

EXHIBIT LIST

TAB NO.	DESCRIPTION
46	Intercompany Agreements – Management, Receivable Acquisition and Underwriting Agreement (MM&S/Summit)
47	Metropolitan Mortgage & Securities Co, Inc. Form 10-K for FY 2002
48	Letter dated February 12, 2003 from Kutak Rock LLP to Todd Schiffman of SEC regarding Summit Securities Registration Statements on Form S-2 Pre-Effective Amendment No. 1 Commission File Nos. 333-100316 and 333100317
49	Email dated April 23, 2002 from Tom Turner to Thomas Masters, cc: C. Paul Sandifur, Jr.
50	Email dated September 2002 from Melissa Bolling to Sheila White and Shannen Buerke regarding Malouf loans
51	String of emails from August to September 2002 regarding “Borrenco Springs”
52	Email dated August 27, 2002 from Tom Turner to Celeste Maki exchange involving Turner re Malouf Loans in California and Montana
53	Minutes of Metropolitan Board Meeting dated August 26, 2002
54	Interview Transcript of Greg Liegy taken on May 4, 2004
55	Email dated September 5, 2004 from Sheila Parpolia to Shelia White regarding “Malouf 162029’ Borrenco Springs”
56	Interview Transcript of Sheila White taken on May 4, 2004
57	“Underwriting Policies, 5/23/03”
58	Commercial Loan Approval Process
59	Memorandum to C. Paul Sandifur, Jr from Charles W. Taylor dated September 10, 2003
60	“Commercial Accounts Receivable Process Weakness and Recommendations Reviewed 6/15/03 & 7/1/03 – Unapproved” Draft Memorandum
61	Handwritten notes “Loan Officer, 11/5/02” and “Commercial Lending Underwriters, 11/6/02”
62	Internal Memorandum from Elaine Hoskins re Special SLT Meeting Notes LO and UW meetings Discussion
63	Note entitled “Summary of Interviews with Commercial Lending dated November 19, 2002
64	Audit Committee Memorandum prepared by Ness to Audit Committee dated January 13, 2004
65	Interview Transcript of Michael Kirchoff taken on May 4, 2004
66	Draft Memorandum “Commercial Lending Process Narrative” dated August 20, 2003

67	Metropolitan Mortgage Allocated Loss Allowance on Commercial Loans dated September 30, 2002
68	Metropolitan Mortgage Allocated Loss Allowance on Commercial Loans dated June 30, 2003
69	Summit Securities Allocated Loss Allowance on Commercial Loans dated June 30, 2003
70	Ernst & Young Letter to Metropolitan Mortgage & Securities Co., Inc. Audit Committee dated December 13, 2002
71	Allowance for Loan Losses Account 134595 Allowance for Commercial Loans
72	Allowance for Loan and Lease Losses 5/15/03 Summary
73	Metropolitan Mortgage & Securities Commercial Loan Process
74	Metropolitan Mortgage & Securities Commercial Loan Process Commercial Loan Process
75	Intentionally Omitted
76	Loan Summaries for WULA and OWAL loans
77	Loan Summary Approved by Old Standard Life Insurance Company executed on April 17, 2001
78	Email dated April 24, 2001 from Karen Goehre to Tom Turner re Travel Lodge/Mughar
79	Email dated May 14, 2003 from Preston Ramsey. II to Problem Loan Committee
80	Metropolitan Mortgage and Securities Co., Inc. Florida Hotels Transaction Appraisal Analysis
81	Memorandum dated January 30, 2004 from James Lehr to C. Paul Sandifur re Estimate of Potential Loan/REO Losses
82	Email dated May 2002 from Shelia Parpolia (Old Standard Life Insurance Co.) to Sheila White regarding "Malouf 162029 'Borrego Springs'"
83	Loan Summary for Borrowing Entity: Matthew P. Malouf, property address 1881 Rams Hill Road, Borrego Springs, CA
84	Jefferson Wells Report
85	Commercial Lending Administrative Appraisal Review for Old Standard Life Insurance Company
86	Email dated December 9, 2002 from Mike Brixey to Problem Loan Committee re Rams Hill Counter Proposal
87	Comparative Appraisal Review NAPA Valley Corporate Park Vacant Land dated March 12, 2004
88	Receiver Mortgage Loan Review Summary, Mortgagor: Old West Annuity & Life Assurance Company
89	Quit Claim Deed, Grantor Old West Annuity & Life Insurance Company dated December 18, 2002

90	Letter dated September 18, 2002 from Old Standard Life Insurance Company to Doug Greer
91	Loan Summary, Guarantor: Borrowing Entity Lansing-Clarion Limited Partnership, Gordon L. Long
92	Proposal dated March 13, 2002 from Old Standard Life Insurance Company re Holiday Inn South
93	Email dated August 6, 2002 from Jim Lehr to Bob Gunning re Lansing Clarion
94	Problem Commercial Loan Review dated November 20, 2002