

Exhibit 2

Appraisal Summary Sheets

HINTON & ASSOCIATES, INC.
APPRAISERS • CONSULTANTS

ROBERT T. HINTON, MAI, SREA

State-Certified General Appraiser
License No. RZ 0000551

October 1, 2004

OVER 25 YEARS IN
FORT LAUDERDALE
1040 BAYVIEW DRIVE SUITE 425
FORT LAUDERDALE, FLORIDA 33304
(954) 565-0451 • (954) 564-2661
FAX (954) 565-5243

Mr. Nicholas Messina
Property Coordinator
The School Board of Broward County, Florida
600 Southeast Third Avenue, 14th Floor
Ft. Lauderdale, FL 33301

RE: Appraisal of 11.41± acres of vacant land located at the Southwest Quadrant of
University Drive and Trails End, Parkland, Broward County Florida.

Dear Mr. Messina:

Pursuant to your request, I have inspected the above referenced property and prepared a Self-Contained Appraisal Report in accordance with your request. The purpose of the appraisal is to estimate the market value of the fee simple title of the subject property as of September 24, 2004. Market Value is defined in the body of this report.

The attached Self-Contained Appraisal Report describes my method of approach and contains data, which was deemed essential to support the estimate of value. It has been prepared in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practices of the Appraisal Foundation for a Self-Contained Appraisal Report. The attached Self-Contained Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (a) of the Uniform Standards of Professional Practice and the Appraisal Review Standards for The School Board of Broward County, Florida.

To develop this opinion of value, the appraiser performed a complete appraisal process, as defined by the Uniform Standards of Professional Practice. This means that no departures from Standard 1 were invoked. All approaches to value were considered in this appraisal assignment with principal emphasis on the Sales Comparison Approach to Value.

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Mr. Nicholas Messina, Property Coordinator

It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering, which may be required to discover them.

As of the date of this report, I have completed the requirements under the continuing education program of the Appraisal Institute. This appraisal was developed in compliance with SR 1-2(g)(h) and SR 2-2(b)(x) of USPAP.

The estimated exposure time is eighteen months and the estimated marketing time is twelve months.

Therefore, the estimated market value for the subject property, subject to the assumptions and limiting conditions attached as of September 24, 2004 is estimated as follows:

**FIVE MILLION NINE HUNDRED SIXTY FOUR THOUSAND TWO HUNDRED
FORTY DOLLARS**
(\$5,964,240)

Submitted with this letter is a Self-Contained Appraisal Report containing information and exhibits pertinent to the subject property. Thank you for the opportunity of serving you.

Respectfully submitted,
HINTON & ASSOCIATES, INC.



Robert T. Hinton, MAI, SREA
President, State Certified General Appraiser
License No. RZ 551

AUTREY APPRAISALS, Inc.

October 8, 2004

Mr. Nicholas Messina, Planning Specialist
The School Board of Broward County
600 SE 3rd Avenue, 14th Floor
Fort Lauderdale, FL 33301

RE: MPG Parkland/School District site
11.41 acres of vacant land
SWQ of Trails End Road and University Drive
Parkland, FL 33076
(Appraiser File #04-0906)

Dear Mr. Messina:

As you requested, I made the necessary investigation and analysis to form opinions of value for the above referenced property. The accompanying Self-Contained Report fully describes this Complete Appraisal Assignment.

The subject site is intended to represent 11.41 acres out of a 17.46 acre site. The parcel will be an irregular shape behind Walgreens and some outparcels. The site is level and slightly below street grade. Some fill will be required in building areas. The site has frontage and one ingress/egress on two-lane University Drive and one ingress/egress from two-lane Trails End. No traffic counts are reported.

To assist the School Board of Broward County in decision making, this appraisal provides an estimate of real estate value "as is" for the property's fee simple estate.

After thorough investigation and analysis, I estimate market value of the property in "as is" condition as of October 1, 2004, is:

FIVE MILLION NINE HUNDRED THOUSAND DOLLARS
(\$5,900,000)

The accompanying appraisal report contains four major parts: (1) an introduction with important background information about this assignment; (2) presentation of subject data; (3) analyses and value conclusions; and (4) addenda including the certification as well as the assumptions and limiting conditions affecting the value estimations.

Mr. Messina

October 8, 2004

This appraisal is premised upon the Assumptions and Limiting Conditions presented within the appraisal. No part of this report is valid or to be relied upon unless it is a part of and joined together with the balance of the report.

Thank you for this opportunity to assist in meeting your appraisal needs.

Respectfully submitted,

AUTREY APPRAISALS, Inc.

A handwritten signature in cursive script, appearing to read "Terry L. Autrey".

Terry L. Autrey, MAI

State-Certified General Appraiser #RZ823