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May 29, 2003

The Honorable Randy "Duke" Cunningham
U.S. House of Representatives
2350 Rayburn House Office Building
Washington, DC 20515-0550

RE: Completion of State Route 56

Dear Congressman Cunningham:

One of San Diego's key transportation infrastructure projects that would greatly benefit from your continued support is the completion of the missing State Route 56 (SR-56)/Interstate 5 (I-5) freeway connectors in Carmel Valley. This transportation infrastructure is critical to improving traffic flow in the Carmel Valley region, and is especially important to those of us who operate businesses and live in this community. American Assets, Inc. owns and manages over 500,000 square feet of commercial real estate in the Carmel Valley area.

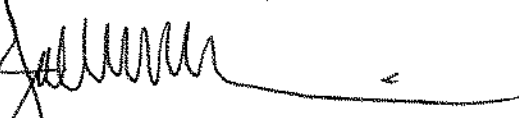
Once completed, SR-56 will create an invaluable link between Interstates 5 and 15. However, motorists traveling west on SR-56 will be forced to use local roads in Carmel Valley to access I-5 North, and motorists exiting I-5 south will be forced to use those same local roads to access SR-56 East. This will result in congestive surface traffic, potential increases in traffic delays due to accidents, and additional wear-and-tear to local roads from increased traffic volume.

Failure to secure funding and complete this project also will affect San Diego's housing shortage. There are approximately 6,500 housing units slated for construction in the communities adjacent to the SR-56, including more than 1,000 affordable homes. However, development of these homes will be delayed until the connectors are completed, dramatically at a time when the demand for new housing continues to increase at an unprecedented pace.

Securing funding for the completion of the SR-56/I-5 connectors is a top priority among local business leaders. I encourage your continued efforts to secure funds for the missing SR-56 connectors.

Sincerely,

AMERICAN ASSETS, INC.



John Chamberlain
Chief Executive Officer