	225,283	351,565	315,793	1.40	4,400,000
0	120	119	300	299	4/27/03	4/11/13	2,390,239	Retail	L(26),D(91),O(3)	243,706	421,859	386,470	1.59	4,800,000
0	264	219	264	219	7/30/99	8/10/21	0	Retail	L(60),D(204)	325,650	325,650	325,650	1.00	3,100,000
0	60	57	360	297	2/1/08	2/1/08	2,637,551	Multifamily	L(28),D(90),O(2)	213,179	339,639	341,439	1.46	4,000,000
0	120	119	360	359	4/27/03	4/11/13	2,470,112	Office	L(26),D(91),O(3)	211,786	340,129	297,673	1.41	4,100,000
0	120	117	360	357	1/13/03	2/11/13	2,441,594	Retail	L(48),D(72)	203,304	303,435	294,517	1.45	3,650,000
0	120	119	360	359	4/11/03	4/11/13	2,330,003	Multifamily	L(26),D(91),O(3)	197,004	291,401	264,651	1.34	3,500,000
0	120	120	360	360	4/15/03	5/11/13	2,308,514	Multifamily	L(48),D(71),O(1)	193,200	294,857	269,857	1.40	3,520,000
0	120	117	300	297	2/6/03	2/11/13	2,003,555	Retail	L(48),D(69),O(3)	198,360	295,816	288,937	1.46	4,100,000
0	180	178	180	178	3/3/03	3/11/18	36,153	Retail	L(27),D(50),O(3)	254,170	323,394	321,894	1.27	3,800,000
0	84	83	300	299	3/28/03	4/11/10	2,094,599	Office	L(26),D(51),O(3)	184,999	268,043	245,516	1.33	3,075,000
0	120	119	360	359	4/1/03	4/11/13	2,049,225	Retail	L(26),D(91),O(3)	173,804	246,918	244,833	1.41	3,240,000
0	72	69	360	357	1/15/03	2/1/09	2,198,970	Retail	L(48),D(71),O(1)	168,069	293,702	277,419	1.65	3,550,000
0	120	119	360	359	4/4/03	4/11/13	2,059,067	Retail	L(26),D(91),O(3)	185,642	277,858	271,719	1.46	3,300,000
0	120	117	360	357	1/21/03	2/11/13	1,935,852	Multifamily	L(48),D(71),O(1)	161,066	220,490	207,258	1.29	3,700,000
0	120	118	358	358	2/28/03	3/11/13	1,855,859	Self-Storage	L(27),D(90),O(3)	155,071	291,747	280,747	1.81	3,190,000
0	60	55	300	295	11/27/02	12/11/07	1,971,958	Multifamily	L(36),Y(114),O(1),O(3)	161,332	279,549	245,549	1.51	3,800,000
0	265	197	265	197	8/28/97	10/10/19	0	Retail	L(60),D(205)	224,193	224,193	224,193	1.00	2,300,000
0	265	197	265	197	8/28/97	10/10/19	0	Retail	L(60),D(205)	211,259	211,259	211,259	1.00	2,200,000
0	120	117	360	357	1/23/03	2/11/13	1,738,332	Retail	L(28),D(92)	147,489	240,607	222,308	1.51	2,600,000
0	120	118	360	358	2/28/03	3/11/13	1,696,736	Multifamily	L(48),D(72)	143,892	245,848	227,848	1.58	3,200,000
0	264	219	264	219	7/30/99	8/10/21	0	Retail	L(60),D(204)	215,430	215,430	215,430	1.00	2,000,000
0	264	219	264	219	7/30/99	8/10/21	0	Retail	L(60),D(204)	199,398	199,398	199,398	1.00	2,010,000
0	120	119	300	299	4/3/03	4/11/13	1,443,933	Self-Storage	L(26),Y(114),O(1),O(3)	153,768	218,924	210,074	1.37	2,710,000
0	120	118	360	358	2/14/03	3/11/13	1,504,070	Retail	L(27),D(92),O(1)	127,157	236,888	179,236	1.41	2,300,000
0	60	57	360	357	1/23/03	2/1/08	1,631,359	Retail	L(36),D(24)	122,550	222,999	215,345	1.76	2,475,000
0	120	117	300	297	1/17/03	2/11/13	1,347,169	Retail	L(28),D(90),O(2)	133,129	193,555	187,323	1.41	2,600,000
0	120	119	360	359	3/25/03	4/11/13	1,440,366	Retail	L(48),D(72)	121,784	198,279	189,106	1.55	2,750,000
0	60	57	360	357	1/23/03	2/1/08	1,538,188	Retail	L(36),D(24)	115,547	219,351	206,146	1.78	2,580,000
0	264	219	264	219	7/30/99	8/10/21	0	Retail	L(60),D(204)	175,350	175,350	175,350	1.00	1,740,000
0	120	118	360	358	2/28/03	3/11/13	1,349,716	Self-Storage	L(27),D(90),O(3)	112,779	273,784	264,584	2.35	2,750,000
0	265	197	265	197	8/28/97	10/10/19	0	Retail	L(60),D(205)	138,145	234,275	183,763	1.33	2,625,000
0	265	197	265	197	8/28/97	10/10/19	0	Retail	L(60),D(205)	155,210	155,210	155,210	1.00	1,550,000
0	265	197	265	197	8/28/97	10/10/19	0	Retail	L(60),D(205)	155,210	155,210	155,210	1.00	1,540,000
0	61	60	352	351	4/4/03	5/11/08	1,162,091	Multifamily	L(48),D(70),O(3)	89,807	116,260	111,415	1.24	1,770,000
0	120	119	300	299	4/4/03	4/11/13	907,184	Multifamily	L(26),D(92),O(2)	86,717	141,433	125,921	1.45	1,600,000
0	120	118	360	358	2/28/03	3/11/13	1,012,387	Self-Storage	L(27),D(90),O(3)	220,940	210,807	210,807	2.49	2,600,000
0	120	119	360	359	4/4/03	4/11/13	942,348	Office	L(26),D(91),O(3)	82,049	176,048	150,693	1.84	1,850,000
0	120	118	300	298	2/25/03	3/11/13	813,150	Mobile Home Park	L(27),D(90),O(3)	81,105	122,427	118,877	1.47	1,475,000
0	120	119	360	359	4/7/03	4/11/13	849,526	Retail	L(48),D(69),O(3)	72,332	121,263	109,075	1.51	1,300,000
0	61	60	352	351	4/4/03	5/11/08	711,199	Multifamily	L(48),D(70),O(3)	54,962	73,188	71,040	1.29	1,045,000

Appraisal Date	Cut-Off Date	Scheduled Maturity/ARD LTV (%)	UW Hospitality Average	Year Built	Year Renovated	Sq Ft. Bed/Pad or Room	Unit	Loon Per Unit	Occupancy Percentage	Interest	Ownership	Largest Tenant Name	Largest Tenant Area Leased (Sq. Ft.)	Largest Tenant Lease Exp. Date
12/21/03	51.4	42.2	Daily Average	0	1969	1,268,494	Sq Feet <sup>(16)</sup>	118	97.7 <sup>(1)</sup>	3/20/03	Fee Simple	Famous Barr	266,000	NAP <sup>(17)</sup>
3/12/03	57.9	46.1		0	2001	1,579,808	Sq Feet <sup>(16)</sup>	79	98.7 <sup>(1)</sup>	3/28/03	Fee Simple	Kaufmann's	200,000	NAP <sup>(17)</sup>
2/12/03	65.4	65.4		0	1986	537,259	Sq Feet	233	99.2	3/1/03	Fee Simple	Swidler Berlin Shereff	132,900	5/31/07
1/1/03	58.8	43.5		0	1969	1,372,159 <sup>(1)</sup>	Sq Feet	87	95.7 <sup>(1)</sup>	4/1/03	Fee Simple	Lazarus	240,526	1/29/10 <sup>(18)</sup>
3/6/03	49.7	40.8		0	1992	1,062,305 <sup>(18)</sup>	Sq Feet	105	98.1 <sup>(1)</sup>	3/31/03	Fee Simple	Burdines	181,847	2/2/13
2/21/03	75.1	64.3		0	2002	471,369	Sq Feet	106	91.2	1/1/03	Fee Simple	Wegs Martens, Inc.	53,088	9/30/20
2/1/03	79.3	66.9		0	1982	156	Units	204,915	98.7	3/1/03	Fee Simple			
11/22/02	70.9	70.9		0	1970	688	Units	40,698	90.6	3/1/03	Fee Simple			
11/29/02	78.5	78.5		0	2000	400	Units	61,500	95.8	2/25/03	Fee Simple			
1/17/02	70.3	70.3		0	1978	1,006	Units	20,626	84.6	3/1/03	Fee Simple			
11/25/02	73.4	73.4		0	1980/81	696	Units	29,095	96.0	3/1/03	Fee Simple			
7/5/02	79.5	69.8		0	1986	306,282	Sq Feet	65	86.5	5/1/03	Fee Simple	Food 4 Less	65,520	8/12/15
12/2/02	74.0	62.7		0	1996	108,284	Sq Feet	173	92.5	12/27/02	Fee Simple	Barnes & Noble	30,602	1/31/12
2/1/03	69.9	65.0		0	Various	177	Units	99,188	96.0	3/1/03	Fee Simple			
2/1/03				0	1999	63	Units		98.4	3/1/03	Fee Simple			
2/1/03				0	1972	32	Units		93.8	3/1/03	Fee Simple			
2/1/03				0	1922	33	Units		97.0	3/1/03	Fee Simple			
2/1/03				0	1913	19	Units		94.7	3/1/03	Fee Simple			
2/1/03				0	2001	3	Units <sup>(19)</sup>		100.0	3/1/03	Fee Simple	Ray Eastwood	4,400	MTM
2/1/03				0	1923	23	Units		95.7	3/1/03	Fee Simple			
2/2/03				0	1907	4	Units		75.0	3/1/03	Fee Simple			
11/6/02	72.8	58.3		0	1974-1977	95,832	Sq Feet	182	100.0	2/22/03	Fee Simple	Edwards Theatres Circuit, Inc.	95,832	7/31/20
3/12/03	74.8	63.5		0	1974-1977	279,416	Sq Feet	62	88.9	11/6/02	Fee Simple	First Tennessee Bank	70,000	7/31/08
1/1/03	71.5	65.7		0	1965	17,162	Sq Feet	990	89.8 <sup>(17)</sup>	4/1/03	Fee Simple	Duane Read	9,594	4/30/08
11/21/02	79.8	68.0		0	1994	102,134	Sq Feet	145	97.8	10/21/02	Fee Simple	Yon's	62,109	12/31/09
11/23/02	78.8	66.6		0	2000	94,552	Sq Feet	154	95.4	2/1/03	Fee Simple	Jewel Food	67,855	7/31/20
2/1/03	69.4	64.6		0	1991 & 2000	166,513	Sq Feet	74	98.0	11/8/02	Fee Simple	Goody's Family Clothing	32,500	9/4/15
2/1/03				0	Various	87	Units	138,339	96.6	3/1/03	Fee Simple			
2/1/03				0	1998	60	Units		95.0	3/1/03	Fee Simple			
2/1/03				0	1963	15	Units		100.0	3/1/03	Fee Simple			
2/1/03				0	1925	12	Units		100.0	3/1/03	Fee Simple			
12/3/02	75.8	63.9		0	1987/1998	104,595	Sq Feet	101	99.8	1/31/03	Fee Simple	Farm Fresh	38,685	11/3/06
11/7/02	69.8	58.5		0	1967	167,520	Sq Feet	60	96.7	1/24/03	Fee Simple	Suites at Bayview Tower, Inc.	26,500	7/31/12
12/1/02	72.6	65.4		0	1983-1985	176,894	Sq Feet	56	82.3	2/1/03	Fee Simple	ADD South	14,233	10/31/05
2/1/03	64.7	54.8		0	1947/1959	124,122	Sq Feet	79	100.0	12/31/02	Fee Simple			
2/1/03	68.0	63.3		0	Various	115	Units	84,693	97.4	3/1/03	Fee Simple			
2/1/03				0	1926	44	Units		97.7	3/1/03	Fee Simple			
2/1/03				0	1925	15	Units		100.0	3/1/03	Fee Simple			
2/1/03				0	1965	12	Units		100.0	3/1/03	Fee Simple			
2/1/03				0	1922	21	Units		95.2	3/1/03	Fee Simple			
2/1/03				0	1910	14	Units		100.0	3/1/03	Fee Simple			
2/1/03				0	1963	9	Units		100.0	3/1/03	Fee Simple			
11/1/02	75.3	58.4		0	1956	110,905	Sq Feet	81	98.3	9/23/02	Fee Simple	Rag Shop	33,475	2/28/06

Appraisal Date	Cut-Off Date	Scheduled Maturity	UW Hospitality Average	Year Built	Year Renovated	Sq. Ft. Bed/Pad or Room	Unit	Loan Per Unit	Occupancy Percentage	Rent Rate	Owntership Interest	Largest Tenant Name	Largest Tenant Area Leased (Sq. Ft.)	Largest Tenant Lease Exp. Date
2/10/03	78.5	73.0	0	Various	Various	43 Units	207,338	97.7	3/1/03	Fee Simple				
2/10/03				1920	1990	22 Units		100.0	3/1/03	Fee Simple		Sparby's Diner	1,800	5/31/06
2/10/03				1917	1998	3 Units <sup>(10)</sup>		100.0	3/1/03	Fee Simple				
2/10/03				1912	1990	13 Units		92.3	3/1/03	Fee Simple				
2/10/03				1905	2001	3 Units		100.0	3/1/03	Fee Simple				
2/10/03				1931	1956	2 Units		100.0	3/1/03	Fee Simple				
12/20/02		64.0	0	1938	1997	103,175 Sq Feet	85	100.0	3/1/03	Fee Simple		Winn-Dixie Stores, Inc.	61,855	2/12/17
3/1/03		63.7	0	1974	2001/2002	145,127 Sq Feet	58	100.0	3/18/03	Fee Simple		Publix/Office Depot	34,400	11/20/08
3/1/03		66.7	0	1980	1997	117,074 Sq Feet	71	91.1	3/18/03	Fee Simple		Fry's Food Stores	52,069	2/28/10
11/21/02		63.6	0	1980,1998,2000		94,180 Sq Feet	87	100.0	2/14/03	Fee Simple		Regal Cinemas	73,000	4/30/19
3/28/03		61.0	0	1923		117,581 Sq Feet	68	75.9	4/1/03	Fee Simple		Maris Simulco	4,490	2/29/04
2/10/03		64.5	0	Various	Various	97 Units	79,397	95.9	3/1/03	Fee Simple				
2/10/03				1919	2001	29 Units		96.6	3/1/03	Fee Simple				
2/10/03				1910	2002	40 Units		95.0	3/1/03	Fee Simple				
2/10/03				1920	2001	28 Units		96.4	3/1/03	Fee Simple				
3/1/03		66.1	0	1960	2000	182,439 Sq Feet	42	92.0	3/18/03	Fee Simple		Odd Lots	28,241	1/31/08
11/28/02		61.7	0	1984		59,603 Sq Feet	126	96.6	4/1/03	Fee Simple		Premier Dealer Services, Inc.	10,193	10/31/06
2/10/03		64.4	0	1926	Various	63 Units	114,164	98.4	3/1/03	Fee Simple				
2/10/03				1926	2000	29 Units		100.0	3/1/03	Fee Simple				
2/10/03		63.5	0	1987/2002		80,631 Sq Feet	88	94.8	3/18/03	Fee Simple		Publix	44,271	7/31/22
12/1/02		74.2	0	1972	2000-2001	280 Units	25,055	94.3	1/1/03	Fee Simple				
2/10/03		63.3	0	1925	2002	42,390 Sq Feet	159	97.0	1/16/03	Fee Simple		P & A LLC	5,650	3/31/07
3/13/03		59.4	0	1956	2002	216,840 Sq Feet	29	100.0	4/1/03	Fee Simple		TW Meals, Inc.	216,840	8/30/07
10/10/02		70.2	0	2002		27,384 Sq Feet	226	100.0	10/28/02	Fee Simple		Sav-On	14,852	8/30/14
10/17/02		70.3	0	1972		101,366 Sq Feet	59	96.8	2/25/03	Fee Simple		Abundant Life	13,000	
2/1/03		57.2	0	1976		251 Units	22,679	88.1	10/22/02	Fee Simple				
4/1/03		69.3	0	1988		146,482 Sq Feet	38	100.0	10/23/02	Fee Simple		DANA Corporation	112,740	2/28/10
17/03		73.9	0	1966	1973	151,242 Sq Feet	36	88.6	4/1/03	Fee Simple		Genstar, Inc.	131,884	3/31/15
12/7/03		74.0	0	1981		184 Units	28,200	85.6	2/1/03	Fee Simple		AnsSouth Bank	51,499	9/30/06
11/20/02		52.7	0	1981	1980	87,808 Sq Feet	59	94.5	3/1/03	Fee Simple		Fidelity National Financing	25,203	8/9/06
3/1/03		62.7	0	1988		89,546 Sq Feet	56	98.7	3/18/03	Fee Simple		Kroger	58,896	10/31/08
9/24/02		62.8	0	1954		84 Units	59,330	100.0	1/3/03	Fee Simple		American Water Star, Inc.	6,686	10/31/05
4/7/03		65.6	0	2001		27,999 Sq Feet	164	69.6	12/31/02	Fee Simple				
12/4/03		54.4	73	1998		128 Rooms	35,694	96.5	2/10/03	Fee Simple		Kroger	58,017	4/30/16
8/14/02		66.7	0	1989		142 Units	30,831	75.2	12/31/02	Fee Simple		Walgreens	15,120	9/30/21
3/1/03		66.7	69	1997		67,707 Sq Feet	64	94.7	3/18/03	Fee Simple				
12/3/03		43.4	0	2001	1986/2003	122 Rooms	35,608	92.9	12/31/02	Fee Simple				
12/5/02		61.6	0	1926	1991	15,120 Sq Feet	284	100.0	12/12/02	Fee Simple		WM. Lyon & Associates, Inc.	3,450	3/31/05
2/10/03		64.2	0	1950	1980	42 Units	101,678	99.0	3/1/03	Fee Simple		Walgreen Co.	15,120	10/31/20
2/1/03		64.3	0	1950		96 Units	42,271	100.0	3/18/03	Fee Simple		Food Lion	33,136	8/23/06
3/5/03		59.9	0	2000		22,650 Sq Feet	176	99.0	2/12/03	Fee Simple				
1/15/03		66.5	0	2000		15,120 Sq Feet	263	100.0	1/15/03	Fee Simple				
3/1/03		67.5	0	1987	2001/2002	58,424 Sq Feet	65	100.0	3/18/03	Fee Simple				
12/17/02		61.6	0	Various		353 Pads	10,450	82.5	12/2/02	Fee Simple				
12/17/02				1977		171 Pads		78.2	12/2/02	Fee Simple				
12/17/02				1967		176 Pads		73.9	12/2/02	Fee Simple				
3/1/03		61.4	0	1985		71,925 Sq Feet	50	94.8	3/18/03	Fee Simple		Precision Lenscrafter	8,550	7/31/04
11/8/02		59.4	0	1975		40,870 Sq Feet	85	93.2	1/31/03	Fee Simple		Hyo Shin Kim	5,420	1/31/06
12/4/02		63.0	0	2001		25,671 Sq Feet	136	83.4	11/22/02	Fee Simple		Tao Mac	5,000	2/28/07
10/31/02		77.9	0	2000		37,437 Sq Feet	89	100.0	12/12/02	Fee Simple		D&F-Title-International	15,119	7/31/10



Appraisal Date	Cut-Off Date	Scheduled Maturity/ARD LTV (%)	UW Hospitality Average Daily Average	Year Built	Year Renovated	Sq. Ft. Bed/Pad or Room	Unit	Loan Per Unit	Occupancy Percentage	Rent Roll Date	Ownership Interest	Largest Tenant Name	Largest Tenant Area Leased (Sq. Ft.)	Largest Tenant Lease Exp. Date
11/26/02	74.8	58.1		1999		26,620 Sq Feet	121	100.0	100.0	2/20/03	Fee Simple	Life Development Institute	6,800	8/31/07
12/12/02	69.8	49.6		2000		30,362 Sq Feet	101	100.0	100.0	1/26/03	Fee Simple	Harvey Research	10,972	2/28/06
1/7/03	63.5	49.8		1985		17,180 Sq Feet	177	100.0	100.0	1/1/03	Fee Simple	Cafe Social Nandarang	2,406	4/30/13
4/5/03	96.6	0.0		1999		11,180 Sq Feet	288	100.0	100.0	4/5/03	Fee Simple	Rite Aid of Ohio, Inc.	11,180	7/31/21
8/14/02	73.4	65.9		1967		94 Units	31,226	97.9	97.9	2/10/03	Fee Simple			
2/19/03	70.7	60.2		1973		45,880 Sq Feet	63	89.8	89.8	4/3/03	Fee Simple	12 Forward, Inc.	3,630	11/30/04
8/28/02	79.2	66.9		2001		10,400 Sq Feet	278	100.0	100.0	9/1/02	Fee Simple	ReMax Commercial Realty	2,700	8/31/11
11/1/02	78.5	66.6		1950	2001	107 Units	25,675	100.0	100.0	3/1/03	Fee Simple			
10/15/02	71.7	65.6		1978	1999-present	100 Units	27,350	94.0	94.0	3/1/03	Fee Simple			
11/14/02	63.1	48.9		1999		6,529 Sq Feet	396	100.0	100.0	1/6/03	Fee Simple	MDL Shain Associates, LTD	2,800	4/30/12
11/5/02	65.6	1.0		2001		10,000 Sq Feet	249	100.0	100.0	3/3/03	Fee Simple	HOOK-SUPERX, INC.	10,000	1/31/18
1/17/03	79.9	68.1		2002		23,712 Sq Feet	104	100.0	100.0	1/27/03	Fee Simple	Newell Rubbermaid Inc.	23,712	2/31/12
10/8/02	67.4	63.2		1999		13,905 Sq Feet	174	100.0	100.0	3/1/03	Fee Simple	Walgreens Co.	13,905	2/28/20
2/3/03	71.8	62.4		2001		16,388 Sq Feet	144	94.1	94.1	1/6/03	Fee Simple	Denny's	4,788	6/30/18
10/10/02	62.0	52.3		1965	2001/2002	88 Units	26,050	100.0	100.0	2/3/03	Fee Simple	Eckerd Corporation	9,744	7/31/20
12/9/02	68.8	58.2		1993 & 1997		756 Units	2,905	82.0	82.0	1/31/03	Fee Simple			
10/29/02	57.4	51.9		1972		144 Units	15,159	84.0	84.0	1/31/02	Fee Simple			
2/8/03	94.5	0.0		1997		10,752 Sq Feet	202	100.0	100.0	3/1/03	Fee Simple	Rite Aid of Vermont, Inc.	10,752	9/30/19
2/20/03	93.1	0.0		1997		10,752 Sq Feet	191	100.0	100.0	2/20/03	Fee Simple	Rite Aid of Michigan, Inc.	10,752	9/30/19
11/6/02	78.6	66.9		2002		27,050 Sq Feet	76	100.0	100.0	10/11/02	Fee Simple	Fashion Bug #3589, Inc.	8,030	10/31/07
9/23/02	62.4	53.0		1970	1984	72 Units	27,727	98.6	98.6	4/2/03	Fee Simple			
2/10/03	99.1	0.0		1999		11,180 Sq Feet	171	100.0	100.0	2/10/03	Fee Simple	Rite Aid of Ohio, Inc.	11,180	7/31/21
2/21/03	91.2	0.0		1999		11,060 Sq Feet	166	100.0	100.0	4/8/03	Fee Simple	Rite Aid of Michigan, Inc.	11,060	7/31/21
1/3/03	77.0	65.4		1978		58,924 Sq Feet	31	90.3	90.3	1/31/03	Fee Simple	Food Lion	32,040	10/31/07
10/24/02	70.5	65.9		2001		51,010 Sq Feet	35	100.0	100.0	1/7/03	Fee Simple	The Starnberg Physician Group	1,625	2/28/12
11/5/02	61.8	52.4		1900		16,385 Sq Feet	106	100.0	100.0	10/1/02	Fee Simple	Pier 1 Imports	8,320	8/31/11
10/24/02	67.0	51.8		2001		12,320 Sq Feet	141	100.0	100.0	12/6/02	Fee Simple	Pompanoosic Mills	3,190	9/30/04
10/74/02	63.7	59.6		1996	1986	6,038 Sq Feet	281	100.0	100.0	10/1/02	Fee Simple	Polly Ryan Medical Hospital	7,000	1/31/09
10/24/02	71.8	67.1		2001		14,228 Sq Feet	114	100.0	100.0	10/1/02	Fee Simple	James Gordon Chicken	2,500	5/30/12
2/19/02	92.7	0.0		1999		11,060 Sq Feet	146	100.0	100.0	2/19/02	Fee Simple	Rite Aid of Michigan, Inc.	11,060	7/31/21
12/9/02	58.1	49.1		1986 & 1996		609 Units	2,622	73.7	73.7	12/31/02	Fee Simple	Concentra	9,000	10/31/06
7/10/02	59.9	39.7		1961		21,000 Sq Feet	75	100.0	100.0	3/14/03	Fee Simple	Rite Aid of Kentucky, Inc.	10,752	9/30/19
2/11/03	97.1	0.0		1997		10,752 Sq Feet	140	100.0	100.0	2/11/03	Fee Simple	Rite Aid of Kentucky, Inc.	10,752	9/30/19
2/7/02	97.7	0.0		1997		10,752 Sq Feet	140	100.0	100.0	2/7/02	Fee Simple	Rite Aid of Kentucky, Inc.	10,752	9/30/19
2/10/03	70.5	65.7		1914	2001	18 Units	69,371	94.4	94.4	3/1/03	Fee Simple	Bay Living Charles Carr	1,331	11/20/03
3/4/03	74.9	56.7		1966		56 Units	21,394	94.6	94.6	2/28/03	Fee Simple			
12/9/02	46.1	38.9		1985 & 1995		568 Units	2,109	62.0	62.0	12/31/02	Fee Simple			
10/20/02	59.4	50.9		1981		21,845 Sq Feet	50	95.7	95.7	2/28/03	Fee Simple			
12/16/02	71.0	55.1		1970		70 Pads	14,959	88.9	88.9	12/31/02	Fee Simple	East Hills Family Dentistry	1,920	2/28/04
11/25/02	76.8	65.3		1991		10,345 Sq Feet	97	62.5	62.5	3/24/03	Fee Simple			
1/20/03	73.1	68.1		1988	1991	8 Units	95,523			3/11/03	Fee Simple			

2nd Largest Tenant Name	2nd Largest Tenant Area Leased (Sq. Ft.)	2nd Largest Tenant Exp. Date	3rd Largest Tenant Name	3rd Largest Tenant Area Leased (Sq. Ft.)	3rd Largest Tenant Exp. Date	Control No.
JCPenney	199,469	NAP <sup>(1)</sup>	Nordstrom	185,000	2/28/23 <sup>(4)</sup>	1
Sears	185,496	NAP <sup>(2)</sup>	Lazarus	180,486	NAP <sup>(2)</sup>	1a 1b 2 2a 2b
Foley & Lardner	122,879	1/31/08 <sup>(13)</sup>	Collier, Shannon, Rill & Scott	117,228	6/30/05 <sup>(13)</sup>	3
Kaufmann's	234,538	NAP <sup>(2)</sup>	JCPenney	206,688	5/31/04	4
Dillard's Women	157,473	NAP <sup>(2)</sup>	JCPenney	147,760	NAP <sup>(2)</sup>	5
Dick's Clothing and Sporting Goods, Inc.	45,101	1/31/16	Babies 'R' Us	30,555	1/31/12	6
						7
						8
						9
						10
						11
The Saddle Rack	19,800	5/31/08	The Salvation Army	17,822	2/28/05	12
Pier 1 Imports	11,802	7/31/06	Ultra 3 Cosmetics	9,188	10/31/06	13 14 14a 14b 14c 14d 14e 14f 14g 15
Thang Pham	3,100	11/3/04				16
Gulf Pacific Mortgage	35,851	7/31/08	ITT Educational Services	18,678	1/18/05	17
Innovation Luggage, Inc.	2,971	1/31/11	Cosi Sandwich Bar	1,585	3/7/11	18
CHOC Thrift/CHOC Discount	18,560	8/18/09	Petco	7,500	3/31/04	19
Hallmark	4,500	12/31/07	Blockbuster	3,900	12/31/07	20
Marshalls	28,258	3/31/12	Old Navy	27,540	11/30/05	21
Rite Aid	10,010	5/31/07	Atlas Diner	5,710	7/31/03	21a
Bencomp National Corp.	26,500	6/30/07	Cadent Administrators	26,331	6/30/07	21b
Lockheed Martin Millimeter Tec	10,000	6/30/03	Ranger American (WBE)	8,524	1/21/06	21c 22 23 24 25 26 26a 26b 26c 26d 26e 26f
JP Home Arama	12,450	7/31/06	Odd Job Acquisition Corp.	11,878	7/31/07	27

2nd Largest Tenant Name	2nd Largest Tenant Area Leased (Sq. Ft.)	2nd Largest Tenant Lease Exp. Date	3rd Largest Tenant Name	3rd Largest Tenant Area Leased (Sq. Ft.)	3rd Largest Tenant Lease Exp. Date	Control No.
Just Desserts	1,800	6/30/07				28
Family Dollar Stores of Florida, Inc.	8,000	12/31/04	Dos, Inc.	7,300	5/15/07	28a
Portside Imports	23,180	10/31/10	Pablo Plaza Theaters	20,839	9/30/10	28b
Family Dollar Store	7,000	6/30/07	Brake Max	5,400	1/31/22	28c
Bennigans	7,000	5/31/16	Bed-to-Bed	3,000	8/31/08	28d
M+S Management Company	4,461	MTM	Victor Saul	3,073	1/31/05	28e
Burke's Outlet	19,292	4/30/06	World Gym	15,190	6/30/06	29
Anteon Corporation	7,169	9/30/04	Matsushita Electronic Company	6,742	7/31/07	30
Eckerd Drugs	8,640	6/27/07	Goodyear Tire	6,300	9/30/07	31
Heidi Weisel, Inc.	3,620	12/31/05	Eric Gaskins Design, Inc.	2,850	9/30/04	32
Dankworth Dental Group	3,000	12/31/13	Arezzo Salon and Day Spa	2,732	11/30/07	33
Autozone	12,600	9/30/08	Eckerd Drugs	10,080	11/30/04	34
Scientific Games Corporation	20,795	7/31/03	Eastern Auto Club	12,947	2/28/06	35
American Tack & Hardware Co, Inc.	19,358	12/31/05				36
Pinellas County	10,321	8/31/03	CSM Group	6,849	6/30/04	37a
Varmint Garment Design	5,850	8/31/03	Parker Uniforms, Inc.	5,440	5/31/04	37b
Living Water Christian	10,600	9/30/06	Mulberry Place	6,400	4/30/05	38
Investment Equity Builders, LLC	6,405	8/31/16	International Integrated Incorporated	6,405	2/28/08	39
Acc TV Rentals	2,600	6/30/03	Subway Restaurants	1,565	2/28/08	40
Regal Intl. Asian	3,400	10/31/11	Woodcreek Dental Clinic	2,400	8/31/11	41
Rite Aid	10,010	9/30/06	Hot Tuna Bar and Grill	4,225	10/31/06	42
Keepsake Arts & Crafts	8,550	12/31/03	Buffalo Wild Wings	7,700	4/30/08	43
Majestic Ribs, Inc.	3,500	4/30/05	PNC Bank National Association	2,800	9/30/03	44
Mangos	2,980	3/31/07	The Signature Dry Cleaning Group	2,405	9/30/11	45
Sophisticated Integration	5,665	2/28/07	Carlson Systems	5,625	2/28/07	46

2nd Largest Tenant Name	2nd Largest Tenant Area Leased (Sq. Ft.)	2nd Largest Tenant Lease Exp. Date	3rd Largest Tenant Name	3rd Largest Tenant Area Leased (Sq. Ft.)	3rd Largest Tenant Lease Exp. Date	Control No.
The Tungland Corporation	5,200	2/28/06	Information Technology Cooperative, Co.	3,456	11/30/07	68
Rochester Endodontic Associates, PC	3,446	6/30/09	Penfield Federal Credit Union	3,059	12/31/05	69
Yang Pyung Seoul Restaurant	2,406	5/31/04	Spiga	1,640	3/31/08	70
Voice Publishing, Inc.	3,381	8/31/03	Salon Vermillion	2,521	7/31/05	71
AT&T Wireless	2,500	4/30/11	Walpole Woodworkers	1,550	3/30/12	72
Ricky's Urban Groove 23, Inc.	2,729	12/31/14	N&T Restaurant Associates, Inc.	1,000	12/31/09	73
Crafter's Village	1,950	7/31/05	USA Federal Credit Union	1,950	10/31/07	74
Dollar Tree Stores	6,160	12/31/07	The Shoe Show of Rocky Mount, Inc.	4,950	1/31/08	75
Dollar General	8,470	11/30/07	Pizza Factory	3,000	3/31/07	76
Paradise Pools, Inc.	1,600	2/28/12	Pilgrims Cleaners, Inc.	1,600	2/28/07	77
Steak n Shake Company	4,000	3/31/19	Chroma Cards & Gifts	962	8/31/04	78
APF Group, Inc.	1,886	5/31/07	American Bistro, LC	1,600	2/28/06	79
Holiday Cleaners	1,600	1/31/06	Pilgrim Cleaners, Inc.	1,600	4/30/06	80
Jenny J. Linn DDS, PLLC	1,690	4/30/11	Budget Rental Car	3,800	12/31/04	81
Route 1 Furniture	5,000	2/14/07	OM Builders	1,225	6/30/03	82
Newgen Software, Inc.	1,281	8/30/05	H & R Block	1,200	4/30/05	83
Julie Hutchens and Michael Hutchens	1,800					84

LB-UBS Commercial Mortgage Trust 2003-C3

Control No.	Property Name	Original Interest-Only Period (Mos.)	Remaining Interest-Only Period (Mos.)	Amortization Type	ARD	Maturity	Mortgage Rate(%)	Original Amortization Term (Mos.)	Seasoning (Mos.)	Remaining Term to Maturity (Mos.)	Lockout/Defeasance Period (Mos.)	Remaining DSCR @ Net Cash Flow (\$)	Cut-Off Date LTV (%)	Scheduled Maturity/ARD LTV (%)
1	Westfield Shoppingtown West County	0	0	0 ARD	4/11/13	4/11/13	5.1900	360	1	119	113	2.04	52.4	42.2
2	Polaris Fashion Place	0	0	0 Balloon			5.2400	360	1	119	116	1.93	57.9	46.1
3	Washington Harbour	60	58	58 Interest-Only			4.7600	0	2	58	55	2.21	65.4	65.4
4	Monroeville Mall	0	0	0 ARD	1/11/13	1/11/28	5.7320	300	4	116	113	1.67	58.8	43.5
5	Pembroke Lakes Mall	0	0	0 ARD	4/11/13	4/11/33	4.9250	360	1	119	116	2.41	49.7	40.8
6	Broadcasting Square	0	0	0 Balloon			6.2700	360	1	119	116	1.37	75.1	64.3
7	LIRA Apartments	0	0	0 Balloon			5.7800	360	1	119	116	1.29	79.3	66.9
8	SETH Portfolio - Bayou Park Village Apartments	60	59	59 Interest-Only			5.0625	0	4	59	56	1.78	70.9	70.9
9	Fountains at Waterford Lakes Apartments	60	56	56 Interest-Only			5.0000	0	4	56	55	1.90	78.5	78.5
10	SETH Portfolio - Pavilion Place Apartments	60	59	59 Interest-Only			5.0625	0	1	59	56	2.00	70.3	70.3
11	SETH Portfolio - Sandstone Apartments	60	59	59 Interest-Only			5.0625	0	1	59	56	1.92	73.4	73.4
12	East Valley Mall and Plaza	0	0	0 ARD	9/11/12	9/11/32	7.0000	360	8	112	109	1.38	79.5	69.8
13	Shoppes at the Meadows	0	0	0 Balloon			5.9300	360	2	118	116	1.43	74.0	62.7
14	Lembi Portfolio - Citi Properties DE	0	0	0 Balloon			5.9100	352	1	60	57	1.24	69.9	65.0
15	Edwards Cinemas	0	0	0 ARD	4/11/13	4/11/28	6.9700	300	1	119	118	1.49	72.8	58.3
16	Lynnfield Office Park	0	0	0 Balloon			5.9000	360	4	116	116	1.52	74.8	63.5
17	866 Third Avenue	0	0	0 Balloon			5.9300	360	1	119	116	1.21	77.5	65.7
18	Redondo Beach Retail Center	0	0	0 Balloon			6.0900	360	3	117	114	1.30	79.8	68.0
19	Maple View Shopping Center	0	0	0 Balloon			5.5800	360	1	119	117	1.40	79.9	67.0
20	Alexandria Commons	0	0	0 Balloon			5.7800	360	3	117	115	1.57	78.8	66.6
21	Lembi Portfolio - Ritz Apartments DE	0	0	0 Balloon			5.9100	352	1	60	57	1.23	69.4	64.6
22	Strawbridge Marketplace	0	0	0 Balloon			5.7100	360	3	117	116	1.55	75.8	63.9
23	Bayview Tower Office Building	0	0	0 Balloon			5.5600	360	2	118	117	1.54	69.8	58.5
24	Orlando Airport Business Center	0	0	0 Balloon			6.6500	360	3	81	80	1.55	72.6	65.4
25	Arroyo Parkway Self Storage	0	0	0 Balloon			5.2800	300	3	81	78	1.68	64.7	54.8
26	Lembi Portfolio - Citi Properties I DE	0	0	0 Balloon			5.9100	352	1	60	57	1.20	68.0	63.3
27	111 Wagraw Road	0	0	0 Balloon			5.9100	300	3	117	116	1.37	75.3	58.4
28	Lembi Portfolio - Skyline Enterprises DE	0	0	0 Balloon			5.9100	352	1	60	57	1.29	78.5	73.0
29	Winn Dixie Plaza	0	0	0 Balloon			6.1000	360	1	119	118	1.37	75.1	64.0
30	Phillips Edison - Pablo Plaza	0	0	0 Balloon			5.8140	360	1	119	113	1.52	75.4	63.7
31	Phillips Edison - Rolling Hills Square	0	0	0 Balloon			5.8140	360	1	119	113	1.45	79.0	66.7
32	Crystal Lake Shopping Center	0	0	0 Balloon			5.9300	360	1	119	117	1.62	75.1	63.6
33	TaR Building	0	0	0 Balloon			5.6000	360	0	60	57	1.53	65.6	61.0
34	Lembi Portfolio - Bay Citi Properties DE	0	0	0 Balloon			5.9100	352	1	60	57	1.23	69.3	64.5
35	Phillips Edison - Governor's Square	0	0	0 Balloon			5.8140	360	1	119	113	1.61	78.3	66.1
36	Balboa Office Building	0	0	0 Balloon			5.8000	360	1	119	116	1.55	73.1	61.7
37	Lembi Portfolio - Trophy Properties DE	0	0	0 Balloon			5.9100	352	1	60	57	1.24	69.2	64.4
38	Phillips Edison - Mountain Park Plaza	0	0	0 Balloon			5.8140	360	1	119	113	1.45	75.2	63.5
39	Landmark Terrace Apartments	0	0	0 Balloon			5.4000	360	3	57	57	1.57	79.7	74.2
40	202 West 40th Street	0	0	0 Balloon			5.4000	360	1	119	118	1.50	70.8	63.3
41	Tubeway	0	0	0 Balloon			6.2800	360	1	119	118	1.44	69.3	59.4
42	Sav-On - Rancho La Costa	0	0	0 Balloon			6.2100	360	4	176	176	1.46	70.2	52.0
43	Main Valley Shopping Center	0	0	0 Balloon			6.1000	324	3	117	116	1.52	70.3	57.2
44	Stonehedge Apartments	0	0	0 Balloon			5.0000	360	4	56	56	1.57	79.6	73.8
45	111 Lake Drive	24	23	23 Interest-Only, Balloon			5.7900	360	1	119	119	1.42	78.6	69.3
46	Gemstar	0	0	0 Balloon			6.1900	360	1	119	116	1.38	73.9	63.1
47	Valleytree Apartments	0	0	0 Balloon			5.2100	360	2	58	34	1.45	79.8	74.0
48	AmSouth Bank Building	0	0	0 Balloon			6.3000	360	2	118	115	1.44	61.5	52.7
49	Memorial Post Oak Center	0	0	0 Balloon			5.4000	360	3	81	78	1.59	72.6	65.0
50	Phillips Edison - Kokomo Plaza	0	0	0 Balloon			5.8140	360	1	119	113	1.49	74.3	62.7
51	Bates Street Apartments	0	0	0 Balloon			5.8600	360	3	117	114	1.44	74.1	62.8
52	Skyview Business Park	0	0	0 Balloon			5.8800	360	1	119	116	1.37	77.5	65.6

Control No.	Property Name	Original Interest-Only Period (Mos.)	Remaining Interest-Only Period (Mos.)	Amortization Type	ARD	Maturity	Mortgage Rate(%)	Original Amortization Term (Mos.)	Seasoning (Mos.)	Remaining Term to Maturity (Mos.)	Remaining Lockout/Defeasance Period (Mos.)	DSCR @ Net Cash Flow (x)	Cut-Off Date LTV (%)	Scheduled Maturity/ARD LTV (%)
53	Crystal Inn Hotel - Mid-Valley	0	0	AKD	4/11/13	4/1/28	6.5000	300	1	119	116	2.32	54.4	42.9
54	Berkshire Manor	0	0	Balloon		2/1/08	5.3000	300	3	57	55	1.56	74.2	66.7
55	Phillips Edison - Hickory Plaza	0	0	Balloon		4/1/13	5.8140	360	1	119	113	1.45	79.0	66.7
56	Crystal Inn Hotel - West Valley	0	0	AKD	4/11/13	4/1/28	6.5000	300	1	119	116	2.31	55.0	43.4
57	Walgreens-Henderson	0	0	Balloon		2/1/15	6.1500	360	3	141	141	1.20	75.9	61.6
58	Lembi Portfolio - Franklin Sutter DE	0	0	Balloon		5/1/08	5.9100	352	1	60	57	1.27	69.0	64.2
59	Lakeside Apartments	0	0	Balloon		3/1/13	6.2600	360	2	118	116	1.25	75.1	64.3
60	Woodcreek Plaza Shopping Center	0	0	Balloon		4/1/13	5.7500	360	1	119	116	1.46	71.1	59.9
61	Walgreens - Murphy	0	0	Balloon		3/1/13	6.0000	360	2	118	115	1.26	78.2	66.5
62	Phillips Edison - Cape Henry Plaza	0	0	Balloon		4/1/13	5.8140	360	1	119	113	1.63	79.9	67.5
63	Franklin Properties	0	0	Balloon		2/1/13	6.3750	360	3	117	114	1.34	71.6	61.6
64	Phillips Edison - Crossroads East	0	0	Balloon		4/1/13	5.8140	360	1	119	113	1.53	72.7	61.4
65	Springdale Plaza	0	0	Balloon		3/1/13	6.0000	360	2	118	115	1.64	69.9	59.4
66	Ellard Village	0	0	Balloon		2/1/13	6.0900	360	3	117	117	1.62	73.8	63.0
67	15550 North 84th Street	0	0	Balloon		2/1/13	6.0100	360	3	117	117	1.26	77.9	66.3
68	Arrowhead Professional Center	0	0	Balloon		3/1/13	6.0000	300	2	118	115	1.43	74.8	58.1
69	Cedarwood Office Park	0	0	Balloon		4/1/13	6.1700	360	1	119	116	1.40	69.8	59.6
70	Serrano Marketplace	0	0	Balloon		4/1/13	6.3500	300	1	119	116	1.59	63.5	49.8
71	Rite Aid - Medina	0	0	Fully Amortizing		8/10/21	8.5950	264	45	219	219	1.00	96.6	0.0
72	Chateau De Ville	0	0	Balloon		2/1/08	5.3000	300	3	57	55	1.46	73.4	65.9
73	Carlisle Buildings	0	0	Balloon		4/1/13	6.1400	360	1	119	116	1.41	70.7	60.2
74	1835 Post Road East	0	0	Balloon		2/1/13	5.7600	360	3	117	117	1.45	79.2	66.9
75	1405 Pine Street	0	0	Balloon		4/1/13	5.9600	360	1	119	116	1.34	78.5	66.6
76	President's Corner	0	0	Balloon		5/1/13	5.8300	360	1	120	119	1.40	77.7	65.6
77	267-269 West 23rd Street	0	0	Balloon		2/1/13	5.8600	300	3	117	114	1.46	63.1	48.9
78	CVS - Staten Island	0	0	Fully Amortizing		3/1/18	6.0000	180	2	178	175	1.27	65.6	1.0
79	Newell Rubbermaid Building	0	0	Balloon		4/1/10	5.7100	300	1	83	80	1.33	79.9	68.1
80	Walgreens - Baytown	0	0	Balloon		4/1/13	6.0000	360	1	119	116	1.41	74.5	63.2
81	Hot Springs Marketplace	0	0	Balloon		2/1/09	5.7500	360	3	69	63	1.65	67.4	61.9
82	Eckerd - Yardville	0	0	Balloon		4/1/13	6.8000	360	1	119	116	1.46	71.8	62.4
83	Bristol House Apartments	0	0	Balloon		2/1/13	5.7500	360	3	117	116	1.29	62.0	52.3
84	Shurgard Storage Center - Kissimmee	0	0	Balloon		3/1/13	5.8100	360	1	118	115	1.81	68.8	58.2
85	La Arboleda	0	0	Balloon		12/1/07	5.4500	300	5	55	31	1.51	57.4	51.9
86	Rite Aid - West Rutland	0	0	Fully Amortizing		10/10/19	7.0700	265	68	197	197	1.00	94.5	0.0
87	Rite Aid - Flint	0	0	Fully Amortizing		10/10/19	7.0700	265	68	197	197	1.00	93.1	0.0
88	Pine Tree Plaza	0	0	Balloon		2/1/13	6.0000	360	3	117	117	1.51	78.6	66.9
89	Clayton Court Apartments	0	0	Balloon		3/1/13	6.0000	360	2	118	118	1.58	62.4	53.0
90	Rite Aid - Gallon	0	0	Fully Amortizing		8/10/21	8.5950	264	45	219	219	1.00	99.1	0.0
91	Rite Aid - Mio	0	0	Fully Amortizing		8/10/21	8.5950	264	45	219	219	1.00	91.2	0.0
92	Bar 4 Mini Storage	0	0	Balloon		4/1/13	7.0800	300	1	119	119	1.37	66.3	53.3
93	Ballentine Market Shopping Center	0	0	Balloon		3/1/13	5.9600	360	2	118	117	1.41	77.0	65.4
94	Fairfield Country Shops	0	0	Balloon		2/1/08	5.7500	360	3	57	57	1.76	70.5	65.9
95	Ohio Valley Plaza	0	0	Balloon		2/1/13	5.8300	300	3	117	115	1.41	67.0	61.8
96	135-141 Post Road East	0	0	Balloon		4/1/13	5.9600	360	1	119	119	1.55	61.8	52.4
97	New Territory Country Shops	0	0	Balloon		2/1/08	5.7500	360	3	57	57	1.78	63.7	59.6
98	Greatwood Country Shops	0	0	Balloon		2/1/08	5.7500	360	3	57	57	1.68	71.8	67.1
99	Rite Aid - Lewiston	0	0	Fully Amortizing		8/10/21	8.5950	264	45	219	219	1.00	92.7	0.0
100	Shurgard Storage Center - DeLand	0	0	Balloon		3/1/13	5.8100	360	2	118	115	2.35	58.1	49.1
101	Roosevelt Boulevard	0	0	Balloon		4/1/13	6.2500	240	1	119	116	1.33	59.9	39.7
102	Rite Aid - Cynthia	0	0	Fully Amortizing		10/10/19	7.0700	265	68	197	197	1.00	97.1	0.0
103	Rite Aid - Morgantown	0	0	Fully Amortizing		10/10/19	7.0700	265	68	197	197	1.00	97.7	0.0
104	Lembi Portfolio - Capital Citi Properties DE	0	0	Balloon		5/1/08	5.9100	352	1	60	57	1.24	70.5	65.7
105	Alexander Apartments	0	0	Balloon		4/1/13	5.3000	300	1	119	117	1.45	74.9	56.7

Control No.	Property Name	Original Interest-Only		Remaining Interest-Only		Amortization Type	ARD	Maturity	Mortgage Rate(%)	Original Amortization		Seasoning (Mos.)	Remaining Term to Maturity (Mos.)		Lockout/Defeasance Period (Mos.)	Remaining DSCR @ Net Cash Flow (x)	Cut-Off Date LTV (%)	Scheduled Maturity/ARD LTV (%)
		Period (Mos.)	Period (Mos.)	Period (Mos.)	Period (Mos.)					Term (Mos.)	Term (Mos.)		Term (Mos.)	Term (Mos.)				
106	Shurgard Storage Center - Apopka	0	0	0	0	Ballloon	3/11/13	5.8100	360	360	2	118	115	115	2.49	46.1	38.9	
107	Cherry Office Park	0	0	0	0	Ballloon	4/11/13	6.3400	360	360	1	119	116	116	1.84	59.4	50.9	
108	Arrowhead Mobile Home Park	0	0	0	0	Ballloon	3/11/13	5.9900	300	300	2	118	115	115	1.47	71.0	55.1	
109	Oswell and Bernard Center	0	0	0	0	Ballloon	4/11/13	6.0500	360	360	1	119	116	116	1.51	76.8	65.3	
110	Lembi Portfolio - Skyline Investments DE	0	0	0	0	Ballloon	5/11/08	5.9100	352	352	1	60	57	57	1.29	73.1	68.1	

LB-UBS Commercial Mortgage Trust 2003-C3

Control No.	Property Name	Property Type	Specific	Initial Deposit to the Capital Improvement Account (\$)	Annual Deposit to the Replacement Reserve Account (\$)	Annual Deposit to the TI & LC Account (\$)	Current Balance of the TI & LC Account (\$)	As of Date of TI & LC Account
1	Westfield Shoppingtown West County	Retail	Regional Mall	-	0.00 (2)	0.00 (2)	-	April-03
2	Polaris Fashion Place	Retail	Regional Mall	-	0.00 (1)	0.00 (1)	-	April-03
3	Washington Harbour	Office	Regional Mall	440,067.51	504,000.00	1,299,999.96	108,333.33	April-03
4	Monroeville Mall	Retail	Regional Mall	-	-	-	639,158.72	April-03
5	Pembroke Lakes Mall	Retail	Regional Mall	-	-	-	-	April-03
6	Broadcasting Square	Retail	Anchored	-	-	225,000.00	-	April-03
7	LIRA Apartments	Multifamily		-	-	-	-	April-03
8	SETH Portfolio - Bayou Park Village Apartments	Multifamily		488,656.00	38,000.04	-	-	April-03
9	Fountains at Waterford Lakes Apartments	Multifamily		-	185,760.00	-	-	April-03
10	SETH Portfolio - Pavilion Place Apartments	Multifamily		164,531.00	69,999.96	-	-	April-03
11	SETH Portfolio - Sandstone Apartments	Multifamily		12,496.00	251,496.00	-	-	April-03
12	East Valley Mall and Plaza	Retail	Anchored	42,500.00	174,000.00	-	-	April-03
13	Shoppes at the Meadows	Retail	Anchored	19,716.25	16,242.60	128,684.04	276,053.14	April-03
14	Lembi Portfolio - Citi Properties DE	Multifamily/Retail		-	41,166.60	92,049.96	7,670.83	April-03
15	Edwards Cinemas	Retail	Anchored	-	19,166.40	-	9,982.50	April-03
16	Lynfield Office Park	Office		32,500.00	41,915.04	119,790.00	20,000.00	April-03
17	866 Third Avenue	Retail	Unanchored	-	3,467.40	60,000.00	-	April-03
18	Redondo Beach Retail Center	Retail	Anchored	3,750.00	10,104.00	38,000.04	4,394.00	April-03
19	Maple View Shopping Center	Retail	Anchored	-	5,676.00	26,364.00	-	April-03
20	Alexandria Commons	Retail	Anchored	81,563.00	16,308.96	23,676.00	200,128.77	April-03
21	Lembi Portfolio - Riz Apartments DE	Multifamily		-	21,750.00	-	-	April-03
22	Stawbridge Marketplace	Retail	Anchored	-	23,016.00	41,771.64	10,442.91	April-03
23	Bayview Tower Office Building	Office		-	25,128.00	86,805.00	14,467.50	April-03
24	Orlando Airport Business Center	Office		-	26,537.16	99,999.96	216,666.66	April-03
25	Arroyo Parkway Self Storage	Self Storage		-	0.00 (4)	-	-	April-03
26	Lembi Portfolio - Citi Properties I DE	Multifamily		-	25,875.00	-	-	April-03
27	111 Wagaraw Road	Retail	Unanchored	200,000.00	15,526.68	60,000.00	15,000.00	April-03
28	Lembi Portfolio - Skyline Enterprises DE	Multifamily/Retail		-	10,473.12	-	-	April-03
29	Winn Dixie Plaza	Retail	Anchored	-	20,634.96	75,563.04	6,296.92	April-03
30	Phillips Edison - Pablo Plaza	Retail	Anchored	1,500.00	21,769.08	91,430.04	7,619.17	April-03
31	Phillips Edison - Rolling Hills Square	Retail	Anchored	-	17,562.12	37,465.92	3,122.16	April-03
32	Crystal Lake Shopping Center	Retail	Anchored	312.50	10,296.00	21,444.00	-	April-03
33	Taft Building	Office	Office/Retail	-	23,516.16	90,000.00	-	April-03
34	Lembi Portfolio - Bay Citi Properties DE	Multifamily		22,000.00	24,249.96	67,502.40	5,625.20	April-03
35	Phillips Edison - Governor's Square	Office	Unanchored	15,000.00	27,365.88	64,999.92	-	April-03
36	Balboa Office Building	Office		1,750.00	14,100.00	-	-	April-03
37	Lembi Portfolio - Trophy Properties DE	Multifamily	Anchored	-	14,175.00	-	-	April-03
38	Phillips Edison - Mountain Park Plaza	Retail	Anchored	375.00	12,094.68	20,157.72	1,679.81	April-03
39	Landmark Terrace Apartments	Multifamily		-	69,996.00	-	-	April-03
40	202 West 40th Street	Office		5,891.00	10,597.56	55,743.96	-	April-03
41	Tubeway	Industrial/Warehouse		26,888.00	43,368.00	54,210.00	-	April-03
42	Sav-On - Rancho La Costa	Retail	Anchored	1,250.00	2,737.92	13,692.00	-	April-03
43	Main Valley Shopping Center	Retail	Unanchored	40,275.00	16,662.96	22,610.16	71,598.66	April-03
44	Stonehedge Apartments	Multifamily		213,750.00	62,750.04	-	-	April-03
45	111 Lake Drive	Industrial/Warehouse		-	27,474.48	36,621.00	103,051.75	April-03
46	Gemstar	Industrial/Warehouse		-	30,248.40	50,000.04	-	April-03
47	Valleytree Apartments	Multifamily		25,729.00	37,716.00	-	-	April-03
48	AmSouth Bank Building	Office		11,995.00	17,561.64	115,000.00	850,950.39	April-03
49	Memorial Post Oak Center	Industrial/Warehouse		-	15,351.96	76,761.96	50,000.00	April-03



Control No.	Property Name	Property Type	Specific	Initial Deposit to the Capital Improvement Account (\$)	Annual Deposit to the Reserve Account (\$)	Annual Deposit to the TI & LC Account (\$)	Current Balance of the TI & LC Account (\$)	As of Date of TI & LC Account
50	Phillips Edison - Kokomo Plaza	Retail	Anchored	2,875.00	13,431.96	35,818.44	2,984.87	April-03
51	Bates Street Apartments	Multi-family		12,968.75	16,920.00	-	-	April-03
52	Skyview Business Park	Office		-	5,599.80	30,798.96	-	April-03
53	Crystal Inn Hotel - Mid-Valley	Hotel	Limited Service	-	111,085.32	-	-	April-03
54	Berkshire Manor	Multi-family		115,812.50	42,600.00	-	-	April-03
55	Phillips Edison - Hickory Plaza	Retail	Anchored	5,875.00	10,156.08	16,926.72	1,410.56	April-03
56	Crystal Inn Hotel - West Valley	Hotel	Limited Service	-	110,752.80	-	-	April-03
57	Walgreens-Henderson	Retail	Anchored	-	1,500.00	-	3,024.00	April-03
58	Lembi Portfolio - Franklin Sutter DE	Multi-family		-	9,450.00	-	-	April-03
59	Lakeside Apartments	Multi-family		-	0.00 (3)	-	-	April-03
60	Woodcreek Plaza Shopping Center	Retail	Unanchored	-	3,397.56	20,135.04	-	April-03
61	Walgreens - Murphy	Retail	Anchored	2,875.00	2,268.00	-	-	April-03
62	Phillips Edison - Cape Henry Plaza	Retail	Anchored	3,375.00	8,763.60	25,706.52	2,142.21	April-03
63	Franklin Properties	Mobile Home Park		-	17,649.96	-	-	April-03
64	Phillips Edison - Crossroads East	Retail	Unanchored	5,687.50	10,788.72	28,770.00	2,397.50	April-03
65	Springdale Plaza	Retail	Unanchored	-	7,765.32	10,000.08	833.34	April-03
66	Ellard Village	Retail	Unanchored	-	3,852.00	24,999.96	4,166.66	April-03
67	15550 North 84th Street	Industrial/Warehouse		6,225.00	5,556.00	20,357.16	1,696.00	April-03
68	Arrowhead Professional Center	Office		5,000.00	5,324.04	36,455.04	6,076.61	April-03
69	Cedarwood Office Park	Office		-	6,045.96	35,688.00	2,974.00	April-03
70	Serrano Marketplace	Retail	Unanchored	-	2,577.00	32,811.96	2,734.33	April-03
71	Rite Aid - Medina	Retail	Other	-	-	-	-	April-03
72	Chateau De Ville	Multi-family		40,187.50	28,200.00	33,279.96	88,039.06	April-03
73	Carlisle Buildings	Office		3,750.00	9,176.04	0.00 (5)	15,000.00	April-03
74	1835 Post Road East	Retail	Unanchored	-	1,560.00	-	-	April-03
75	1405 Pine Street	Multi-family		77,000.00	26,750.04	-	-	April-03
76	President's Corner	Multi-family		30,000.00	24,996.00	-	-	April-03
77	267-269 West 23rd Street	Retail	Unanchored	-	980.04	5,900.04	1,475.25	April-03
78	CVS - Staten Island	Retail	Anchored	-	1,500.00	-	-	April-03
79	Newell Rubbermaid Building	Office		-	4,742.40	1,200.00	-	April-03
80	Walgreens - Baytown	Retail	Anchored	-	2,085.72	-	-	April-03
81	Hot Springs Marketplace	Retail	Unanchored	-	2,488.20	8,000.40	666.70	April-03
82	Eckerd - Yardville	Retail	Anchored	-	1,461.60	4,872.00	-	April-03
83	Bristol House Apartments	Multi-family		3,750.00	23,232.00	-	-	April-03
84	Shurgard Storage Center - Kissimmee	Self Storage		3,750.00	11,220.00	-	-	April-03
85	La Arboleda	Multi-family		33,388.00	36,000.00	-	-	April-03
86	Rite Aid - West Rutland	Retail	Other	-	-	-	-	April-03
87	Rite Aid - Flint	Retail	Other	-	2,705.04	-	-	April-03
88	Pine Tree Plaza	Retail	Anchored	-	18,000.00	0.00 (6)	-	April-03
89	Clayton Court Apartments	Multi-family		437.50	-	-	-	April-03
90	Rite Aid - Galion	Retail	Other	-	-	-	-	April-03
91	Rite Aid - Mio	Retail	Other	-	-	-	-	April-03
92	Bar 4 Mini Storage	Self Storage		-	8,850.00	-	-	April-03
93	Balentine Market Shopping Center	Retail	Anchored	1,875.00	7,651.56	50,000.04	4,166.67	April-03
94	Fairfield County Shops	Retail	Unanchored	-	2,457.72	5,243.16	873.86	April-03
95	Ohio Valley Plaza	Retail	Anchored	-	1,232.04	5,000.04	1,250.01	April-03
96	135-141 Post Road East	Retail	Unanchored	6,125.00	9,804.00	50,000.00	50,000.00	April-03
97	New Territory Country Shops	Retail	Unanchored	3,750.00	2,845.56	9,817.32	1,636.22	April-03
98	Greatwood Country Shops	Retail	Unanchored	3,750.00	2,133.00	6,967.80	1,161.30	April-03
99	Rite Aid - Lewiston	Retail	Other	-	-	-	-	April-03
100	Shurgard Storage Center - Deland	Self Storage		13,812.50	9,516.00	-	-	April-03

Control No.	Property Name	Property Type	Specific	Initial Deposit to the Capital Improvement Account (\$)	Annual Deposit to the Replacement Reserve Account (\$)	Annual Deposit to the TI & LC Account (\$)	Current Balance of the TI & LC Account (\$)	As of Date of TI & LC Account
101	Roosevelt Boulevard	Retail	Unanchored	12,500.00	4,830.00	45,681.96	-	April-03
102	Rite Aid - Cynthia	Retail	Other	-	-	-	-	April-03
103	Rite Aid - Morgantown	Retail	Other	-	-	-	-	April-03
104	Lembi Portfolio - Capital Citi Properties DE	Multifamily		12,500.00	4,050.00	-	-	April-03
105	Alexander Apartments	Multifamily		20,812.50	15,512.04	-	-	April-03
106	Shurgard Storage Center - Apopka	Self Storage		3,750.00	10,200.00	-	-	April-03
107	Cherry Office Park	Office		-	4,227.36	21,492.00	95,014.05	April-03
108	Arrowhead Mobile Home Park	Mobile Home Park		5,000.00	3,549.96	-	-	April-03
109	Oswell and Bernard Center	Retail	Unanchored	6,250.00	2,586.00	9,000.00	750.00	April-03
110	Lembi Portfolio - Skyline Investments DE	Multifamily		-	1,800.00	-	-	April-03

- (1) Capital Expenditure reserves of \$0.20 psf on collateral and TI/LC reserves of \$1.00 psf on occupied in-line square feet are triggered in the event the actual DSCR falls below 1.25x
- (2) Sponsor guarantees payment of \$1.20 psf per annum for TI/LC and Cap Ex and guarantees payment of insurance premiums.
- (3) In the event the DSCR falls below 1.10x based on a 9.25% constant, monthly reserves for insurance, CapEx and TI/LC's will be reserved (\$1.20/sf for CapEx and TI/LC's). Borrower escrows monthly taxes, insurance and replacement reserves with the New Jersey Housing and Mortgage Finance Agency ("NJHMFA"). Borrower is required to escrow taxes, insurance and replacement reserves with Lender if escrows with NJHMFA stop.
- (4) In the event the DSCR falls below 1.25x, the borrower must make monthly replacement account deposits equal to \$1,541.67.
- (5) The Monthly TI/LC deposit shall be \$0.00 from the funding date through and including December 11, 2005. From and commencing on January 11, 2007, the monthly TI/LC deposit shall be \$1,250.
- (6) The Monthly TI/LC deposit shall be zero for as long as Borrower maintains the Letter of Credit pursuant to and in accordance with the terms and conditions set forth by Lender.

LB-UBS Commercial Mortgage Trust 2003-C3

Control No.	Property Name	County	Cut-off Date Balance (\$)	Utilities Paid		Utilities Paid By Tenant	# of Pads	Avg. Rent Pads	# of Studios
				By Tenant	By Tenant				
7	LIRA Apartments	New York	31,966,779.72	Yes	Electric	Electric	0	0	0
8	SETH Portfolio - Bayou Park Village Apartments	Harris	28,000,000.00	Yes	Cable, Telephone, Water, Sewer	Cable, Telephone, Water, Sewer	0	0	41
9	Fountains at Waterford Lakes Apartments	Orange	24,600,000.00	Yes	Electric, Water	Electric, Water	0	0	0
10	SETH Portfolio - Pavilion Place Apartments	Harris	20,750,000.00	Yes	Cable, Telephone, Water, Sewer	Cable, Telephone, Water, Sewer	0	0	0
11	SETH Portfolio - Sandstone Apartments	Harris	20,250,000.00	Yes	Cable, Telephone, Water, Sewer	Cable, Telephone, Water, Sewer	0	0	0
14	Lembi Portfolio - Citi Properties DE	San Francisco	17,556,333.28	Various	Various	Various	0	0	116
14a	Lembi Portfolio - Citi Properties DE - 536 Leavenworth Street	San Francisco		Yes	Electric, Gas	Electric, Gas	0	0	62
14b	Lembi Portfolio - Citi Properties DE - 610 Leavenworth Street	San Francisco		Yes	Electric, Gas	Electric, Gas	0	0	12
14c	Lembi Portfolio - Citi Properties DE - 1035 Sutter Street	San Francisco		Yes	Electric, Gas	Electric, Gas	0	0	15
14d	Lembi Portfolio - Citi Properties DE - 1025 Sutter Street	San Francisco		Yes	Electric, Gas	Electric, Gas	0	0	7
14e	Lembi Portfolio - Citi Properties DE - 631 Larkin Street	San Francisco		N/A	N/A	N/A	0	0	0
14f	Lembi Portfolio - Citi Properties DE - 735 O'Farrell Street	San Francisco		Yes	Electric, Gas	Electric, Gas	0	0	20
14g	Lembi Portfolio - Citi Properties DE - 601 Larkin Street	San Francisco		Yes	Electric, Gas	Electric, Gas	0	0	0
21	Lembi Portfolio - Ritz Apartments DE	San Francisco	12,037,201.48	Yes	Electric	Electric	0	0	12
21a	Lembi Portfolio - Ritz Apartments DE - 300 Buchanan Street	San Francisco		Yes	Electric	Electric	0	0	12
21b	Lembi Portfolio - Ritz Apartments DE - 2080 Gough Street	San Francisco		Yes	Electric	Electric	0	0	0
21c	Lembi Portfolio - Ritz Apartments DE - 2335 Larkin Street	San Francisco		Yes	Electric	Electric	0	0	0
26	Lembi Portfolio - Citi Properties I DE	San Francisco	9,739,644.35	Yes	Electric, Gas	Electric, Gas	0	0	70
26a	Lembi Portfolio - Citi Properties I DE - 455 Hyde Street	San Francisco		Yes	Electric, Gas	Electric, Gas	0	0	42
26b	Lembi Portfolio - Citi Properties I DE - 11 Dolores Street	San Francisco		Yes	Electric, Gas	Electric, Gas	0	0	3
26c	Lembi Portfolio - Citi Properties I DE - 3875 18th Street	San Francisco		Yes	Electric, Gas	Electric, Gas	0	0	0
26d	Lembi Portfolio - Citi Properties I DE - 828 Jones Street	San Francisco		Yes	Electric, Gas	Electric, Gas	0	0	20
26e	Lembi Portfolio - Citi Properties I DE - 747 Ellis Street	San Francisco		Yes	Electric, Gas	Electric, Gas	0	0	5
26f	Lembi Portfolio - Citi Properties I DE - 1520 Geneva Avenue	San Francisco		Yes	Electric, Gas	Electric, Gas	0	0	0
28	Lembi Portfolio - Skyline Enterprises DE	San Francisco	8,915,520.60	Various	Various	Various	0	0	18
28a	Lembi Portfolio - Skyline Enterprises DE - 210 Church Street	San Francisco		Yes	Electric, Gas	Electric, Gas	0	0	10
28b	Lembi Portfolio - Skyline Enterprises DE - 240 Church Street	San Francisco		N/A	N/A	N/A	0	0	0
28c	Lembi Portfolio - Skyline Enterprises DE - 2337 Market Street	San Francisco		Yes	Electric, Gas	Electric, Gas	0	0	8
28d	Lembi Portfolio - Skyline Enterprises DE - 215 Church Street	San Francisco		Yes	Electric, Gas	Electric, Gas	0	0	0
28e	Lembi Portfolio - Skyline Enterprises DE - 1199 De Haro Street	San Francisco		Yes	Electric, Gas	Electric, Gas	0	0	0
34	Lembi Portfolio - Bay Citi Properties DE	San Francisco	7,691,821.69	Yes	Electric, Gas	Electric, Gas	0	0	60
34a	Lembi Portfolio - Bay Citi Properties DE - 969 Bush Street	San Francisco		Yes	Electric, Gas	Electric, Gas	0	0	23
34b	Lembi Portfolio - Bay Citi Properties DE - 516 Ellis Street	San Francisco		Yes	Electric, Gas	Electric, Gas	0	0	28
34c	Lembi Portfolio - Bay Citi Properties DE - 721 Geary Street	San Francisco		Yes	Electric, Gas	Electric, Gas	0	0	9

LB-UBS Commercial Mortgage Trust 2003-C3

Control No.	Property Name	County	Cut-off Date Balance (\$)	Utilities Paid		# of Pads	Avg. Rent Pads	# of Studios
				By Tenant	By Tenant			
37	Lembi Portfolio - Trophy Properties DE	San Francisco	7,192,352.75	Yes	Various	0	0	49
37a	Lembi Portfolio - Trophy Properties DE	San Francisco	7,015,266.73	Yes	Electric, Gas	0	0	0
37b	Lembi Portfolio - Trophy Properties DE - 350 Judah Street	San Francisco	5,692,335.92	No	Electric	0	0	20
39	Lembi Portfolio - Trophy Properties DE - 345 Fulton Street	San Francisco	5,188,711.27	Yes	None	0	0	29
44	Landmark Terrace Apartments	Tarrant	4,983,761.12	Yes	Electric	0	0	0
47	Stonehedge Apartments	Vanderburgh	4,378,058.10	Yes	Electric, Gas	0	0	0
51	Valleytree Apartments	Tarrant	4,270,459.45	Yes	Electric	0	0	0
54	Bates Street Apartments	San Diego	4,057,991.26	Yes	Electric, Gas	0	0	0
58	Berkshire Manor	Leon	3,688,997.94	Yes	Electric	0	0	0
59	Lembi Portfolio - Franklin Sutter DE	San Francisco		Yes	Electric	0	0	0
63	Lakeside Apartments	Gloucester		Yes	Electric	0	0	0
63a	Franklin Properties	Franklin		Yes	Electric	0	0	0
63b	Hillside Manor	Franklin		Yes	Electric	0	0	0
72	Rolling Acres	Franklin		Yes	Electric	0	0	0
75	Chateau De Ville	Franklin		Yes	Electric	0	0	0
76	1405 Pine Street	Franklin		Yes	Electric	0	0	0
83	President's Corner	Leon		Yes	Electric	0	0	0
85	Bristol House Apartments	Leon		Yes	Electric	0	0	32
89	La Arboleda	St. Louis	2,935,288.93	Yes	Electric	353	202	0
104	Clayton Court Apartments	Tarrant	2,747,241.34	No	Electric	177	202	0
105	Lembi Portfolio - Capital Citi Properties DE	Miami-Dade	2,735,000.00	Yes	Electric	176	202	0
108	Alexander Apartments	Dallas	2,292,388.22	Yes	None	0	0	0
110	Arrowhead Mobile Home Park	New Castle	2,182,918.27	Yes	Electric, Water/Sewer, Cable, Telephone	0	0	91
	Lembi Portfolio - Skyline Investments DE	San Francisco	1,996,343.02	Yes	Electric	0	0	0
		Bay	1,248,672.35	Yes	Electric, Water	0	0	0
		Wayne	1,198,073.59	Yes	Telephone	0	0	0
		San Francisco	1,047,133.01	Yes	Electric, Gas	0	0	0
			764,187.48	Yes	Electric	0	0	8
					Electric, Water, Sewer	0	0	9
					Electric, Gas	70	334	0
						0	0	0

LB-UBS Commercial Mortgage Trust 2003-C3

Avg. Rent Studios	# of 1		# of 2		# of 3		# of 4		Avg. Rent Bedrooms (\$)		Avg. Rent Commercial Units		Avg. Commercial Rent		Elevator	Total Units
	Bedrooms	Bedrooms	Bedrooms	Bedrooms	Bedrooms	Bedrooms	Bedrooms	Bedrooms	Bedrooms	Bedrooms	Bedrooms	Bedrooms	Bedrooms	Bedrooms		
0	34	2,250	118	0	0	0	0	0	0	0	0	0	4	2,626	Yes	156
609	528	712	119	0	0	0	0	0	0	0	0	0	0	0	No	688
0	144	711	196	60	1,105	0	0	0	0	0	0	0	0	0	No	400
0	766	513	237	0	685	0	0	0	0	0	0	3	422	No	1,006	
0	343	473	339	14	674	0	0	0	0	0	0	0	0	0	No	696
852	45	1,081	4	0	1,158	0	1	4,635	0	0	0	11	2,977	Various	177	
905	0	0	0	0	0	0	0	0	0	0	0	1	850	Yes	63	
906	15	966	1	0	1,750	0	0	0	0	0	0	4	2,500	Yes	32	
759	17	1,096	1	0	776	0	0	0	0	0	0	0	0	Yes	33	
842	10	1,188	2	0	1,052	0	0	0	0	0	0	0	0	Yes	19	
0	0	0	0	0	0	0	0	0	0	0	0	3	5,325	N/A	3	
728	3	1,208	0	0	0	0	0	0	0	0	0	0	0	Yes	23	
0	0	0	0	0	0	0	1	4,635	0	0	0	3	1,975	No	4	
1,036	61	1,293	14	0	1,906	0	0	0	0	0	0	0	0	Yes	87	
1,036	47	1,163	1	0	2,050	0	0	0	0	0	0	0	0	Yes	60	
0	7	2,195	8	0	2,208	0	0	0	0	0	0	0	0	Yes	15	
0	7	1,268	5	0	1,393	0	0	0	0	0	0	0	0	Yes	12	
781	30	1,104	12	0	1,129	0	0	0	0	0	0	3	820	Various	115	
840	1	1,325	0	0	0	0	0	0	0	0	0	1	850	Yes	44	
752	12	1,267	0	0	0	0	0	0	0	0	0	0	0	No	15	
0	6	1,141	6	0	1,268	0	0	0	0	0	0	0	0	Yes	12	
745	1	700	0	0	0	0	0	0	0	0	0	0	0	Yes	21	
450	9	859	0	0	0	0	0	0	0	0	0	0	0	No	14	
0	1	1,300	6	0	991	0	0	0	0	0	0	2	805	No	9	
851	10	1,044	0	1	1,124	0	0	2,900	0	0	0	13	4,317	Various	43	
952	6	1,260	0	0	0	0	0	0	0	0	0	6	4,087	No	22	
0	0	0	0	0	0	0	0	0	0	0	0	3	5,392	N/A	3	
726	4	719	0	0	0	0	0	0	0	0	0	1	4,850	No	13	
0	0	0	0	0	0	0	1	2,900	0	0	0	2	4,650	Yes	3	
0	0	0	0	0	0	0	0	1,124	0	0	0	1	1,275	No	2	
797	30	1,054	4	0	1,293	0	0	0	0	0	0	3	1,304	Yes	97	
961	4	1,399	2	0	1,575	0	0	0	0	0	0	0	0	Yes	29	
664	9	865	0	0	0	0	0	0	0	0	0	3	1,304	Yes	40	
794	17	1,072	2	0	1,012	0	0	0	0	0	0	0	0	Yes	28	



## Footnotes to Annex A-1:

- (1) Based on the Beauty First lease and the Fidelity lease that are executed and expected to be in-occupancy by July 1, 2003 and December 1, 2003, respectively. The proceeds related to the cash flow for the Fidelity lease have been guaranteed by Glimcher Properties Limited Partnership. If Fidelity or an acceptable replacement tenant is not in occupancy and paying rent by December 31, 2003, borrower's sponsor must post a letter of credit in the amount of \$2,350,000. Thereafter, if Fidelity or an acceptable replacement tenant has not taken over occupancy and commenced paying unabated rent by April 1, 2004, the release of the letter of credit will be based upon the achievement of a 1.69x
- (2) NAP means not applicable as the anchor owns its store and pad.
- (3) Based on projected 2003/2004 overall mall occupancy, UW NCF and the December 31, 2003 appraised value (which is based on certain lease-up assumptions). At closing the sponsor posted a letter of credit in the amount of \$7,446,956 which represents 125% of the loan proceeds allocable to the difference between the current underwritten net cash flow
- (4) Famous Barr & JCPenney own their own land and improvements. Nordstrom owns its own improvements but is
- (5) On April 23, 2003 the borrower received an Earn Out Advance in the amount of \$900,000.
- (6) Anchor tenant owns its store and leases its pad.
- (7) Reflects total gross leasable area of the property including anchor stores. The Monroeville Mall Mortgaged Property totals 897,095 square feet and is comprised of 394,419 square feet of one anchor and three junior anchor stores and
- (8) Reflects overall mall occupancy.
- (9) Reflects total gross leasable area of the property including anchor stores. The Pembroke Lakes Mall Mortgaged Property totals 669,889 square feet and is comprised of two anchor stores aggregating 325,219 square feet, 335,776 square feet of in-line mall space and 8,894 square feet of outparcel improvements.
- (10) Weighted average coupon of the Westfield Shoppingtown West County Mall Loan and the Companion Loan.
- (11) Weighted average coupon of the Polaris Fashion Place Loan and the Companion Loan.
- (12) 1,328 square feet and 2,208 square feet expire May 31, 2006 and November 30, 2007, respectively.
- (13) 15,497 square feet expires December 31, 2008.
- (14) Retail property space is calculated on a unit basis.
- (15) With regard to cross-collateralized mortgage loans, each such mortgage loan with a particular letter designation in the "Cross-Collateralized Groups" column is cross-collateralized with those mortgage loans with the same letter
- (16) Reflects total gross leasable area of the property including anchor stores. The Westfield Shoppingtown West County Mall Mortgaged Property totals 478,025 square feet and is comprised of an 85,000 square foot major tenant, 385,425 square feet of in-line mall space and 7,600 square feet of outparcel improvements.
- (17) Partially based on a letter of credit in the amount of \$1,750,000 in connection with a 1,752 square foot vacant space, which is required to be released upon the execution of a lease meeting certain requirements.
- (18) Reflects total gross leasable area of the property including anchor stores. The Polaris Fashion Place Mortgaged Property totals 422,494 square feet and is comprised of 398,849 square feet of in-line mall space and 23,645 square
- (19) Statistical information is based on only the pooled portion of the Monroeville Mall mortgage loan.







<b>DEFINITIONS FROM TEMPLATE</b>	<b>BLOOMBERG REFERENCE FUNCTION</b>
	Full name of issuer taken directly from front cover of prospectus.
	If a new issuer, please recommend a new ticker up to 5 characters and make sure it does not exist on the Mortgage Key already.
	Series either listed on front cover of prospectus or recommended by lead manager, limit of 7 characters and we prefer to have both year and series to differentiate for a
	The date securities must be delivered and paid for to complete a transaction.
	Day of month that each certificate will pay, regardless if business day. Example: If bond pays on the 15th which is a Sunday, please reflect pay day as the 15th.
	The date on which a holder of the security must be registered with the issuer in order to receive a coupon or dividend payment on the next payment. Example: Often re
	The prepayment speed at which the security was originally priced. Example: 30% CPR, 100% PSA.
	Percentage at which bond/issue can be redeemed by issuer. If bond/issue falls below this percentage, issued can be redeemed.
	Specific date that issue or class can be redeemed by issuer.
MCAL<go>	Often referred to as collateral type. Example: Auto, Commercial, Home Equity, CBO.
UNDR<go>	Please refer to Bloomberg function for abbreviation.
UNDR<go>	Please refer to Bloomberg function for abbreviation.
TRST<go>	Please refer to Bloomberg function for abbreviation.
	Name given to each class, consist of only numbers or characters (no roman numerals)
	CUSIP: The Committee on Uniform Securities Identification Procedures number assigned by the CUSIP Service Bureau for U.S. and Canadian companies. It consists of
	ISIN: International securities identification number. A 12 character number assigned by the local national numbering agency. It consists of a 2 or 3 letter prefix (Identifie
	Common Number. The nine-digit identification code assigned jointly by CEDEL and Euroclear.
	Wertpapier Kenn-nummer is the German identification number that consists of nine digits.
RATD<GO>	Please refer to Bloombeg function description.
RATD<GO>	Please refer to Bloombeg function description.
RATD<GO>	Please refer to Bloombeg function description.
	Bond/Certificates Balance or Issue Amount
	Any form of money that is in public circulation.
	Latest possible date on which the principal amount becomes due and payable.
	The effective date of a new bond issue, after which accrued interest is calculated.
	DAY/YEAR on which payments to the bondholder are made.
	The average number of years that each dollar of unpaid principal due on the mortgage remains outstanding.
CLASS<GO>	Often referred to as Descriptors, Please refer to Bloomberg function for abbreviation and definition.
	A security's rate of interest, expressed as a percentage of the security's face value.
	Often used when class is a floating rate bond and change in basis points "spread" steps up to a have a new spread. The difference between the "spread" is the STEP BI
	If class coupon is based off an index, please populate this field. Example: Coupon equals 1-month Libor +25 Basis Points, Index would equal LIBOR1M.
	If class coupon is based off an index, the spread will equal the increase in basis points from Index. COUPON = 1 Month Libor + 25 Basis Points, 25 BASIS POINTS IS YO
	If class is a variable/floating rate coupon and based off an index, please populate this field. Example: Coupon equals 1month Libor +25 Basis Points, SPREAD=25BP.
	The lowest interest rate a security's issuer will pay.
	Days between end accrual and next payment date. Example: Class begins to accrue on the 15th to 14th of next payment month, then pays on 15th of that month, this eq
	The number representing the day-count convention used for calculating yields and/or accrued interest.
	The frequency of interest accrual and coupon payment.
	Minimum amount of bond which can be purchased.
	Also referred to as "Private Placement".
	Bonds that may not be offered, sold or delivered within the USA or to, or for the account or benefit of, U.S. persons, except pursuant to an exemption from, or in a trans
	Secondary Mortgage Market Enhancement Act of 1984. SMMEA requires that the security be rated in one of the 2 highest rating categories by one or more nationally re

ture deals. Example: 2002-1																													
to as last day or business day of preceding months distribution date or day before first payment date in prospectus..																													
alpha-numeric characters. The first six characters identify the issuer, the following two identify the issue, and the final character is a check digit.																													
country of the issuer, followed by the 9 digit national security ID & check digit.																													
example: if bond steps from 25 basis points to 40 basis points, SPREAD BP equals 15 (.15).																													
READ.																													
0 day delay.																													
not subject to, the registration requirements of the Securities Act.																													
ed statistical rating organizations. This makes them legal investments for people, trust, corps, partnerships, associations, business trusts and business entities, whose authorized investments are subject to																													







A1

A2

A3

**ADDITIONAL INFORMATION**

MARK  
A'S GROUP  
ELIGIBLE  
BOOKENRY  
SAME DAY SETTLE  
RSTREAM  
PROGLEAR  
OSTRACLEAR  
NS  
EDD

**ADDITIONAL NOTES/COMMENTS**

[REDACTED]