

January 6, 2006

Michael Adler, MAI
Adler Realty Investments, Inc.
21800 Burbank Boulevard, Suite 300
Woodland Hills, California 91367

SUBJECT: Appraisal Report
Canwood/Derry Remnant Land
NEC Canwood Street and Derry Avenue
Agoura Hills, Los Angeles County, California 91301

Job No. 121-2005-0295

Dear Mr. Adler:

In accordance with your request, we are pleased to transmit our complete appraisal in a summary report concerning the Canwood/Derry Remnant Land at NEC Canwood Street and Derry Avenue. The effective date of value is January 5, 2006, the date of our most recent inspection of the property.

The subject property consists of a 12,102± sf, L-shaped, narrow strip of vacant land along the north side of Canwood Street and the east side of Derry Avenue

The conclusion expressed below represents our opinion of the market value of the subject property as of the date of value.

SEVENTY THREE THOUSAND DOLLARS

(\$73,000).

This report was completed in accordance with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and the Standards of Professional Practice of the Appraisal Institute. This report is also in compliance with the California Code of Civil Procedures Section 1263.320. It is subject to the *Appraisal Certification* as well as the *Assumptions, Limiting Conditions and Disclosure Restrictions*, which are in the Addenda. Certain key appraisal terms are defined in the Glossary, also in the Addenda of this report.


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Should you have any questions concerning the contents of this report, please contact the undersigned. Thank you for the opportunity to serve you in your property analysis needs.

Respectfully submitted,

INTEGRA REALTY RESOURCES – LOS ANGELES



John G. Ellis, MAI, CRE
Certified General Real Estate Appraiser
California Certificate No. AG007279



Aaron Z. Aftergut