



CROWN
MORTGAGE MANAGEMENT

December 1, 2010

**Re: Mr. Marc Zegar
Trunk Properties, Inc.
Real Estate Advisory
13318 Bracken Fern Dr
Gig Harbor, WA 98332**

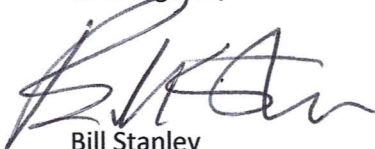
To Whom It May Concern:

It is with pleasure that I recommend Marc Zegar and his company, Trunk Properties, Inc. as a real estate consultant and restructuring specialist. Marc worked for Crown for approximately eighteen months as an asset manager for non-performing loans secured by multifamily properties. He reported directly to me as the Director of Asset Management

Marc's insight and entrepreneurial spirit served him well as he managed and resolved the portfolio of loans whose collateral was located throughout the Western US. His legal training and his understanding of real estate fundamentals allowed Marc quickly assess the cause of the loan default. His ability to distill information gleaned from borrowers and the market where the real estate was located assisted him in developing alternative strategies to resolve the asset. His brokerage contacts in major metropolitan areas provided him the capacity to target specific purchasers in ways that maximized real estate value. All said, Marc was an extremely effective manager for Crown in its capacity as a CMBS special servicer.

It has been a privilege to work with Marc over the past several months. Marc worked independently, but always sought guidance to ensure that the goals for his portfolio were in conformity to the goals of Crown and its clients.

Kind regards,



Bill Stanley
COO and Director of Asset Management