Commitment: Throughout this difficult economic environment, U.S. Bank has been open for business, lending money to our customers and offering the best financial services in the industry. We’re honored by the many accolades U.S. Bank has received in the past year for our prudent, responsible way of doing business — committed to putting the customer first, strengthening our bank and investing in the products and services that you and your business want and need.

Strength: U.S. Bank is a financial partner that’s strong and stable. We lead among our peer banks in many key measurements of bank performance and soundness. This position of strength allows us to lead in serving our customers and our communities.

Leadership: U.S. Bancorp ended the year 2010 as an industry leader in financial performance, safety, capital generation and strong new lending activity. Let US put our strength, expertise and integrity to work for you and your business.

U.S. Bancorp Pride Points
- *Fortune Magazine* ranked U.S. Bancorp No. 1 on its “World’s Most Admired Companies” list in the Superregional banks category — March 2011
- U.S. Bank is one of the Most Trusted Companies for Privacy as ranked by the Ponemon Institute — for four years in a row — February 2010
- Global Finance ranks U.S. Bancorp one of the safest banks in the world — September 2010
- *Fortune Magazine* recognized U.S. Bancorp as fifth in the world for Most Admired Management Quality — March 2011
- Elavon, U.S. Bank’s global acquiring payments solutions subsidiary, ranks fourth among North America acquirers, processing 2 billion transactions annually worth almost $200 billion
- For the fifth consecutive year, U.S. Bancorp has been ranked as a “Top Banking Team” by *U.S. Banker* Magazine as part of its annual ranking of The Top 25 Most Powerful Women in Banking — October 2010

### Commitment

**Focus on enhancing the customer experience**

**Building deeper customer relationships**

**Investing in technology for future capabilities**

**Ongoing investment in products and services**

**Prudent operating principles and risk management**

### Commercial Real Estate Statistics

- **Number of Employees:** 400
- **Commitments:** $24 billion
- **Loans:** $18 billion

*At quarter-end, March 31, 2011*

### Holding Company – Long Term/Senior Debt Ratings: Peer Group

<table>
<thead>
<tr>
<th></th>
<th>S&amp;P</th>
<th>Moody’s</th>
<th>Fitch</th>
<th>DBRS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>U.S. Bancorp</td>
<td>A+</td>
<td>Aa3</td>
<td>AA-</td>
</tr>
<tr>
<td>2</td>
<td>JPMorgan Chase &amp; Co.</td>
<td>A+</td>
<td>Aa3</td>
<td>AA-</td>
</tr>
<tr>
<td>3</td>
<td>Wells Fargo &amp; Co.</td>
<td>AA-</td>
<td>A1</td>
<td>AA-</td>
</tr>
<tr>
<td>4</td>
<td>BB&amp;T Corp.</td>
<td>A</td>
<td>A2</td>
<td>A+</td>
</tr>
<tr>
<td>5</td>
<td>Bank of America Corp.</td>
<td>A</td>
<td>A2</td>
<td>A+</td>
</tr>
<tr>
<td>6</td>
<td>PNC Financial Services Group</td>
<td>A</td>
<td>A3</td>
<td>A+</td>
</tr>
<tr>
<td>7</td>
<td>KeyCorp</td>
<td>BBB+</td>
<td>Baa1</td>
<td>A-</td>
</tr>
<tr>
<td>8</td>
<td>Suntrust Banks, Inc.</td>
<td>BBB</td>
<td>Baa1</td>
<td>BBB+</td>
</tr>
<tr>
<td>9</td>
<td>Fifth Third Bancorp</td>
<td>BBB</td>
<td>Baa1</td>
<td>A-</td>
</tr>
<tr>
<td>10</td>
<td>Regions Financial Corp.</td>
<td>BB+</td>
<td>Baa3</td>
<td>BBB-</td>
</tr>
</tbody>
</table>

### Holding Company – US Bancorp Capital Position

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Tier 1 Capital Ratio</th>
<th>Total Risk-based Capital Ratio</th>
<th>Leverage Ratio</th>
<th>Tier 1 Common Equity Ratio</th>
<th>Tangible Common Equity Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1Q 11</strong></td>
<td>10.8%</td>
<td>13.8%</td>
<td>9.0%</td>
<td>8.2%</td>
<td>6.3%</td>
</tr>
<tr>
<td><strong>Well Capitalized</strong></td>
<td>10.0%</td>
<td>10.0%</td>
<td>5.0%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

US Banker Magazine as part of its annual ranking of The Top 25 Most Powerful Women in Banking — October 2010
Real Estate Lending

U.S. Bank Commercial Real Estate offers competitive loans and lines of credit to real estate developers/investors. Financing is available for the purpose of development/redevelopment and stabilizing projects of any size.

Affordable Multi-Family Lending

U.S. Bank Commercial Real Estate offers programs to assist communities in the construction, rehabilitation, and acquisition of rental housing for low and moderate-income individuals and families. In this capacity, we combine our expertise in real estate and our experience in the field of affordable housing.

Structured Finance

U.S. Bank Commercial Real Estate Structured Finance delivers customized financing solutions through a blend of senior and mezzanine debt otherwise not available in the traditional banking market. Customers are able to obtain funding with optimal leverage at market rates, all delivered in a timely and efficient manner. Transactions cover all product types and encompass small, regional assets to large, institutional projects nationwide.

Deposit, Treasury Management, And Payment Solutions

U.S. Bank provides a variety of deposit solutions for current, short- and long-term cash. With Treasury Management processing facilities throughout the country and sophisticated payment and electronic transaction processing capabilities, you’ll enjoy convenient, superior service and innovative solutions for such processes as epayment, on-site electronic deposit, lockbox, online information reporting and transaction initiation, accounts payable automation, and onsite cash vault services. In addition, we offer fully integrated collection and payment solutions that support overall cost reduction and increase processing efficiencies.

Loan Administration

U.S. Bank Commercial Real Estate has a professional, experienced staff of loan administrators located in each of our markets, providing efficient execution of loan closings, knowledgeable construction loan administration, skilled on-going loan servicing and excellent customer experience.

U.S. Bank OREO property listings are available at www.oreo.usbank.com

Capital Markets

U.S. Bank Capital Markets has a team of seasoned banking professionals who maintain a customer-oriented approach and offer the following products:

- Syndicated Loans: Provide financing for construction projects, working capital, merger and acquisitions, buyouts and recapitalizations, among other purposes. U.S. Bank Capital Markets is an experienced leader in the arrangement of syndicated loans.
- Agency Services: Provide a specialized expertise in the operation and administration of syndicated credits.
- Interest Rate Protection/Derivatives: Products include swaps, caps, floors, collars, and swaptions to hedge exposure to interest rate risk.

High Grade Corporate Bonds and Equity Offerings

U.S. Bank High Grade Fixed Income Group has the ability to provide full-service investment grade bond underwriting capabilities and provides:

- Advice on capital raising alternatives
- Structure & execution of new securities offerings
- Support of securities in the secondary market through trading activities

USBI, through a partnership with Piper Jaffray, is capable of participating in secondary and initial public equity offerings for Commercial Real Estate clients. Equity opportunities are referred to Piper Jaffray for execution by their experienced equity capital markets team.

Investment products are

<table>
<thead>
<tr>
<th>NOT INSURED</th>
<th>MAY LOSE VALUE</th>
<th>NOT GUARANTEED BY THE BANK</th>
</tr>
</thead>
<tbody>
<tr>
<td>NOT A DEPOSIT</td>
<td>NOT INSURED BY ANY FEDERAL GOVERNMENT AGENCIES</td>
<td></td>
</tr>
</tbody>
</table>
U.S. Bank Wholesale Lockbox – a proven way to improve your cash flow

Your resources are valuable and are best directed towards your core business functions. Let U.S. Bank assist you in maintaining that focus.

U.S. Bank has provided remittance processing services for more than 50 years and currently processes millions of payments for thousands of customers each month. U.S. Bank Wholesale Lockbox accelerates the handling of your company’s customer remittances. It reduces time lost in mail float, processing, and delivery. Our lockbox processing and imaging systems speed the availability of funds and provide the information you need to make informed business decisions — fast!

A U.S. Bank Commercial Real Estate Deposit and Payment Solutions expert can design a single or multi-site processing solution that provides you the fastest, most efficient way to process your accounts receivable payments.
U.S. Bank Commercial Real Estate has local offices in 24 major markets including Milwaukee, Wisconsin

**COMMERCIAL REAL ESTATE CONTACT LIST**

**Lending Offices**
- Atlanta, GA: Rick Anthony 770-512-3116
- Boston, MA: Mike Hussey 617-357-1765
- Charlotte, NC: Dick Knight 704-335-2398
- Chicago, IL: Don Pafford 312-325-8740
- Cincinnati, OH: Randy With 513-287-8387
- Columbus, OH: John Hart 614-232-8093
- Dallas, TX: John Kuykendall 972-458-4502
- Denver, CO: Ralph Pace 303-585-4170
- Las Vegas, NV: Matt Mains 602-257-5420
- Los Angeles, CA: Rudy Kramer 213-615-6695
- Milwaukee, WI: Steve McGuire 414-765-4858
- Minneapolis, MN: John Besse 612-303-3746
- Orange County, CA: Scott McPherson 949-863-2367
- Phoenix, AZ: Matt Mains 602-257-5420
- Pittsburgh, PA: Bruce Ostrom 412-456-3210
- Portland, OR: Ann Young 503-275-8679
- Sacramento, CA: Mike Higgins 916-498-3450
- Salt Lake City, UT: John Seastrand 801-534-6236
- San Diego, CA: Jim Negro 858-334-0701
- San Francisco/Bay Area, CA: Wayne Brander 949-863-2317

**Affordable Multi-Family**
- Northern California: John Chan 916-498-3803
- Southern California: Brent Wessel 949-863-2369
- Central: Kate Ferguson 303-585-4041
- Midwest: Craig Mizushima 312-325-8893

**Pacific Northwest**
- Cathy Danigelis 206-344-5457

**Structured Finance**
- Vish Ali 972-458-4517

**Product Specialties**
- Madeline Misuracchiello

**Privacy**
U.S. Bancorp is committed to respecting the privacy of our customers and safeguarding the financial and personal information provided to us. To learn more about the U.S. Bancorp commitment to protecting privacy, visit usbank.com and click on Privacy Pledge.

**Code of Ethics**
U.S. Bancorp places the highest importance on honesty and integrity. Each year, every U.S. Bancorp employee certifies compliance with the letter and spirit of our Code of Ethics and Business Conduct, the guiding ethical standards of our organization. For details about our Code of Ethics and Business Conduct, visit usbank.com and click on About U.S. Bancorp, then Ethics at U.S. Bank.

**Diversity**
U.S. Bancorp and our subsidiaries are committed to developing and maintaining a workplace that reflects the diversity of the communities we serve. We support a work environment where individual differences are valued and respected and where each individual who shares the fundamental values of the company has an opportunity to contribute and grow based on individual merit.

**Equal Employment Opportunity/Affirmative Action**
U.S. Bancorp and our subsidiaries are committed to providing Equal Employment Opportunity to all employees and applicants for employment. In keeping with this commitment, employment decisions are made based upon performance, skill and abilities, not race, color, religion, national origin or ancestry, gender, age, disability, veteran status, sexual orientation or any other factors protected by law. The corporation complies with municipal, state and federal fair employment laws, including regulations applying to federal contractors. U.S. Bancorp, including each of our subsidiaries, is an Equal Opportunity Employer committed to creating a diverse workforce.