

2009 Dividend Characteristics

Common Stock- CUSIP 297178105

Record Date	Payment Date	Cash Distribution Per Share	Ordinary Taxable Dividend	Return of Capital	Capital Gain (15% rate)	Unrecaptured Section 1250 Capital Gain (25% rate)
1/2/2009	1/15/2009	\$1.020000	\$0.814130	\$0.000000	\$0.160739	\$0.045131
3/31/2009	4/15/2009	\$1.030000	\$0.822112	\$0.000000	\$0.162315	\$0.045573
6/30/2009	7/15/2009	\$1.030000	\$0.822112	\$0.000000	\$0.162315	\$0.045573
9/30/2009	10/15/2009	\$1.030000	\$0.822112	\$0.000000	\$0.162315	\$0.045573
Totals:		\$4.110000	\$3.280466	\$0.000000	\$0.647683	\$0.181851
Percentages:		100%	79.8167%	0%	15.7587%	4.4246%

Series F Preferred - CUSIP 297178204

Record Date	Payment Date	Cash Distribution Per Share	Ordinary Taxable Dividend	Return of Capital	Capital Gain (15% rate)	Unrecaptured Section 1250 Capital Gain (25% rate)
2/13/2009	3/2/2009	\$0.488280	\$0.389729	\$0.000000	\$0.076947	\$0.021604
5/15/2009	6/1/2009	\$0.488280	\$0.389729	\$0.000000	\$0.076947	\$0.021604
8/14/2009	9/1/2009	\$0.488280	\$0.389729	\$0.000000	\$0.076947	\$0.021604
11/13/2009	12/1/2009	\$0.488280	\$0.389729	\$0.000000	\$0.076947	\$0.021604
Totals:		\$1.95312	\$1.55892	\$0.00000	\$0.30779	\$0.08642
Percentages:		100%	79.8167%	0%	15.7587%	4.4246%

Series G Preferred - CUSIP 297178303

Record Date	Payment Date	Cash Distribution Per Share	Ordinary Taxable Dividend	Return of Capital	Capital Gain (15% rate)	Unrecaptured Section 1250 Capital Gain (25% rate)
1/5/2009	2/2/2009	\$0.304690	\$0.243194	\$0.000000	\$0.048015	\$0.013481
4/1/2009	4/30/2009	\$0.304690	\$0.243194	\$0.000000	\$0.048015	\$0.013481
7/1/2009	7/31/2009	\$0.304690	\$0.243194	\$0.000000	\$0.048015	\$0.013481
10/5/2009	11/2/2009	\$0.304690	\$0.243194	\$0.000000	\$0.048015	\$0.013481
Totals:		\$1.21876	\$0.97277	\$0.00000	\$0.19206	\$0.05393
Percentages:		100%	79.8167%	0%	15.7587%	4.4246%

2008 Dividend Characteristics

Common Stock – CUSIP 297178105

Record Date	Payment Date	Cash Distribution Per Share	Ordinary Taxable Dividend	Return of Capital	Capital Gain (15% rate)	Unrecaptured Section 1250 Capital Gain (25% rate)
3/31/2008	4/15/2008	\$1.020000	\$1.009275	\$0.000000	\$0.010726	\$0.000000
6/30/2008	7/15/2008	\$1.020000	\$1.009275	\$0.000000	\$0.010726	\$0.000000
9/30/2008	10/15/2008	\$1.020000	\$1.009275	\$0.000000	\$0.010726	\$0.000000
Totals:		\$3.060000	\$3.027824	\$0.000000	\$0.032177	\$0.000000
Percentages:		100%	98.95%	0%	1.05%	0%

Series F Preferred – CUSIP 297178204

Record Date	Payment Date	Cash Distribution Per Share	Ordinary Taxable Dividend	Return of Capital	Capital Gain (15% rate)	Unrecaptured Section 1250 Capital Gain (25% rate)
2/15/2008	3/3/2008	\$0.488280	\$0.483153	\$0.000000	\$0.005127	\$0.000000
5/15/2008	6/2/2008	\$0.488280	\$0.483153	\$0.000000	\$0.005127	\$0.000000
8/15/2008	9/1/2008	\$0.488280	\$0.483153	\$0.000000	\$0.005127	\$0.000000
11/14/2008	12/1/2008	\$0.488280	\$0.483153	\$0.000000	\$0.005127	\$0.000000
Totals:		\$1.95312	\$1.93261	\$0.00000	\$0.02051	\$0.00000
Percentages:		100%	98.95%	0%	1.05%	0.00%

Series G Preferred – CUSIP 297178303

Record Date	Payment Date	Cash Distribution Per Share	Ordinary Taxable Dividend	Return of Capital	Capital Gain (15% rate)	Unrecaptured Section 1250 Capital Gain (25% rate)
1/2/2008	1/31/2008	\$0.304690	\$0.301491	\$0.000000	\$0.003199	\$0.000000
4/1/2008	4/30/2008	\$0.304690	\$0.301491	\$0.000000	\$0.003199	\$0.000000
7/1/2008	7/31/2008	\$0.304690	\$0.301491	\$0.000000	\$0.003199	\$0.000000
10/1/2008	10/31/2008	\$0.304690	\$0.301491	\$0.000000	\$0.003199	\$0.000000
Totals:		\$1.21876	\$1.20596	\$0.00000	\$0.01280	\$0.00000
Percentages:		100%	98.95%	0%	1.05%	0.00%