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to pay Mr. [Signature] TP

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23. March.2007.

# PROPERTY EVALUATION

Embassy of the Republic of Kenya

The subject of the evaluation: Real estate property located at 3-24-3  
Yakumo, Meguro-Ku, Tokyo.

Dear Sirs,

I hereby submit you the following report of the survey and the evaluation of  
the above mentioned property.

## 1. Details of the registration

I visited Ministry of Justice, Minato Registration office to get following  
registration information of the property.  
In Japan Tsubo is commonly used as a space measurement term.  
One Tsubo is equivalent to 3.3 m<sup>2</sup> which is the same size of Two Tatami  
floor mats. Please allow me to use this traditional term in this report.

Land registration address: 135-2,137-2,137-3 3-Chome Yakumo,  
Meguro-Ku, Tokyo.

Building registration address: 135-2,137-2 3-Chome Yakumo,  
Meguro-Ku, Tokyo.  
Building No. 135-2

Land space: 135-2; 782 m<sup>2</sup>  
137-2; 278.33 m<sup>2</sup>  
137-3; 135 m<sup>2</sup>

Total 1,195.33 m<sup>2</sup> (362.22 Tsubo)

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## Building space & structure:

Chancery: Steel frame, reinforced concrete, slate covered roof 2 stories  
building with basement, built 16 September 1988.

1F: 303.44 m<sup>2</sup>

2F: 296.09 m<sup>2</sup>

B1F: 99.00 m<sup>2</sup>

Total 698.53 m<sup>2</sup> (211.67 Tsubo)

Residence: wooden, slate covered roof 2 stories building.

4. Present market value around that area.

In spite of the above mentioned public declared value on the basis of 1 January 2007, the real estate market in central Tokyo has become hotter since that time. Somebody calls it semi bubble situation. Therefore it is more practical to know the present market value of the neighboring area for making evaluation.

The following sample property are now in the market around that area.

List of the real estate property for sale now.

Address	Space(m <sup>2</sup> )	Fronting road	Price per Taubo(3.3 m <sup>2</sup> )
3-8-16 Yakumo	124.51 m <sup>2</sup>	North 6m	¥ 3,58 Million
3-10-9 Yakumo	348.34	South 6m	¥2,94 Million
3-31-3 Yakumo	146.84	East 6m	¥3,37 Million
2-10-15 Yakumo	214.77	West 11m	
		North 6m	¥3,84 Million
1-10-7 Yakumo	107.96	West 3.6m	¥3,36 Million(sold)
3-6-27 Jiyugaoka	150.29	South east 4m	¥3,26 Million

(please see exhibit ③)

5. Other considerations.

① In Japan as a general practice of real estate business in case the building has aged over ten(10) years, it shall be considered to be valueless and only the land shall be valued.

According to the registration, the building was constructed 16 September 1988 and has aged almost 20 years now. Therefore we do not evaluate the building.

② Evaluation draw back of the property

(1) The land is surrounded by other buildings shaped like a flag and is not square and the fronting length to the public road is narrow being used as the entrance of the approaching road.

If you like to build the bigger building, you may have limitation of the floor space of the building because of this shape.(please see exhibit ④)

(2) Total land space of 1,195.33 m<sup>2</sup> is too big for the ordinary private Japanese customer to be purchased for their own residence. Usually land space between 100 m<sup>2</sup> to 330 m<sup>2</sup> is more common in the real estate market.

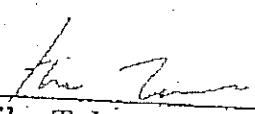
(3) In general the property with leased building is considered to be less valuable than vacant land without building because the buyer who bought such property must pay the compensation for eviction of the lessee, if the buyer likes to use or demolish the building. Moreover some does not like to buy the building occupied by the Embassy due to its diplomatic immunity.

6. Conclusion

Comparing the present market price of the neighboring properties from ¥2.94 Million to ¥3.84 Million per Tsubo which mentioned in the clause 4 and taking consideration of the several points mentioned in the preceeding clause 1 hereby submit you the evaluation price of the said property as follows;

Valuation amount per Tsubo(3.3 m<sup>2</sup>): ¥3 Million  
Total valuation amount : ¥1.09 Billion

Yours sincerely,

  
\_\_\_\_\_  
Hidehiko Takahashi  
Coral Corporation

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