



WILLIS ALLEN
REAL ESTATE

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Ms. Sue Moore
8944 Nottingham Place
La Jolla, Ca. 92037

Re: Proposed Hillel Property, La Jolla Scenic Drive North

May 5, 2006

Dear Ms. Moore,

As per your request, I have prepared and Preliminary Estimate of Value for the above mentioned undeveloped property located at the north end of La Jolla Scenic Dr. North. My estimate takes into consideration that the site is approximately 30,000 square feet and makes the assumption that the site could be subdivided into three fee-simple lots and accommodate three single family homes of approximately 3000 square feet each.

This Preliminary Estimate of Value also takes into consideration the following factors:

- 1) The positive and negative aspects of the site (busy location, noise, etc.)
- 2) Current Cost of construction for an enclave of three semi-custom homes (\$250 to \$300 per square foot)
- 3) Current Cost of proper Hardscape and Landscape.
- 4) Basic site work (grading, basic drainage, etc.) not including any extraordinary site preparation costs (caissons, retaining walls, shoring, major drainage, etc.)
- 5) Desired Developer Margins
- 6) Risk Factors

Based on this methodology and my knowledge of the Single Family Home market, I have come up with a range value for the property as follows:

\$2,400,000.00 to \$3,000,000.00

Please let me know if I can be of further assistance.

Sincerely,

Bob Andrews
Realtor
La Jolla Residential Specialist