Supplemental Addendum File No.

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Property Address			
City	County	State	Zip Code
Lender			

APPRAISAL OF

KADIMA HEBREW ACADEMY

7011 SHOUP AVENUE

LOS ANGELES, CALIFORNIA 91307

Project # 06-009436-P1.1-01-1

Prepared for

Bank of America, N.A.
c/o Bryan Vick, MAI/Market Manager
Real Estate Risk Assessment
333 S. Hope Street, 19th Floor
Los Angeles, California 90071

Prepared By

EGGLESON & ASSOCIATES
301 Forest Avenue
Laguna Beach, California 92651
(949) 494-8300

August 31, 2006

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Bank of America, N.A.
c/o Bryan Vick, MAI/Market Manager
Real Estate Risk Assessment
333 S. Hope Street, 19th Floor
Los Angeles, California 90071

August 31, 2006

Re: An appraisal of Kadima Hebrew Academy, a private school facility, located at 7011 Shoup Avenue, Los Angeles, California 91307. Project No. 06-009436-P1.1-01-1

Dear Mr. Vick:

As requested, I have completed an appraisal of the above referenced property. The purpose of this assignment was to estimate the "As-Is" Market Value of the fee simple interest in the subject property. In addition, I have provided the Insurable Value in the subject property.

The Los Angeles County Assessor indicates that the subject property is comprised of approximately 6.85 acres or 298,386 square feet. However, the previous owner, Sean Evenhaim, indicated that a lot split has reportedly been processed for approximately 131,826 square feet or 3.03 acres located at the rear of the site. I was unable to obtain final recorded documentation of this lot split. This rear area is in the process of being developed with 18 single family homes and is reportedly in the ownership of Sean Evenhaim. In addition, the Los Angeles County Assessor has not yet assigned a separate parcel number to this site. This rear land area is not necessary to serve or support the existing school improvements. It is not part of the collateral securing the requested loan and was not valued in this appraisal at the request of the client. Consequently, approximately 166,560 square feet or 3.82 acres will allocated to the school site, which is the subject of this appraisal. Sean Evenhaim stated that this 3.82 acre site could be subdivided into 25 single family lots totaling approximately 5,000 square feet each. I have relied on this and other information on the subject provided by Sean Evenhaim as accurate. In addition, for the purpose of this appraisal assignment and upon the instructions of the client (Bank of America), I have valued the subject property with the extraordinary assumption that the subject site is comprised of only 166,560 square feet of land area. If the entire land area of 6.85 acres was included in my value estimation or if any information provided by Sean Evenhaim regarding the subject property is inaccurate, then the concluded "As Is" Market Value could be substantially different.

Bank of America makes no warranties or representations regarding this document or the conclusions contained herein.

The marketing time, based on my research is estimated to be between six and nine months. The exposure time is estimated to be six months.

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Based on the investigation undertaken, the analyses made and my experience as a real estate appraiser and analyst, I have formed the opinion that, subject to the Assumptions and Limiting Conditions contained in this report, the "As-Is" Market Value of the fee simple interest in the subject, as of August 4, 2006, was estimated to be:

"As-Is" Market Value

NINE MILLION FOUR HUNDRED THOUSAND DOLLARS

$9,400,000

It is a condition of this appraisal that a current title report be obtained and reviewed by someone competent in these matters to ascertain a complete legal description and to determine if there are any conditions, easements or encroachments that may impact the subject.

Insurable Value, as defined later in this report, is the estimated value of the destructible portions of the property. The Insurable Value for the subject, as of August 4, 2006, was estimated to be:

Insurable Value

FIVE MILLION TWO HUNDRED NINETY THOUSAND DOLLARS

$5,290,000

This appraisal report was prepared with the intent to conform with Title XI of the Federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), Federal Regulation 12 CFR, Part 34, the Appraisal Institute's Code of Ethics and Standards of Professional Practice, the Uniform Standards of Professional Appraisal Practice (USPAP) as established by the Appraisal Foundation and Bank of America appraisal standards.

This complete summary narrative appraisal report that follows sets forth the assumptions, limiting conditions, certification, data and analyses upon which my opinion of value is predicated.

Respectfully Submitted,

Michael S. Eggleson, MAI
Certified General Real Estate Appraiser
State of California
Certificate #AG004517

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CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
5. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. This appraisal assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan.
6. The analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
7. The use of this report is subject to the requirements of the *Appraisal Institute* relating to review by its duly authorized representatives.
8. As of the date of this report, Michael S. Eggleson has completed the requirements of the continuing education program of the *Appraisal Institute*.
9. Mr. Eggleson is currently *a Certified General Real Estate Appraiser* in the State of California.
10. I have made a personal inspection of the property that is the subject of this report.
11. I have the necessary experience to appraise the subject property.
12. Besides the undersigned, no one provided significant professional assistance to the persons signing this report.
13. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute*.

Respectfully Submitted,

Michael S. Eggleson, MAI
Certified General Real Estate Appraiser
State of California
Certificate #AG004517

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ASSUMPTIONS AND LIMITING CONDITIONS

The analyses and opinions set forth in this report are subject to the following assumptions and limiting conditions:

This appraisal assumes that the subject will be operated by responsible ownership and competent management.

Investigation of the property's history was confined to examination of recent transactions or changes in title or vesting, if any, and did not include a "use search" of historical property use.

Unless otherwise stated in the appraisal, compliance with the requirements of the Americans With Disabilities Act of 1990 (ADA) has not been considered in arriving at the opinion of value stated in the appraisal. We have not made a specific compliance survey and analysis of this property to determine whether it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property with a detailed analysis of the requirements of the ADA could reveal that the property does not meet one or more of the requirements of the Act. We did not consider a possible noncompliance with the requirements of ADA in estimating the value of the property. Failure to comply with the requirements of the ADA may negatively affect the value of the property. We recommend that an expert in this field be employed.

The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of use. The separate allocations for land and buildings must not be used with any other appraisal, and are invalid if so used. Any value estimates provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such prorations or division of interests has been set forth in the report.

This appraisal is based on market conditions existing as of the date of this appraisal. The analyses and market value estimate may, in part, are based on estimates and assumptions that are inherently subject to uncertainty and variation, depending on evolving events. Some assumptions, however, inevitable will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analyses will vary from our estimates, and the variations may be material.

This report may contain prospective financial estimates or opinions that represent our view of expectations at a particular point in time, but such information, estimates or opinions are not offered as predictions or as assurances that a particular level of income or profit will be achieved, that events will occur, or that a particular price will be offered or accepted.

It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the noncompliance is stated, defined and considered in the appraisal report.

The possession of this report, or copy of it, does not carry with it the right of publication.

The property is appraised assuming that all required licenses, a certificate of occupancy, consents, or other legislative or administrative authorities from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based, unless otherwise stated.

Consideration has not been given in this appraisal as to the value of the property on the premises considered personal property, or furniture, fixtures and equipment.

We assume no responsibility for economic or physical factors that may affect the opinions herein stated which may occur at some date after the date of this appraisal report. Forecasts of future events that influence the valuation process are predicated on the continuation of historic and current trends in the market.

We reserve the right to adjust the analyses, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.

No responsibility is assumed for the legal description or for matters including legal or title consideration. No opinion of title is rendered, and the property is appraised as through free of all encumbrances, and the title is assumed to be marketable.

No survey of the boundaries of the property was undertaken. All areas and dimensions furnished are presumed to be correct. It is further assumed that no encroachments to the realty exist. Maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the appraisal. They should not be considered as surveys nor relied upon for any other purpose, nor should they be removed from, reproduced, or used apart from this report.

Information contained in this appraisal has been gathered from sources believed to be reliable, and where feasible, has been verified. No responsibility is assumed for the accuracy of information supplied by others.

No soil report was uncovered in the investigation; for the purposes of this appraisal, it is assumed that the soil conditions will

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permit development of the property to the uses set forth; however, no representations are made as to these matters.

No opinion is intended to be expressed on matters that require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers.

We have inspected, as far as possible, by observation, the land; however, inspecting conditions beneath the soil or structural components of the improvements personally was impossible. Therefore, no representation is made as to these matters unless specifically considered in the appraisal.

Since earthquakes are common in the area, no responsibility is assumed due to their possible effect unless detailed geologic reports are made available.

No opinion is expressed as to the value of sub-surface oil, gas, or mineral rights, or whether the property is subject to surface entry for the exploration or removal of such materials except as expressly stated.

We will not be required, by reason of this appraisal, to give testimony or to be in attendance in court or any governmental or other hearing with reference to the property without prior arrangements having first been made relative to such additional employment.

Any dispute of claim made with respect to this report will be submitted to and resolved according to the rules of the American Arbitration Association for arbitration, and the decision of the Association will be binding. All appraisal services, pursuant to this report, will be deemed to be contracted for and rendered in Orange County, California, and any arbitration or judicial proceedings will take place in Orange County, California.

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed. We have no knowledge of the existence of such materials on or in the property. We are not, however, qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde from insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such condition, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if wanted. If the client is aware or becomes aware of any conditions, we should be consulted immediately to assess an impact, if any, upon the market value.

The signatory of this appraisal report is a member of the Appraisal Institute. The Bylaws and Regulations of the Institute require each member to control the use and distribution of each appraisal report signed by such member. Therefore, except as hereinafter provided, the party for whom this appraisal report was prepared may not distribute copies of this appraisal report without the written consent of the signatory of this appraisal report.

The report and parts of it and any additional material submitted, may not be used in any prospectus or printed material used with the sale of securities or participation interests in Public Offering as defined under U.S. security laws. Further, neither all nor any part of this appraisal report will be distributed to the public by using advertising media, public relations media, news media, sales media, or other media for public communication without the prior consent of the signatories of this appraisal report.

The use of all or any part of this report in connection with real estate tax shelters, syndication of interests in real estate, the offering of securities, shares or partnership interests in real estate or any other public or private offering without the specific written consent of the appraiser is not authorized. Neither the whole, nor any part of this report, nor any reference thereto may be included in any document, statement, appraisal or circular without the signatories prior written approval of the form and context in which it is to appear.

This report is based on estimates, assumptions, and other information developed from research of the market, knowledge of the industry, and meetings during which you or your representatives gave us information. This data was assumed to be reliable. No responsibility, whether legal or otherwise, will be assumed for its accuracy, nor can it be guaranteed as certain.

Under the terms of the engagement, we will have no obligation to revise this report to reflect events or conditions that occur after the date of the appraisal. However, we will be available to discuss the necessity for revision resulting from changes in economic or market factors affecting the subject.

The appraisal was made according to, and subject to, the requirements of the Code of Ethics and Standards of Professional Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice: however, no warranties, guarantees, or assurances of any kind are expressed or implied, and we assume no liability in connection with this assignment.

The liability of EGGLESON & ASSOCIATES and its employees and associates is limited to the client only. There is no accountability, obligation, or liability to any third party. If the appraisal report is distributed to anyone other than the client, the client will make such party or parties aware of all limiting conditions and assumptions affecting the appraisal assignment. Neither the appraisers nor EGGLESON & ASSOCIATES is any way to be responsible for any costs incurred to discover or correct any physical, financial, and/or legal deficiencies of any type present in the subject property. In limited partnerships or syndication offerings or stock offerings in real estate, the client agrees that in case of law suit brought by a lender, a partner or part owner in any form of ownership, a tenant or any other party, the client will hold the appraiser(s) and EGGLESON &

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ASSOCIATES completely harmless in such action with respect to any and all awards or settlements of any type in such law suits.

It is a condition of this appraisal that a current title report be obtained and reviewed by someone competent in these matters to ascertain a complete legal description and to determine if there are any conditions, easements or encroachments that may impact the subject.

Special Assumptions

The Los Angeles County Assessor indicates that the subject property is comprised of approximately 6.85 acres or 298,386 square feet. However, the previous owner, Sean Evenhaim, indicated that a lot split has reportedly been processed for approximately 131,826 square feet or 3.03 acres located at the rear of the site. I was unable to obtain final recorded documentation of this lot split. This rear area is in the process of being developed with 18 single family homes and is reportedly in the ownership of Sean Evenhaim. In addition, the Los Angeles County Assessor has not yet assigned a separate parcel number to this site. This rear land area is not necessary to serve or support the existing school improvements. It is not part of the collateral securing the requested loan and was not valued in this appraisal at the request of the client. Consequently, approximately 166,560 square feet or 3.82 acres will allocated to the school site, which is the subject of this appraisal. Sean Evenhaim stated that this 3.82 acre site could be subdivided into 25 single family lots totaling approximately 5,000 square feet each. I have relied on this and other information on the subject provided by Sean Evenhaim as accurate. In addition, for the purpose of this appraisal assignment and upon the instructions of the client (Bank of America), I have valued the subject property with the extraordinary assumption that the subject site is comprised of only 166,560 square feet of land area. If the entire land area of 6.85 acres was included in my value estimation or if any information provided by Sean Evenhaim regarding the subject property is inaccurate, then the concluded "As Is" Market Value could be substantially different.

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SUMMARY OF SALIENT FACTS

LOCATION:	7011 Shoup Avenue, Los Angeles, California 91307
THOMAS BROS. REFERENCE:	Los Angeles Co., Page 529 J/5
EXISTING BUILDING DESCRIPTION:	An approximate 52,690 sf school facility.
LAND AREA:	Approximately 3.82 net acres or 166,560 square feet (This is the land area that is the subject of this appraisal-See Special Assumptions)
OWNER:	Kadima Hebrew Academy
INTEREST APPRAISED:	Fee Simple
ZONING:	The front portion of the site, which is the subject of this appraisal, is currently zoned A1-1 (Agricultural), City of Los Angeles.
HIGHEST AND BEST USE:	
As-If Vacant	Residential development
As-Improved	Continued school use
CENSUS TRACT:	1351.02
FLOOD ZONE:	Panel #06137 0026C, December 2, 1980, Zone A
EARTHQUAKE ZONE:	None
APN:	2024-016-026 (A portion of)
DATE OF VALUE:	August 4, 2006
FINAL ESTIMATE OF VALUE:	$9,400,000
INSURABLE VALUE:	$5,290,000
ESTIMATED MARKETING PERIOD:	Between six and nine months

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INTRODUCTION

Identification of the Property

The subject property is identified as 7011 Shoup Avenue, Los Angeles, California.

Purpose of the Appraisal

The purpose of the appraisal is to estimate the "As-Is" Market Value and the Insurable Value of the subject property.

Purpose of the Appraisal Report

The purpose of this complete summary appraisal report is to set forth the assumptions, limiting conditions, certification, data, analyses, and conclusions concerning our opinion of market value of the subject property.

Function of the Appraisal Report

The function of this report is intended for use as an aid in acquisition, financing, loan classification and/ or asset disposition. Intended users of this report may include: Bank of America and its affiliates or subsidiaries, other participating financial institutions, government/non-government agencies, legal counsel or other transaction participants.

Date of Value

The opinions expressed in this report are stated as of August 4, 2006, the date the property was inspected.

Date of Appraisal Report

The date of the report is the same as the date stated in the title page and letter of transmittal.

Interest Appraised

This report pertains to a valuation of the fee simple interest.

USPAP Competency Provision

We have the knowledge and experience to complete this appraisal assignment and have appraised this property type before. Please see Appraiser Qualifications included in the Addenda section.

Scope of the Appraisal

As a part of this appraisal, we made a number of independent investigations and analysis. The investigations undertaken and the major data sources used are listed next. The Los Angeles County Assessor indicates that the subject property is comprised of approximately 6.85 acres or 298,386 square feet. However, the previous owner, Sean Evenhaim, indicated that a lot split has reportedly been processed for approximately 131,826 square feet or 3.03 acres located at the rear of the site. I was unable to obtain final recorded documentation of this lot split. This rear area is in the process of being developed with 18 single family homes and is reportedly in the ownership of Sean Evenhaim. In addition, the Los Angeles County Assessor has not yet assigned a separate parcel number to this site. This rear land area is not necessary to serve or support the existing school improvements. It is not part of the collateral securing the requested loan and was not valued in this appraisal at the request of the client. Consequently,