

2004 Dividend Information

Description	CUSIP No.	2004 Record Date	2004 Payment Date	Dividend Allocation per Share				
				Cash Distribution	Taxable Ordinary Income	Return of Capital	20 Percent Rate Gain	Unrecaptured Section 1250 Gain
Common	681936100	2/2/2004	2/16/2004	\$ 0.170000	\$ -	\$ 0.170000	\$ -	\$ -
Common	681936100	4/30/2004	5/17/2004	\$ 0.180000	\$ -	\$ 0.180000	\$ -	\$ -
Common	681936100	7/30/2004	8/16/2004	\$ 0.180000	\$ -	\$ 0.180000	\$ -	\$ -
Common	681936100	10/29/2004	11/15/2004	\$ 0.190000	\$ -	\$ 0.190000	\$ -	\$ -
Total Common				\$ 0.720000	\$ -	\$ 0.720000	\$ -	\$ -
Preferred A	681936209	2/2/2004	2/16/2004	\$ 0.578130	\$ 0.450768	\$ 0.127362	\$ -	\$ -
Preferred A	681936209	4/30/2004	4/30/2004	\$ 0.578130	\$ 0.450768	\$ 0.127362	\$ -	\$ -
Total Preferred A				\$ 1.156260	\$ 0.901536	\$ 0.254724	\$ -	\$ -
Preferred B	681936308	2/2/2004	2/16/2004	\$ 0.539060	\$ 0.420305	\$ 0.118755	\$ -	\$ -
Preferred B	681936308	4/30/2004	5/17/2004	\$ 0.539060	\$ 0.420305	\$ 0.118755	\$ -	\$ -
Preferred B	681936308	7/30/2004	8/16/2004	\$ 0.539060	\$ 0.420305	\$ 0.118755	\$ -	\$ -
Preferred B	681936308	10/29/2004	11/15/2004	\$ 0.539060	\$ 0.420305	\$ 0.118755	\$ -	\$ -
Total Preferred B				\$ 2.156240	\$ 1.681220	\$ 0.475020	\$ -	\$ -
Preferred D	681936407	4/30/2004	5/17/2004	\$ 0.471090	\$ 0.367309	\$ 0.103781	\$ -	\$ -
Preferred D	681936407	7/30/2004	8/16/2004	\$ 0.523440	\$ 0.408126	\$ 0.115314	\$ -	\$ -
Preferred D	681936407	10/29/2004	11/15/2004	\$ 0.523440	\$ 0.408126	\$ 0.115314	\$ -	\$ -
Total Preferred D				\$ 1.517970	\$ 1.183561	\$ 0.334409	\$ -	\$ -

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Description	CUSIP No.	2003 Record Date	2003 Payment Date	Dividend Allocation per Share				
				Cash Distribution	Taxable Ordinary Income	Return of Capital	20 Percent Rate Gain	Unrecaptured Section 1250 Gain
Common	681936100	10/31/2003	11/17/2003	\$ 0.150000	\$ -	\$ 0.150000	\$ -	\$ -
Preferred A	681936209	8/5/2003	8/15/2003	\$ 6.359380	\$ 0.975529	\$ 5.383851	\$ -	\$ -
Preferred A	681936209	10/31/2003	11/17/2003	0.578130	0.088685	0.489445	-	-
Total Preferred A				\$ 6.937510	\$ 1.064214	\$ 5.873296	\$ -	\$ -
Preferred B	681936308	8/5/2003	8/15/2003	\$ 5.929690	\$ 0.909614	\$ 5.020076	\$ -	\$ -
Preferred B	681936308	10/31/2003	11/17/2003	0.539060	0.082692	0.456368	-	-
Total Preferred B				\$ 6.468750	\$ 0.992306	\$ 5.476444	\$ -	\$ -