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Helios AMC LLC Assigned AVERAGE Commercial Mortgage Special Servicer Ranking

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NEW YORK (Standard & Poor's) May 12, 2008--Standard & Poor's Ratings Services today assigned its AVERAGE ranking to Helios AMC LLC (Helios) as a commercial mortgage special servicer. The outlook for the ranking is stable.

Although Helios began its operations only in December 2007, it has appropriately established the requisite personnel, technology, and operational elements to position itself as a successful special servicer for third-party clients, especially with respect to commercial mortgage-backed securities (CMBS) assets. The three executives comprising the company's management team possess substantial industry experience and have worked together for many years. Helios has established a solidly experienced professional team for asset management, investor accounting and reporting, and compliance to provide sufficient capacity for its initial assignments. Helios has also created the necessary organizational infrastructure, internal control mechanisms, and procedures to manage and report on nonperforming loans and real estate assets in a proactive manner. Furthermore, the company has invested significantly in its technology environment, which includes a document imaging/electronic file management application and a proprietary, suitably designed asset tracking and data management system.

San Francisco, Calif.-based Helios is 75% owned by Helios Ventures LLC and 25% owned by Brookfield Investment Management. Helios Ventures is a joint venture of Hyperion Commercial Mortgage Services LLC, which is managed by Lewis Ranieri, and Castle Hill Ventures LLC. Brookfield Investment Management is a wholly owned subsidiary of Brookfield Asset Management. The three

managing directors of Helios, Eric Lindner, Michele Heisler, and John Maute, were all formerly employed with GMAC Commercial Mortgage Corp. Helios currently has 10 employees plus contracted staff to support information technology.

Outlook

The stable outlook reflects Standard & Poor's belief that Helios is fully prepared to serve as an effective special servicer based on its diligent operating policies and procedures, experienced management team, investor reporting expertise, data management tools, and the financial and ancillary support from its investor partners.

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