

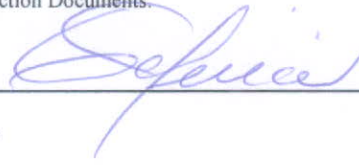
Monthly Servicer Report

10th Mortgage Trust

Report Date: March 4, 2011	Collection Period: February 1 - February 28, 2011
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I hereby certify to the best of my knowledge that the information contained herein is true and accurate and that Banco La Hipotecaria S. A. has not violated and is not in violation of any representation, warranty, covenant, or obligation contained in any of the Transaction Documents.

Signature of Servicer's authorized representative



Name of Servicer's authorized representative

Giselle de Tejeria

Title of Servicer's authorized representative

EVP - Finance

Phone number of Servicer's authorized representative

+ 507-300-8500

Part I: General Information

Number of Mortgage Loans at the close of the prior Collection Period:	3,604	Weighted average mortgage debt service to original family income ratio on current Group of Mortgages:	25.56%
Number of Mortgage Loans at the close of the current Collection Period:	3,592	Weighted average original months to maturity:	320
Unpaid Balance of the Group of Mortgages at the close of the prior Collection Period:	\$95,082,917.09	Weighted average current months to maturity at the close of the Collection Period:	316
Unpaid Balance of the Group of Mortgages at the close of the current Collection Period:	\$94,601,483.58	Weighted average interest rate on the Mortgages:	3.21%
Average original size of the Mortgage Loans:	\$26,585.44	Panama Reference Rate first day of Collection Period:	6.75%
Average current size of the Mortgage Loans:	\$26,336.72	Interest Rate Determination Date	1-Feb-11
Weighted average original LTV:	86.67%	All monies received from Debtors:	\$813,768.58
		Insurance premiums paid:	\$72,319.63
Weighted average current LTV(1):	85.84%	Collection Fees paid:	\$19,509.72
		Property taxes, condominium fees and other:	\$11,537.06
Weighted average non- mortgage debt service to original family income ratio on the original Group of Mortgages.	11.47%		
		Net proceeds from Debtors(2):	\$710,402.17
Weighted average non- mortgage debt service to original family income ratio on the Group of Mortgages at the close of the current Collection Period.	11.46%		
		Gross Principal Collected:	\$481,433.51
Weighted average mortgage debt service to original family income ratio on original Group of Mortgages:	25.50%		
		Gross Interest Collected:	\$228,968.66

(1) Current LTV = Current loan balance divided by original appraised value or reappraised value when the property has been reappraised. (2) Available Funds as presented in the Funds Application Report includes interest earned on cash deposited in the Available Funds Account whereas this figure does not.

Part 2: Principal Balance Reporting	
Outstanding Principal Balance of all Mortgage Loans at the close of the previous Collection Period:	\$95,082,917.09
<i>Less:</i>	
Scheduled principal payments* programmed during the Collection Period	\$434,918.21
Payments of principal collected during the Collection Period above (below) scheduled principal payments*	\$46,515.30
Principal payments from repurchased Mortgages during the Collection Period:	
Principal balance of loans registered with a Capital Loss	
Outstanding Principal Balance of all Mortgage Loans at the close of the Collection Period just ended:	\$94,601,483.58
Principal balance of loans which became Defaulted Mortgages during all previous Collection Periods and that have not been cancelled:	\$0.00
Principal balance of loans which became Defaulted Mortgages during the Collection Period just ended:	
<i>Equals:</i>	
Outstanding Principal Balance of all Mortgage Loans which are not Defaulted Mortgages at the close of the current Collection Period:	\$94,601,483.58
*Scheduled principal payments represent the regular amortization plus prepayments as shown in the final cash flow model of the securitization by Descap Securities.	
Part 3: Principal Reporting	
Scheduled principal payments collected during the Collection Period:	\$481,433.51
Liquidation Proceeds collected during the Collection Period that correspond to the Principal Balance of any Mortgage Loan held as an asset by the Trustee:	\$0.00
Condemnation Proceeds collected during the Collection Period:	\$0.00
Principal collected during the Collection Period related to repurchased Mortgage Loans:	\$0.00
Capital Loss	\$0.00
Other principal collected during the Collection Period: (Specify source)	\$0.00
Gross principal collected during the Collection Period:	\$481,433.51
Reimbursement of Servicer Advances for expenses during the Collection Period:	\$0.00
Principal remitted to Available Funds Account during the Collection Period:	\$481,433.51
Number of Mortgage Loans at the beginning of the Collection Period:	3,604
Number of Mortgage Loans repaid in full during the Collection Period:	12
Principal from Mortgage Loans repaid in full during the Collection Period:	\$86,493.46
Number of Mortgage Loans that become defaulted during the Collection Period:	0
Number of Mortgage Loans that become defaulted during previous Collection Periods that remain uncanceled:	0
Number of Mortgage loans repurchased during the Collection Period:	0
Number of Mortgage Loans that are not Defaulted Mortgage loans at the end of the Collection Period:	3,592

Part 4: Interest Reporting	
Ordinary interest payments collected during the Collection Period:	\$228,968.66
Interest related to the repurchase of Mortgage Loans collected during the Collection Period:	\$0.00
Liquidation Proceeds that correspond to interest payments during the Collection Period:	\$0.00
Net Rental Income collected during the Collection Period:	\$0.00
Fiscal Credit Proceeds remitted to the Available Funds Account during the Collection Period:	\$0.00
Servicer Advances during the Collection Period:	\$0.00
Proceeds from the Series A Interest Reserve Account during the Collection Period:	\$0.00
Gross Interest collected during the Collection Period:	\$228,968.66
Reimbursement of Servicer Advances during the Collection Period:	\$0.00
Interest remitted to the Available Funds Account during the Collection Period:	\$228,968.66
Part 5: Series A Interest Reserve Account Reporting	
Balance of the Series A Interest Reserve account at the close of the previous Collection Period	\$864,129.71
Funds deposited into the Series A Interest Reserve Account as per Section 5.2 of the Servicing Agreement:	\$0.00
Balance of the Series A Interest Reserve Account at the close of the Collection Period:	\$863,145.44
The Series A Interest Reserve Required Balance as of the date of this Monthly Servicer Report:	\$861,118.73
Excess (Deficiency) in the Series A Interest Reserve:	\$2,026.71
Funds from Series A Interest Reserve Account deposited in the Available Funds Account:	\$2,026.71
Balance of the Series A Interest Reserve Account after deposits/payments as per Section 5.2 of the Servicing Agreement:	\$861,118.73
Part 6: Fiscal Credit Reporting	
Principal Balance of Mortgage Loans subject to the Preferential Interest Rate Regime at the close of the Collection Period:	\$77,048,164.62
Number of Mortgage Loans that are subject to the Preferential Interest Rate Regime at the close of the Collection Period:	2,991
Fiscal Credit Accrued during Current Collection Period:	\$263,735.05
Fiscal Credit Accrued during current calendar year*:	\$557,719.19
Fiscal Credit Proceeds received during the Collection Period**:	\$0.00
* This accrual amount is an estimate. The final figure can only be calculated at the end of each fiscal year.	
** Please refer to Annex 1 for details of the previous years' accruals and the application of fiscal credit proceeds.	

Part 7: Delinquency Ratio Reporting							
	Less than 30 days delinquent	31-60 days delinquent	61-90 days delinquent	91-120 days delinquent	121-150 days delinquent	151-180 days delinquent	Outstanding Principal Balance at the close of the previous Collection Period*
Aggregate outstanding Principal Balance at the close of the Collection Period just ended:	\$93,041,652	\$1,268,983	\$124,061	\$133,761	\$33,025	\$0	\$94,601,484
Number of Mortgage Loans at the close of the Collection Period just ended:	3,532	51	5	3	1	0	3,592
Delinquency Ratio	98.35%	1.34%	0.13%	0.14%	0.03%	0.00%	100.00%
*Includes only non-defaulted loans							
Part 8: Cumulative Default Ratio Reporting							
	Principal balance at the end of the prior Collection Period	New Defaulted Mortgages during the Collection Period	Principal Balance at the end of the Collection Period				
Receipt of deed in lieu of foreclosure:	0.00	0.00	0.00				
Foreclosures:	0.00	0.00	0.00				
Mortgage Loans that once reached more than 180 days delinquent:	0.00	0.00	0.00				
Aggregate Outstanding Balances of Defaulted Mortgage Loans:	0.00	0.00	0.00				
Number of Defaulted Mortgage Loans:	0	0	0				
Cut-off Date Principal Balance:				\$96,000,029.23			
Default Trigger				10.00%			
Compliance test:				0.00%			
Part 9: Credit Enhancement Ratio Reporting							
Cut-off Date Principal Balance (A):							\$96,000,029.23
The Performing Principal Balance on the last Payment Calculation Date (B):							94,604,483.58
The Outstanding Principal Balance of the Series A Notes on the last Payment Calculation Date (C):*							86,111,872.75
Credit Enhancement Trigger:							7.42%
Compliance Test ((B-C)/A)							8.85%
* Assumes application of the principal amortization calculated on this Payment Calculation Date which will be made on the Payment Date							
Part 10: Events of Default Reporting							
	Actual	Event of Default (yes / no)					
Failure to make a required payment:		No					
Breach of a representation or warranty:		No					
Breach of a covenant:		No					
Bankruptcy of the Issuer Trust:		No					
Capital Ratio of LH Holding: (trigger 5%)		No					
Maturity Gap of LH Holding: (trigger 30%)		No					
Open Credit Exposure of LH Holding: (trigger 15%)		No					
Percentage change in Tier 1 Capital as of the end of any fiscal quarter from the Tier 1 Capital at the end of the last fiscal year: (trigger 10%)		No					
Percentage change in Tier 1 Capital as of the end of any fiscal quarter from the Tier 1 Capital at the end of the last fiscal year immediately preceding the Closing Date: (trigger 10%)		No					
LH ceases to be a subsidiary of Grupo ASSA, S. A.		No					
Grupo ASSA, S. A. willfully ceases to provide guarantees that it has granted in relation to the financial obligations of the Affiliates of LH Holding.		No					
John D. Rauschkolb ceases to be Chief Executive Officer		No					
ASSA Compañía de Seguros, S. A. fails to maintain a minimum risk rating of "A-" by A.M. Best Co.		No					
Grupo ASSA, S. A. fails to maintain a minimum Available Capital of \$200,000,000		No					

Part 11: Distribution Reporting

Distribution Summary

	Original Principal Balance	Principal Balance at the end of the previous Accrual Period	Interest Rate	Interest Distributed	Principal Distributed	Total Distributed	Principal Balance at the end of this Accrual Period
Series A	\$86,400,000.00	\$86,111,872.75	4.3825%	\$314,487.74	\$331,082.78	\$645,570.52	\$85,780,789.97
Series B	\$9,600,000.00	\$9,600,000.00	9.0000%	\$0.00	\$0.00	\$0.00	\$9,600,000.00

Interest Accumulation

	Balance at the close of the Previous Accrual Period A	Credits to this account (accruals) B	Debits from this account (payments) C	Balance at the close of this Accrual Period = A+B-C
Series B Interest Accrual Account	225,600.00	72,000.00	0.00	297,600.00

Interest Distribution Summary

	Principal Balance on the last Payment Calculation Date	Regular Series A and Series B Interest Payments	Series B Accrued Interest Payment	Total Interest Distributed on each Series of Notes
Series A	\$86,111,872.75	\$314,487.74	N/A	\$314,487.74
Series B	\$9,600,000.00	\$0.00	0.00	\$0.00

Series A Required Principal Accumulation

	Balance at the close of the Previous Accrual Period A	Credits to this account (accruals) B	Debits from this account (payments) C	Balance at the close of this Accrual Period = A+B-C
Series A Required Principal	537,273.66	433,290.16	331,082.78	639,481.04

Principal Distribution Summary

	Original Principal Balance	Principal Balance at the end of the previous Accrual Period	Series A Required Principal Payment during the Accrual Period	Series A Additional Principal Payment during the Accrual Period	Series B Principal Payment during the Accrual Period	Realized losses during the Accrual Period	Recoveries during the Accrual Period	Principal Balance at the end of the Accrual Period	Cumulative Realized Losses**
Series A	\$86,400,000.00	\$86,111,872.75	\$331,082.78	\$0.00	N/A	\$0.00	\$0.00	\$85,780,789.97	\$0.00
Series B	\$9,600,000.00	\$9,600,000.00	N/A	N/A	\$0.00	\$0.00	\$0.00	\$9,600,000.00	\$0.00

* Assumes that the amount calculated on the respective Payment Calculation Date is paid on the respective Payment Date

** See Table below Cumulative Realized Losses.

Deemed Defaults - Status and Recoveries

Loan Number	Defaulted Principal Balance	Type of Deemed Default	Collection Period of Default	Current Status	Principal Recovered	Net Loss Capital	Net Loss Interest

La Hipotecaria Trust Pool Breakdown By Loan Type (Preferential vs. Non-Preferential)

As of 02/28/2011 Data Cut

	Count	Original Balance	Percent of Total Original Balance	Current Balance	Percent of Total Current Balance	Wtd Avg Original Term	Wtd Avg Remaining Term	Wtd Avg Borrower Rate	Wtd Avg Subsidy Expiration Period
Non-Preferential Rate Loans (part of double entry)	719	\$7,045,474.50	6.84%	\$6,519,841.30	6.89%	352	306	7.28	
Non-Preferential Rate Loans (single entry)	439	\$11,726,969.93	11.39%	\$11,006,676.17	11.63%	340	300	7.29	
Non-Preferential Rate Loans		\$18,772,444.43	18.23%	\$17,526,517.47	18.53%	344	302	7.29	
Preferential Rate Loans (part of double entry)	397	\$8,085,390.37	7.85%	\$7,350,593.96	7.77%	357	313	2.59	30
Preferential Rate Loans (single entry)	2595	\$76,117,783.42	73.92%	\$69,724,372.15	73.70%	359	320	2.28	85
Preferential Rate Loans		\$84,203,173.79	81.77%	\$77,074,966.11	81.47%	359	319	2.31	80
Total Pool*	3592	\$102,975,618.22		\$94,601,483.58		356	316	3.23	80

*Note: the overall mortgage count does not include both parts of double entry loans as together they make up a single mortgage