



May 17, 2007

RE: **Request for Consent to Extend Fiesta Murrieta Loan for up to Twelve (12) Months**

Dear Fiesta Murrieta Direct Lender:

Compass Financial Partners LLC ("CFP") sent on May 7, 2007 a request for consent to the 66 Direct Lenders in this loan asking them to consent to an extension of the loan up to twelve (12) months.

As of the deadline to reply of 5:00 p.m., Wednesday, May 15, 2007, one or more of the Direct Lenders in the loan had communicated to CFP their decision not to consent.

CFP has informed the principals of the Borrower of the failure of 100% of the Direct Lenders in the loan to consent to extend the loan. CFP will now issue a Notice of Maturity Default and begin assessing the Borrower default interest of 20% and late fees. If the Borrower fails to cure the default, CFP expects to initiate foreclosure proceedings.

If CFP initiates foreclosure, it will immediately invoice the Direct Lenders in the loan in the amount up to approximately \$1,000 for their initial pro rata share of the professional fees and expenses for this action in express accordance with the existing Loan Servicing Agreement. These assessments will be immediately due and payable to CFP by the Direct Lenders.

CFP will advise the Direct Lenders of any new material developments in this loan on an as-needed basis.

Sincerely,

David Banner
banner@compass-partners.net

Investor Relations Department
Compass Financial Partners LLC