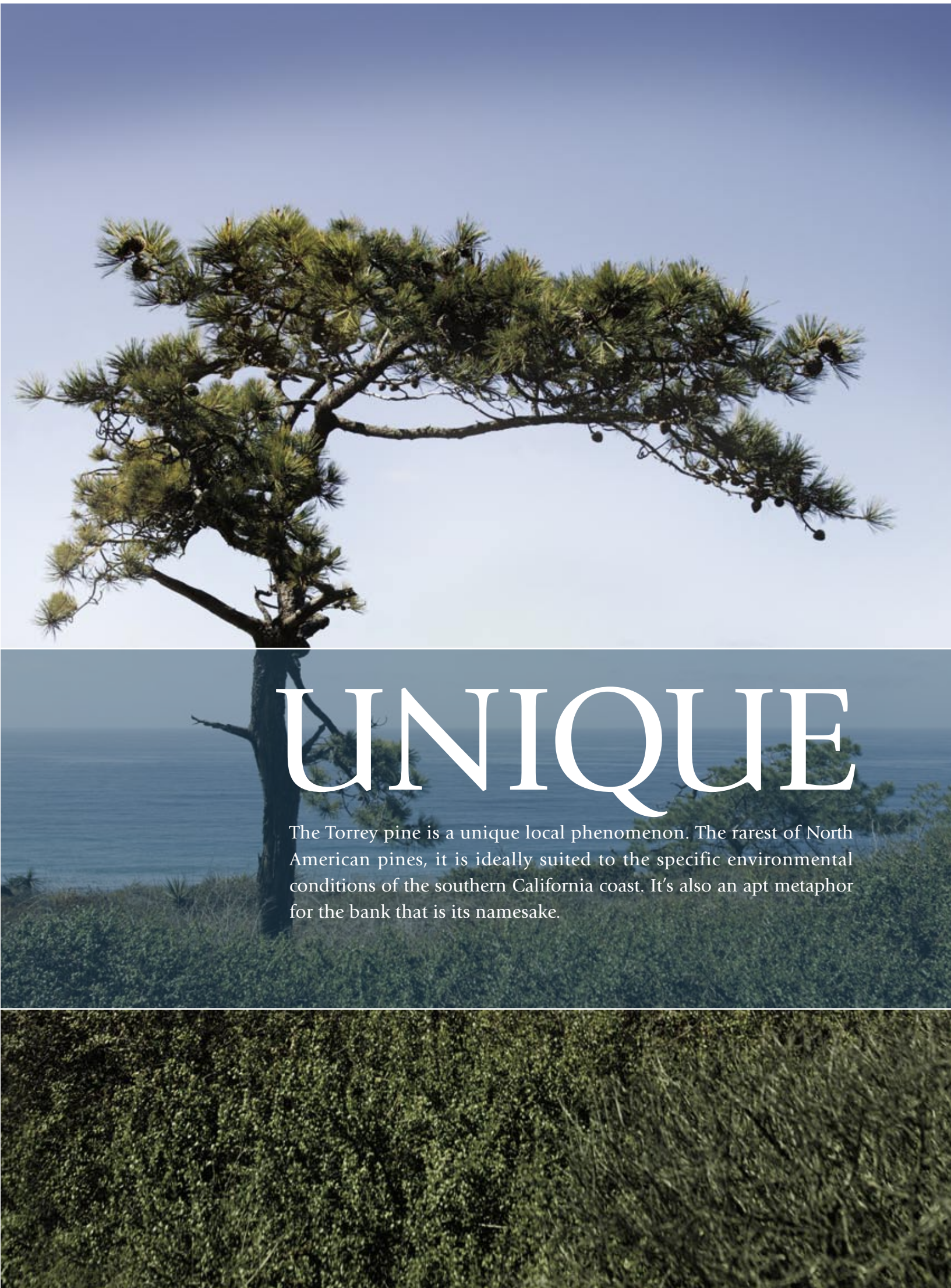




 TORREY PINES BANK

WAL
LISTED
NYSE

UNIQUE
ADAPTIVE
THRIVING



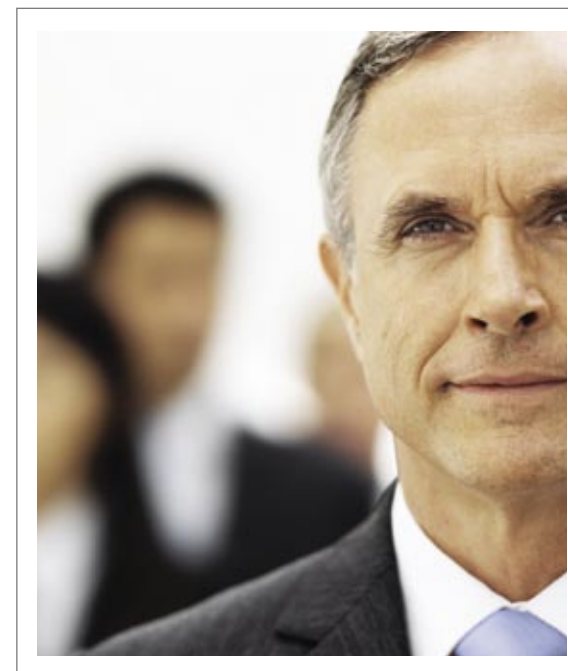
UNIQUE

The Torrey pine is a unique local phenomenon. The rarest of North American pines, it is ideally suited to the specific environmental conditions of the southern California coast. It's also an apt metaphor for the bank that is its namesake.

THE ENVIRONMENT. The economic and business environment of the San Diego area presents unique challenges and opportunities. The region is home to a high concentration of private middle-market companies, the successful entrepreneurs who own them and a vibrant professional community. Regardless of their industry, these business owners all have something in common: the desire for a close relationship with banking professionals who understand their financial needs.

We created this bank to serve customers who thrive in this business environment. While our organization is relatively new, our people are not newcomers. We have assembled a seasoned team of banking professionals who possess the broad experience necessary to deliver creative solutions in complex situations. Our unique organization is structured to operate on a geographic rather than a traditional "line of business" basis. This structure empowers our relationship bankers to make decisions quickly, and it offers you a single point of contact to directly address all of your banking needs.

Of course, you don't have to be a business owner to benefit from our unique perspective. Anyone who needs a closer, more personal banking relationship than what is found at a retail bank will find it at Torrey Pines Bank.



OUR HISTORY. Founded in 2003, Torrey Pines Bank is a subsidiary of Western Alliance Bancorporation. With assets of \$3.6 billion*, Western Alliance is one of the fastest-growing financial service organizations in the nation. Its subsidiaries include banks in Arizona, Nevada and California, and the wealth management services of Miller/Russell & Associates, Inc. investment advisors and Premier Trust. On June 30, 2005, Western Alliance Bancorporation became a publicly traded corporation (NYSE: WAL).

From \$20 million in initial capital commitments, Torrey Pines Bank grew to total assets in excess of \$436 million* in less than three years. The bank became profitable in its eighth month of operation and is one of the top 10 largest banks of 230 banks opened since the beginning of 2003.

Clearly our approach to serving San Diego-area entrepreneurs and professionals is meeting an urgent need in this market, and we are building a loyal client base whose referrals nurture our rapid growth. Like the torrey pine, this bank is a unique local phenomenon that is thriving beyond all expectations.

**Assets reported as of March 31, 2006.*

OUR SECRET. Why has Torrey Pines Bank grown so quickly? We believe it's because we offer all of the products and services of a large bank with the personal attentiveness of a small local bank. When you approach a large national bank with an unusual need or a complex challenge, you often run up against organizational bureaucracy that gets in the way. If you take that request to a typical local bank, they may have more leeway to find a creative solution but lack the necessary resources.

Our unique advantage is that we have resources that surpass most small banks while we preserve the ability to adapt our offerings to each customer. For example, in the area of commercial real estate loans, our individual lending limit is three to five times higher than a typical local bank. And yet the only level of management between your relationship banker and our Chairman is our President, Gary Cady, who often joins in on customer calls and meetings. That means your Torrey Pines team has the local authority to analyze deals and make lightning-quick decisions, and we have the capacity to handle multiple deals with each customer.

OUR LEADERSHIP.

Robert Sarver
Chairman and CEO
Western Alliance Bancorporation



Robert G. Sarver launched Torrey Pines Bank in 2003 with Gary Cady. Mr. Sarver has enjoyed a remarkably successful career in banking. Having founded his first bank at the age of 23, Mr. Sarver has held senior management positions for some of the most prominent banks in the western United States. In December 2002, Mr. Sarver became Chairman and CEO of Western Alliance Bancorporation (NYSE: WAL), a holding company consisting of five banking and financial services affiliates in California, Arizona and Nevada.

He is the founder of Southwest Value Partners and is a director of Meritage Corporation and Skywest Airlines. Mr. Sarver is also the Managing Partner of the National Basketball Association's Phoenix Suns.

Gary Cady
President
Torrey Pines Bank
858.523.4602
gcady@torreypinesbank.com



Gary Cady is a long-time San Diego resident who has built a distinguished 30-year career in banking. He spent much of his career with a prominent and successful local financial institution, where he held positions including Vice President and Head of Business Banking. Thereafter, Mr. Cady joined a local community bank as Senior Vice President and Regional Manager for San Diego and Riverside counties.

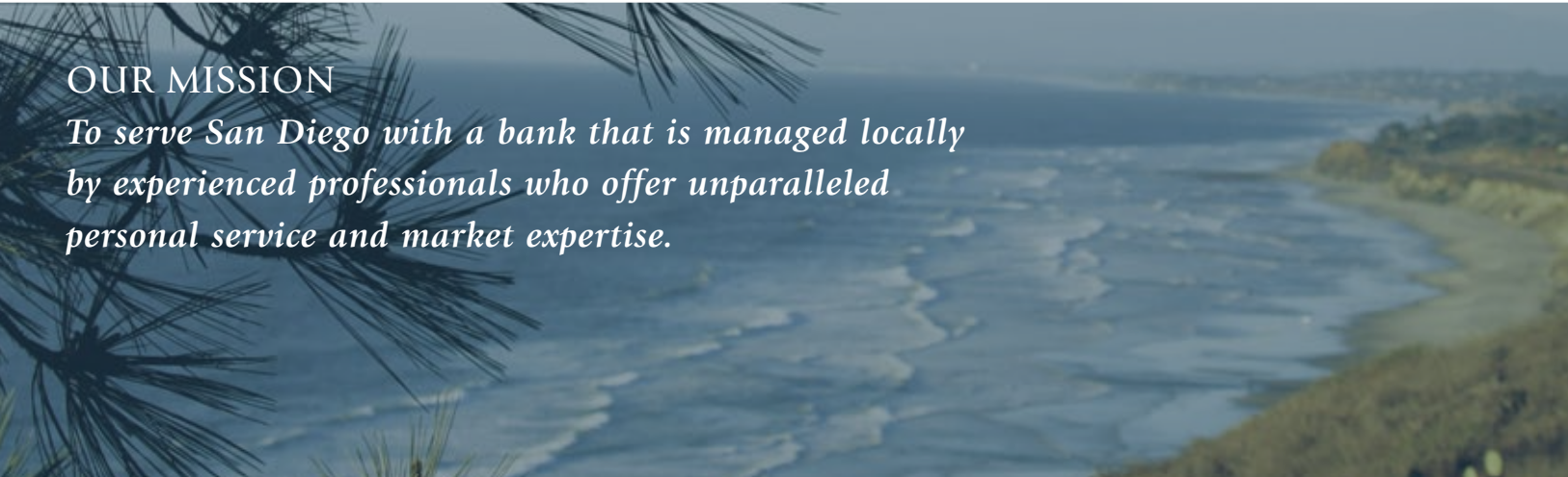
Mr. Cady has served on the boards of several local not-for-profit organizations and currently serves on the Grossmont Hospital Corporate Board and the Board of Directors of Sharp HealthCare and Continuous Quality Insurance Corporation. The father of five sons, he has been an avid supporter of youth sports, serving as a coach and board member on several local Little League baseball teams and basketball leagues.



ADAPTIVE

Continually battered by coastal winds, the distinctive torrey pine is shaped by forces in its environment. Similarly, the prevalent forces of our local business and cultural environment have given shape to a highly distinctive bank.





OUR MISSION

To serve San Diego with a bank that is managed locally by experienced professionals who offer unparalleled personal service and market expertise.

GIVING BACK. All of us at Torrey Pines feel strongly that when you benefit from the financial health of your community, you are obligated to give something back. Charitable giving is not just a sideline for us; it is an integral part of our business plan. We have an executive office dedicated to this effort, in addition to a community advisory council that meets regularly to advise the Bank of community development opportunities. Our charitable contributions strategy is focused on organizations and programs that provide:

- *Affordable housing for low- or moderate-income individuals*
- *Community services targeted to low- or moderate-income individuals*
- *Education for low-income and at-risk students*
- *Economic development*
- *Revitalization or stabilization of low- or moderate-income areas*
- *Cultural and artistic enrichment in under-served communities*
- *Human services*

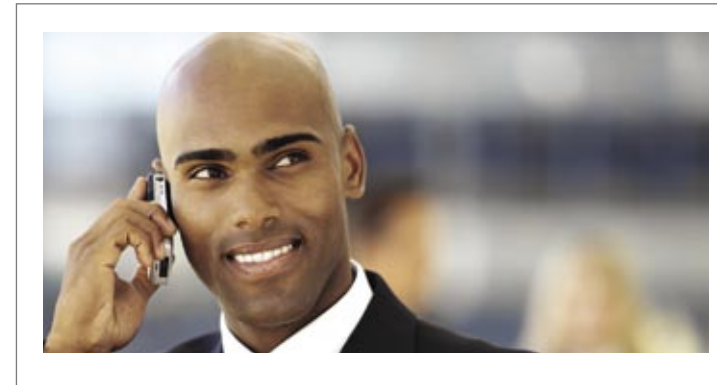
Our commitment to community reinvestment also is expressed through attractive business banking services tailored to the needs of San Diego non-profits. We have a Charitable Contributions Program directed to 501(c)3 non-profit organizations that have their depository accounts with Torrey Pines Bank. To show our appreciation for the work they do, each of these valued customers receives annual contributions from us that are indexed to their Torrey Pines Bank account balances.

OUR CUSTOMERS. San Diego entrepreneurs and professionals like to work with other San Diegans who understand and support our local business community. So we built our bank specifically to serve San Diego customers who will appreciate the personalized attention we offer, including:

- *Local middle-market private businesses*
- *Local non-profit organizations*
- *Professional firms*
- *Real estate developers and investors*
- *High net worth individuals*
- *Consumers seeking a personal banking relationship*

We honor our obligation to meet the credit and depository needs and convenience of the communities in which we are chartered to do business. Meeting the financial needs of our customers and communities is a continuing and affirmative initiative of Torrey Pines Bank.

BUSINESS BANKING. Among all of the assets a business owner must manage, time may be the most precious. Our goal in serving our business customers is to be a “low maintenance” bank, meeting their high expectations with the absolute minimum time and effort required of them. We start each new business banking relationship with a thorough financial analysis so we can help you make informed decisions about our offerings quickly and easily.



With bankers who come to you and courier service to your office, we make it easy to do business with Torrey Pines. We offer our business customers:

- Business checking and savings accounts
- Money market accounts
- Certificates of deposit
- Credit cards
- Commercial real estate loans
- Secured and unsecured loans
- SBA loans
- Revolving lines of credit
- Letters of credit
- Vehicle loans
- Merchant credit card services
- Positive pay services
- Wire transfer services
- Cash management tools
- Lockbox and EDI
- Sweep services
- Image and CD services
- Automated telephone banking
- Internet banking



We start each new business banking relationship with a thorough financial analysis.





The personal and business finances of most entrepreneurs are closely intertwined.

"Our broad menu of products is impressive, but it's the personal service of our locally experienced relationship bankers that truly sets us apart."

– Robert Sarver, Chairman and CEO



PERSONAL BANKING. When you bank with Torrey Pines you'll note that we are distinctly qualified to handle our clients' business and personal banking needs under one roof. You may look to us for personal banking services, and you may come to us with business needs. Our relationship bankers have the skills and experience required to help you with both. In addition to offering a welcome convenience, we find that having a full understanding of our customers' needs, both professional and personal, enables us to meet those needs more effectively.

Torrey Pines Bank was designed to serve relationships, not accounts. Our goal is not to challenge the market share of the major retail banks, but to offer a superior level of service and support to our customers. We're an ideal choice for professionals whose personal and business finances are closely intertwined, and for those who expect more from their banking relationship. We stand ready to service your full banking life. Our personal and private banking offerings include:

- Personal checking and savings accounts
- ATM/debit cards
- Credit cards
- Overdraft protection
- Money market accounts
- Certificates of deposit
- Mortgage loans
- Home equity loans and lines of credit
- Secured and unsecured loans
- Auto loans
- Automated telephone banking
- Internet banking

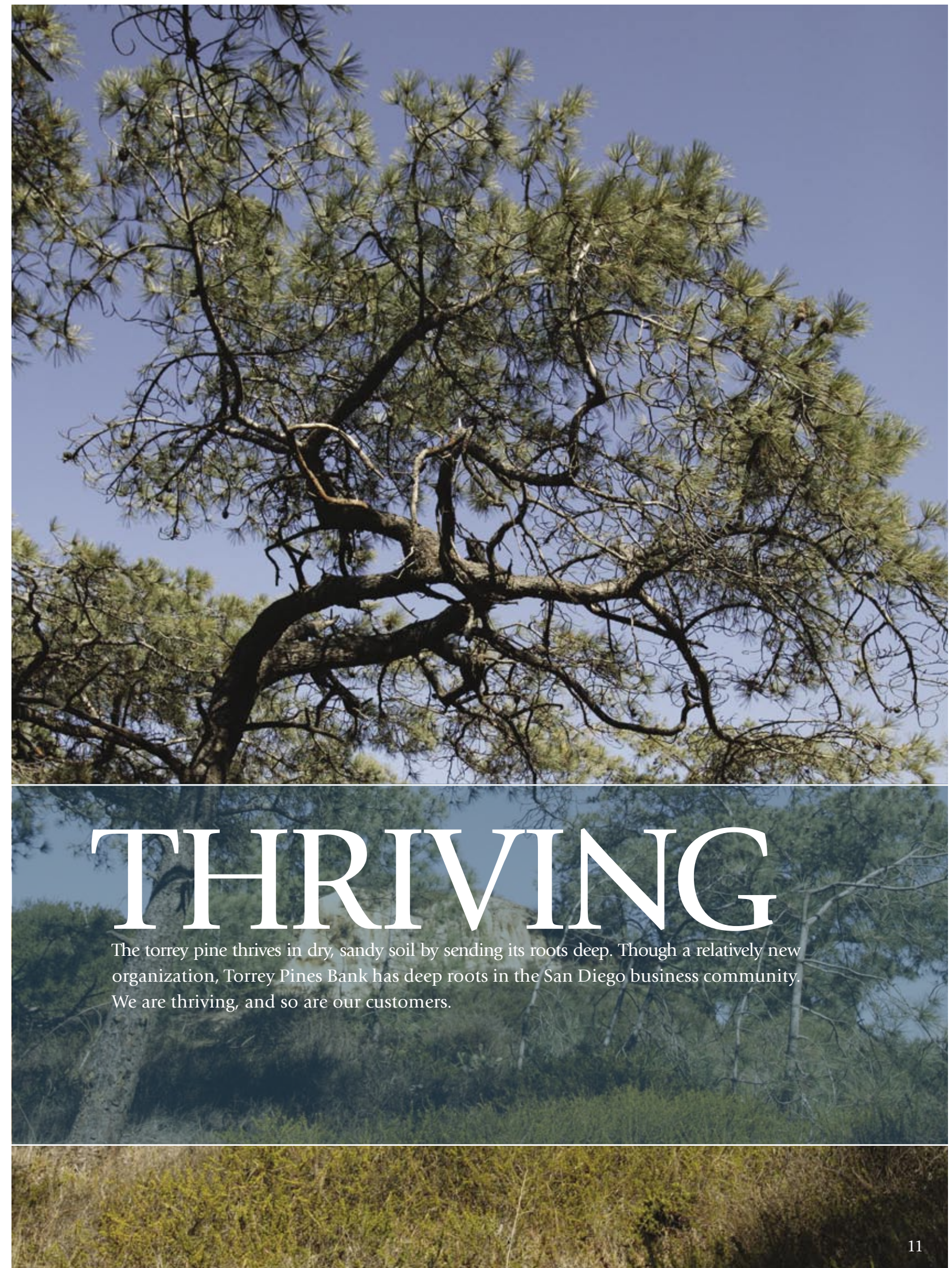
TORREY PINES BANK thrives in the San Diego market because we have a team of seasoned banking professionals who are passionate about helping our customers thrive. Most of our team members made a conscious decision to leave a successful career at a much larger bank to come to a smaller organization that empowers them to make things happen for their customers. Here are just a few examples of how our attitude and culture have nurtured our customers.

COMMERCIAL LENDING. A large, multi-store retailer was presented an opportunity that also posed a unique challenge. The landlord for one of their locations offered a buy-out on their lease, with a significant letter of credit contingent on vacating the property by a certain date. The retailer welcomed this windfall, but there was a catch. Before they could move out, they needed capital for relocation. Their existing bank couldn't help them, so they came to Torrey Pines. We were happy to use the letter of credit as collateral (something their previous bank refused to do), and we provided the financing they needed to make the move well within the deadline.

NOT-FOR-PROFIT. A San Diego not-for-profit organization that provides essential services for people with physical and mental impairments recently severed a long-term banking relationship to move their business to Torrey Pines Bank. They were deeply impressed by our commitment to giving back to the community, our willingness to perform a thorough review of their analysis statements and our program for annual contributions to not-for-profit customers indexed to their account balances. But most importantly, at Torrey Pines Bank they found a relationship banker who shared their passion for their cause.

COMMERCIAL REAL ESTATE. In a tumultuous real estate market like San Diego, an investor or developer has to react quickly when opportunities arise. That's why we have developed a highly streamlined approval process that can pull together key decision makers from various areas of the bank at a moment's notice. Recently we were able to do a full financial analysis of a client (not simply a preliminary approval) and deliver a letter of commitment in an expeditious manner. Two unique qualities of Torrey Pines Bank allowed that to happen. Our relationship bankers are all seasoned professionals who have the knowledge and experience necessary to find creative solutions for customers, and we have a flat organizational structure that keeps decisions from being bogged down in layers of bureaucracy.

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THRIVING

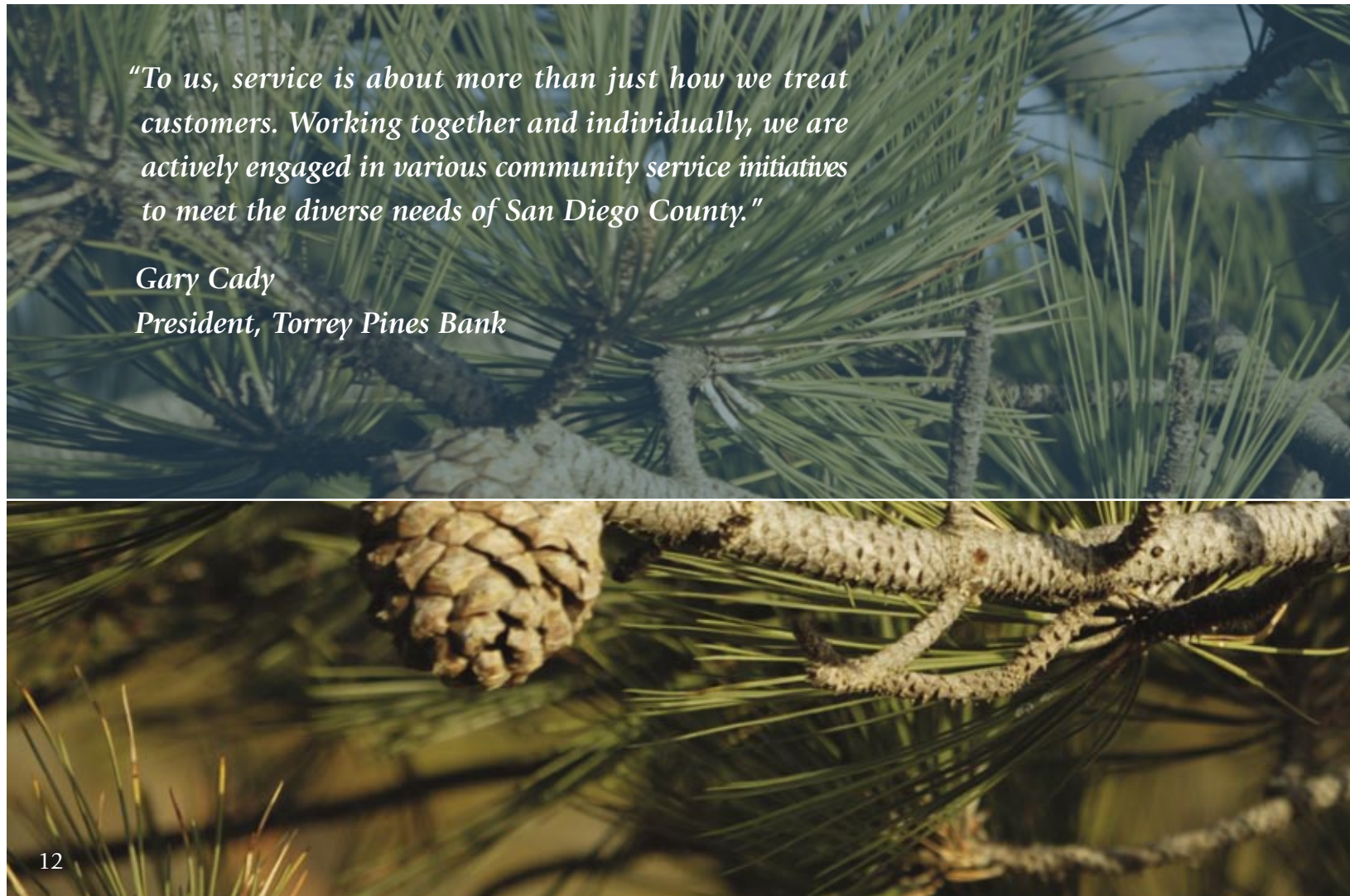
The torrey pine thrives in dry, sandy soil by sending its roots deep. Though a relatively new organization, Torrey Pines Bank has deep roots in the San Diego business community. We are thriving, and so are our customers.

WEALTH MANAGEMENT. Torrey Pines Bank's solutions extend beyond traditional banking services to include other resources within our holding company. A professional firm needed a business escrow to oversee the receipt and distribution of a multi-million dollar transaction for a new business formation. Our private banking group introduced them to Premier Trust, which was able to fill this fiduciary role, while Torrey Pines Bank provided the depository services for the escrowed funds. Once the transaction was completed, we retained the depository relationship for the new business entity, which continues to grow. Our demonstrated capability to orchestrate both non-bank and bank resources for the benefit of this client has resulted in additional business opportunities, including a successful referral to Miller/Russell, our holding company's investment advisory subsidiary.

CHARITABLE PARTNERSHIPS. Torrey Pines Bank has served as the lead sponsor of the annual San Diego Canstruction® Project. This fun event, staged by the Society for Design Administration, pits local architecture and construction firms in competition to build impressive structures entirely out of canned goods. The structures are placed on public display at the New School for Architecture and judged on creativity, structural integrity, best use of labels, and so on. Each entrant team was responsible for obtaining all of the canned goods used in their structure, often in excess of a thousand pounds of food. After judging, all of the food was presented to two local charities. So in addition to drawing vital attention to the issue of hunger, this event delivered several tons of food to needy local families. We are proud to play a key role in the tremendous success of Canstruction.

"To us, service is about more than just how we treat customers. Working together and individually, we are actively engaged in various community service initiatives to meet the diverse needs of San Diego County."

*Gary Cady
President, Torrey Pines Bank*



TORREY PINES BANKING LOCATIONS

CARMEL VALLEY

(Includes Corporate Headquarters)

12220 EL CAMINO REAL, SUITE 110
SAN DIEGO, CA 92130
858.523.4630

DOWNTOWN SAN DIEGO

550 WEST C STREET, SUITE 100
SAN DIEGO, CA 92101
619.233.2500

LA MESA

8379 CENTER DRIVE
LA MESA, CA 91942
619.223.2555

GOLDEN TRIANGLE

4350 EXECUTIVE DRIVE, SUITE 130
SAN DIEGO, CA 92121
858.523.4688

SYMPHONY TOWERS

750 B STREET, SUITE 100
SAN DIEGO, CA 92101
619.233.2200

KEARNY MESA (Opening 2006)

9280 CLAIREMONT MESA BLVD.
SAN DIEGO, CA 92123
858.259.5300

COMING IN 2007 — CARLSBAD, CA

PINES PERSONAL SERVICE LINE

TOLL FREE MONDAY–FRIDAY: 7:30 a.m.–5:30 p.m.

877.476.BANK (2265)

24/7 PINES LINE AUTOMATED PHONE BANKING

888.276.5094

TORREYPINESBANK.COM

 TORREY PINES BANK



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