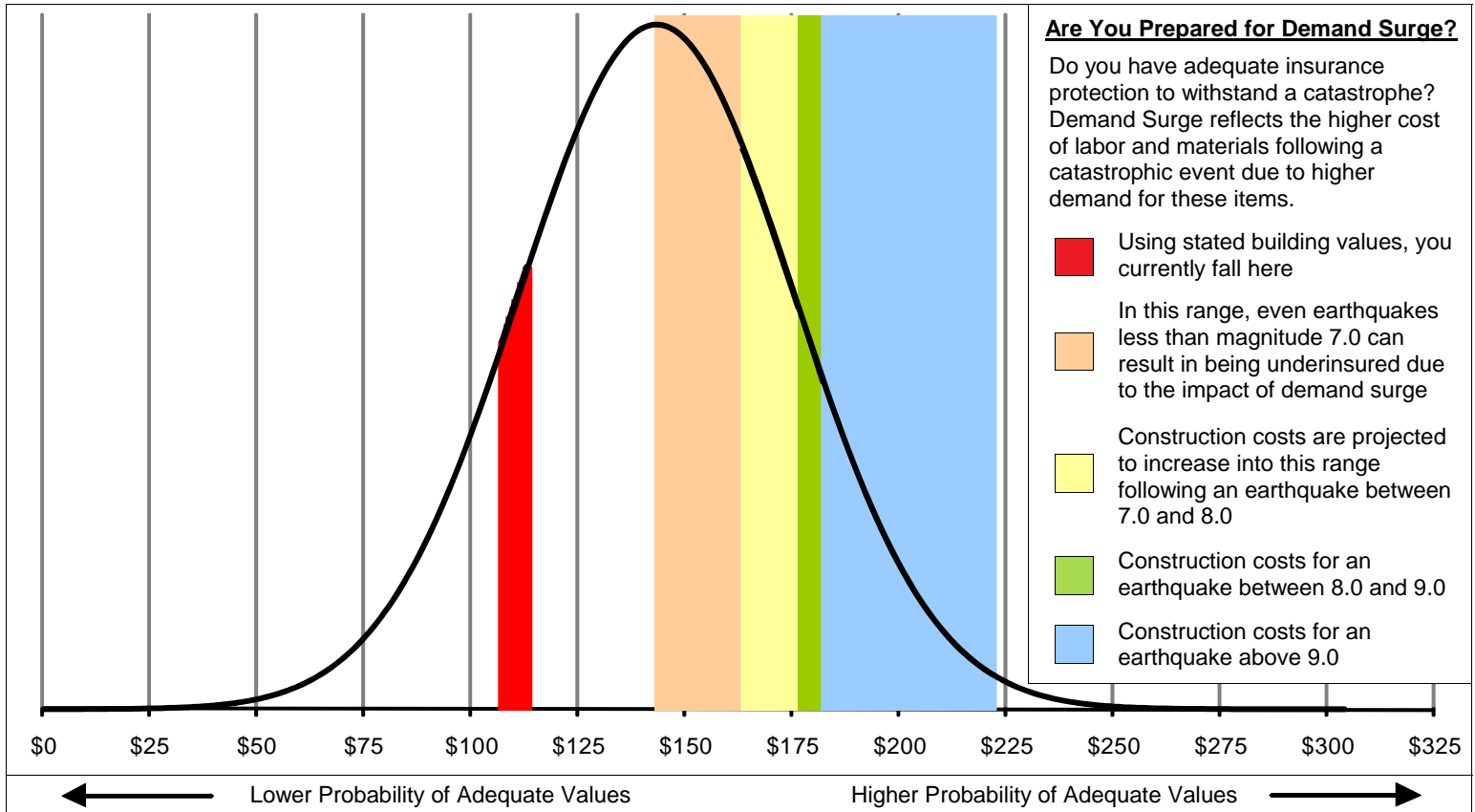


Industry Building Insurance to Value Distribution



Important Notice*:

There are many factors to consider in evaluating proper insurance to value. What is displayed indicates an estimation of adequately insured buildings for your construction type(s). In this estimation only a few characteristics were considered. It is recommended that you conduct a comprehensive insurance to value analysis using a qualified appraiser from the construction industry.

* Please refer to disclaimer on final page of report.

Expert Opinion:

Observers of long-term trends in catastrophe claims in California note one major constant that links catastrophes such as the Oakland fires (1991), Malibu fires (1993), Laguna Beach fires (1993), Northridge earthquake (1994), and Southern California Wildfires (2003). Namely, underinsurance. Because of the nature of wildfires and catastrophes in general, a concentrated disaster will expose flaws in home valuations.

> Source: <http://www.insurancejournal.com/magazines/east/2005/04/04/partingshots/53911.htm>

Most Undervalued Buildings Compared to Estimated Reconstruction Cost								
Loc #	Street Address	City	State	ZIP Code	Construction Type	Stated Bulding \$ per Square Foot	Est Reconstruction \$ per Square Foot*	ITV %
2-1	17837 CORAZON PL	SAN DIEGO	CA	92127	Wood Frame	\$83	\$141	59%
4-1	119 HARBOR WAY	SANTA BARBARA	CA	93109	Wood Frame	\$120	\$148	81%
3-1	11455 EL CAMINO REAL	SAN DIEGO	CA	92130	Wood Frame	\$114	\$141	81%
1-1	141-181 W CHANNEL ISLANDS BLVD	PORT HUENEME	CA	93041	Wood Frame	\$105	\$110	96%

Accumulation Analysis of Insurable Values



Note: The circles drawn on this map have radii of 5, 10, 20 and 40 miles. The 60-mile radius circle is not visible.

Exposure Summary	5 Mile Radius	10 Mile Radius	20 Mile Radius	40 Mile Radius	60 Mile Radius
Insurable Values in Area	\$27,530,904	\$27,530,904	\$27,530,904	\$39,530,904	\$39,530,904
Requested Deductible at 15.0% ¹	\$4,129,636	\$4,129,636	\$4,129,636	\$5,929,636	\$5,929,636
Alternate Coverage Options²					
Deductible at 10.0% ¹	\$2,753,090	\$2,753,090	\$2,753,090	\$3,953,090	\$3,953,090
Deductible at 5.0% ¹	\$1,376,545	\$1,376,545	\$1,376,545	\$1,976,545	\$1,976,545

¹ Calculated by applying a percentage deductible to the total insurable values within each radius circle, subject to a minimum per occurrence deductible of \$50,000. Any waiting period as respects business interruption coverage is not included in the calculation.

² Subject to terms and availability. Please contact your insurance agent for more information.

Accumulation Analysis of Insurable Values



Note: The circles drawn on this map have radii of 5, 10, 20 and 40 miles. The 60-mile radius circle is not visible.

Exposure Summary	5 Mile Radius	10 Mile Radius	20 Mile Radius	40 Mile Radius	60 Mile Radius
Insurable Values in Area	\$5,252,500	\$5,252,500	\$7,002,500	\$7,002,500	\$7,002,500
Requested Deductible at 15.0% ¹	\$787,875	\$787,875	\$1,050,375	\$1,050,375	\$1,050,375
Alternate Coverage Options²					
Deductible at 10.0% ¹	\$525,250	\$525,250	\$700,250	\$700,250	\$700,250
Deductible at 5.0% ¹	\$262,625	\$262,625	\$350,125	\$350,125	\$350,125

¹ Calculated by applying a percentage deductible to the total insurable values within each radius circle, subject to a minimum per occurrence deductible of \$50,000. Any waiting period as respects business interruption coverage is not included in the calculation.

² Subject to terms and availability. Please contact your insurance agent for more information.

Account Values Summary

Building: \$35,750,000

Contents: \$1,500,000

Business Interruption: \$9,283,404

Total Insurable Value: \$46,533,404

Data Submitted Completeness

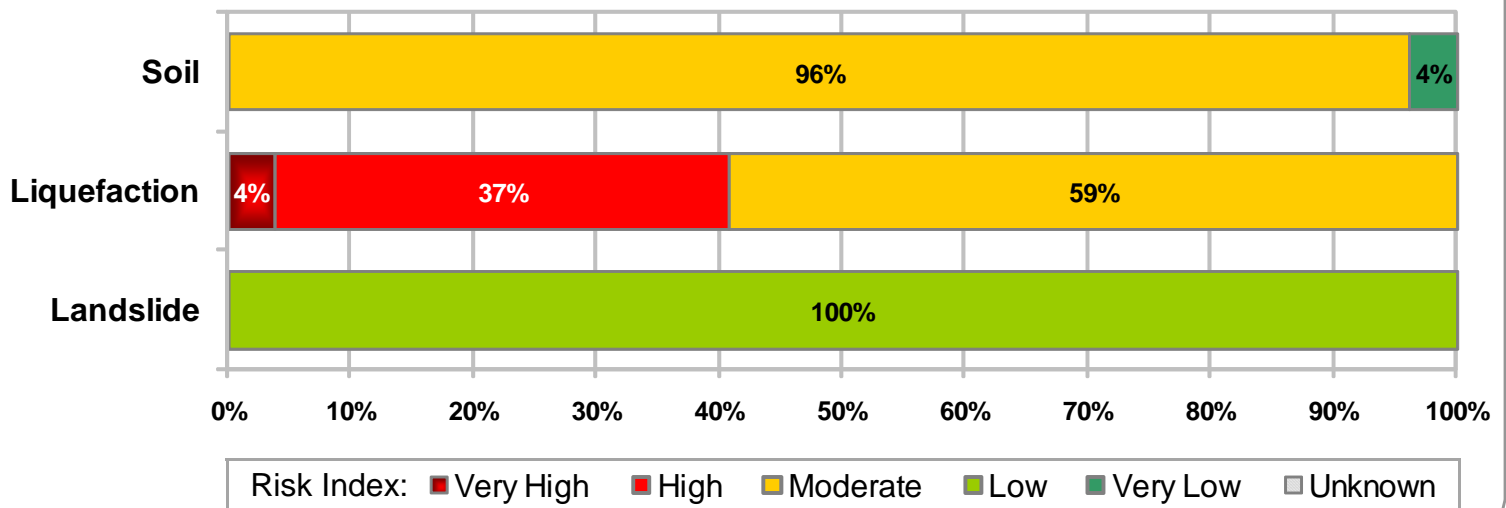
as a Percentage of Total Insurable Value

Construction Type: 85% Year Built: 74%

Occupancy Type: 41% Square Footage: 100%

Geocoding Resolution: 100% Number of Stories: 100%

Key Geographic Hazards as a Percentage of Total Insurable Value



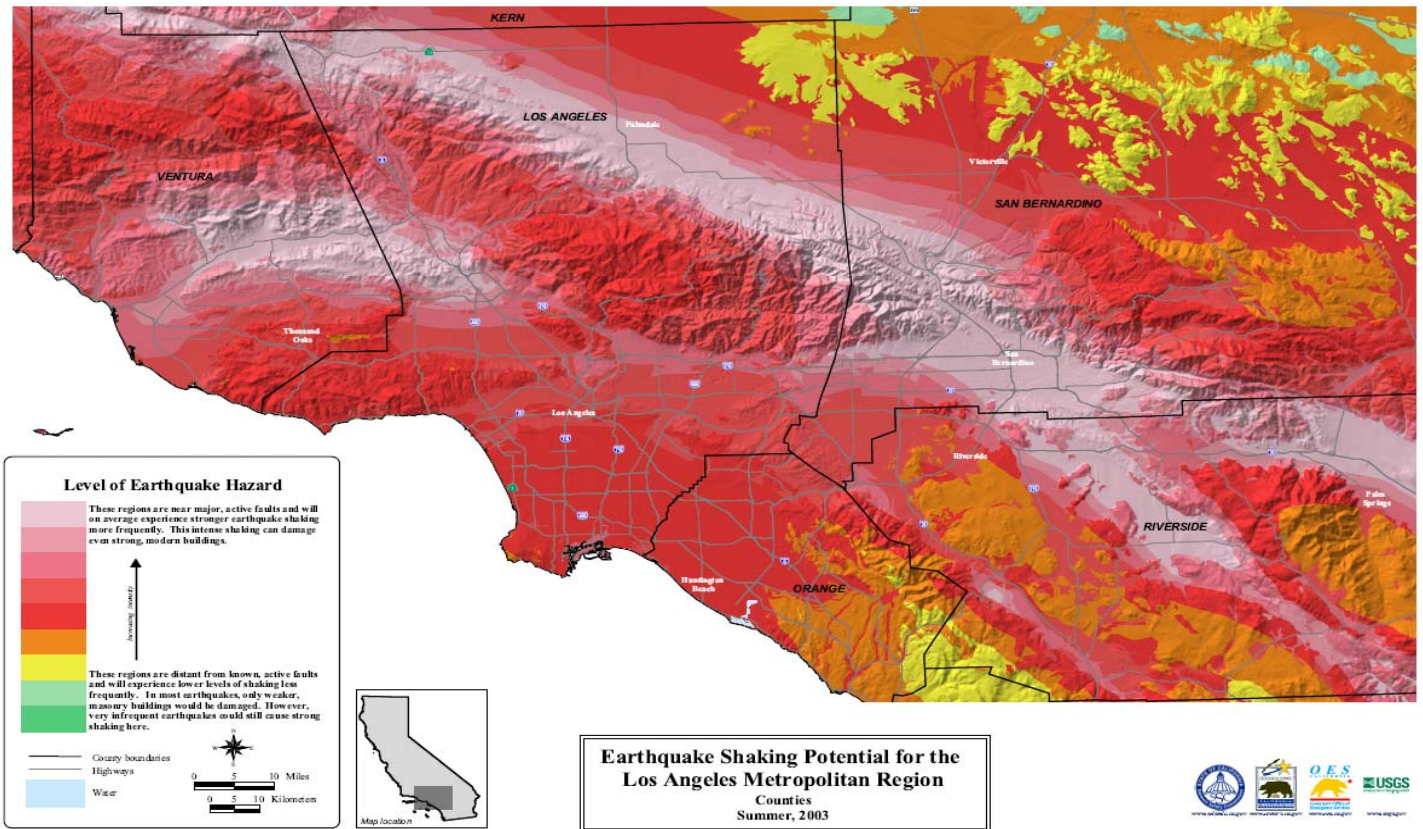
Flood Information*

FEMA Zone	FEMA Zone Description	# of Buildings	Insurable Values
A	In a 100 Year Flood Zone	1	\$27,530,904
B or X500	In a 100-500 Year Flood Zone	1	\$5,252,500
X or C	Outside of a 500 Year Flood Zone	1	\$12,000,000
Unavailable	Flood Hazard Undetermined	1	\$1,750,000

* As a commercial earthquake insurer, ICW Group cannot provide flood coverage in areas designated "high-risk" by the Federal Emergency Management Agency (FEMA). If you own any buildings located in a 100 or 500 year Flood Zone, please consider purchasing flood insurance directly through the National Flood Insurance Program.

> See: <http://www.floodsmart.gov/floodsmart/> or call toll free: (888) 379-9531 for more details.

Seismic Hazard Map



> Source: http://www.seismic.ca.gov/pub/intensitymaps/la_county_print.pdf

Expert Opinion



A state study published on hazard reduction paints a sobering picture of California's earthquake danger. About 62% of the population lives in a zone of high earthquake danger, including 100% of the population of Ventura County, 99% of Los Angeles County and 92% of Riverside County.

> Source: <http://articles.latimes.com/2005/sep/08/local/me-quake8>

> Source: http://en.wikipedia.org/wiki/Loma_Prieta_earthquake

Business Interruption Coverage - Common Pitfalls

The absence of business interruption coverage or the presence of inadequate business interruption coverage is frequently cited as the major cause of insolvency following serious physical property damage.

To check if you are adequately insured, please review your annual financial records with an accountant to determine insurable gross profit.

> To complete a business interruption worksheet, go to: <http://www.icwgroup.com/re/bi.html>

Rebuilding Tips

Rebuilding after a catastrophic event will likely be one of the most difficult challenges you face as a business owner. To ensure a successful recovery, it is vital to be proactive.

> For tips on hiring a qualified contractor, please go to:

<http://www.icwgroup.com/re/dic-contractor>

> For tips on obtaining a good property contract, please go to:

<http://www.icwgroup.com/re/dic-contract-tips>

Top Tips to Enable Quick Recovery

- 1) Back it up - store vital paper and electronic records offsite.
- 2) Be flexible - gas lines, toilet supply lines, fire sprinkler leakage.
- 3) Maintain contact lists - employees, vendors, key contacts.
- 4) Communicate emergency plans before the next event.
- 5) Develop a formal Disaster Recovery Plan.

> For a free disaster planning guide, please go to: <http://icwgroup.com/OFB>

IMPORTANT NOTICE: STATEMENT OF VALUES AND LIMITS OF LIABILITY

The information on this report is used for illustrative purposes only. If you elect to purchase insurance from ICW Group, all matters related to the policy will be governed by the terms and conditions contained within the policy form. It is our goal to provide you with insurance protection and first class service. It is not our role, or the role of any Insurance Agent acting on our behalf, to determine the insurance value of your property or the amount of insurance you should purchase. Our determination of the Statement of Values or the Limit of Liability is not a representation to you that either is adequate for your purposes. We have no duty to make recommendations or representations to you about the Statement of Values or the Limit of Liability, nor does any Insurance Agent have our authority to assume such a duty on our behalf. In the event any such representation is made neither you nor any other insured should rely upon it. You should obtain the advice of an independent Insurance Broker and/or a licensed professional relative to property values to assist you in determining the proper amount of insurance for purposes of the Statement of Values or the amount of any Limit of Liability.