

Exhibit 2

Appraisal Summary Sheets

REAL PROPERTY VALUATION SERVICES, INC.
REAL ESTATE APPRAISERS & CONSULTANTS

January 18, 2003

Mr. Nicholas Messina
The School Board of Broward County, Florida
600 S.E. 3rd Avenue, 14th Floor
Ft. Lauderdale, Florida 33301

Dear Mr. Messina:

As requested, I have made an appraisal of the 17.23 acres of vacant land located at 28xx N. Palm Avenue in Cooper City, Florida 33024.

Since this appraisal report is made subject to the Contingent and Limiting Conditions contained herein, it is imperative that any concerned parties in possession of this report be thoroughly familiar with each of these limiting conditions. Portions of the subject parcels are improved with several structures. The appraisal assignment is to value the site "as vacant" with no value given to the improvements. The assignment is to develop multiple estimated values which divide the 17.23 acres into three parcels. These parcels will be referred to as Parcels #1, #2 & #3 throughout this report. The assignment is to estimate values based on (1) "as is" (vacant land) and as presently zoned A-1, Agricultural Use; and (2) "most probable use" OP, Office Park District. The subject property is presently zoned A-1, Agricultural Broward County. Therefore, any rezoning scenario will require zoning changes which comply with Cooper City zoning codes. The value and analysis are prospective values subject to a future event occurring (rezoning). We have no opinion as to the likelihood of this happening. The value stated under rezoning is valid if it happens. We have made no deduction for the time and cost involved in the rezoning. See discussion found in the zoning section of this report.

Based on an inspection of the subject property & surveys described within this report and an analysis of pertinent market data, the estimated market value of the subject property "as is" as of January 12, 2006 is:

FOUR MILLION TWO HUNDRED SEVENTY FIVE THOUSAND DOLLARS
(\$4,275,000)

The individual parcels are broken down as follows:

Parcel #1	\$3,300,000
Parcel #2.*	\$ 225,000
Parcel #3	\$ 750,000

*Parcel #2 is valued as part of the whole only. The value stated is not valid by itself, since the parcel is such an odd-shaped piece that it could not be developed, but could only be used for ingress and egress.

Based on an inspection of the subject property & surveys described within this report and an analysis of pertinent market data, the estimated market value of the subject property "as vacant" and approved for commercial use as of January 12, 2006 is:

SIX MILLION THREE HUNDRED TWENTY FIVE THOUSAND DOLLARS
(\$6,325,000)

The individual parcels are broken down as follows:

Parcel #1	\$4,600,000
Parcel #2.*	\$ 525,000
Parcel #3	\$1,200,000

*Parcel #2 is valued as part of the whole only. The value stated is not valid by itself, since the parcel is such an odd-shaped piece that it could not be developed, but could only be used for ingress and egress.

The following report contains the necessary information and valuation approaches used to support my estimate of value. To the best of my knowledge, this report conforms to the appraisal guidelines of U.S.P.A.P

Respectfully submitted,



Robert E. Transue, MAI
State Certified General #RZ0000364
President

RET:dt