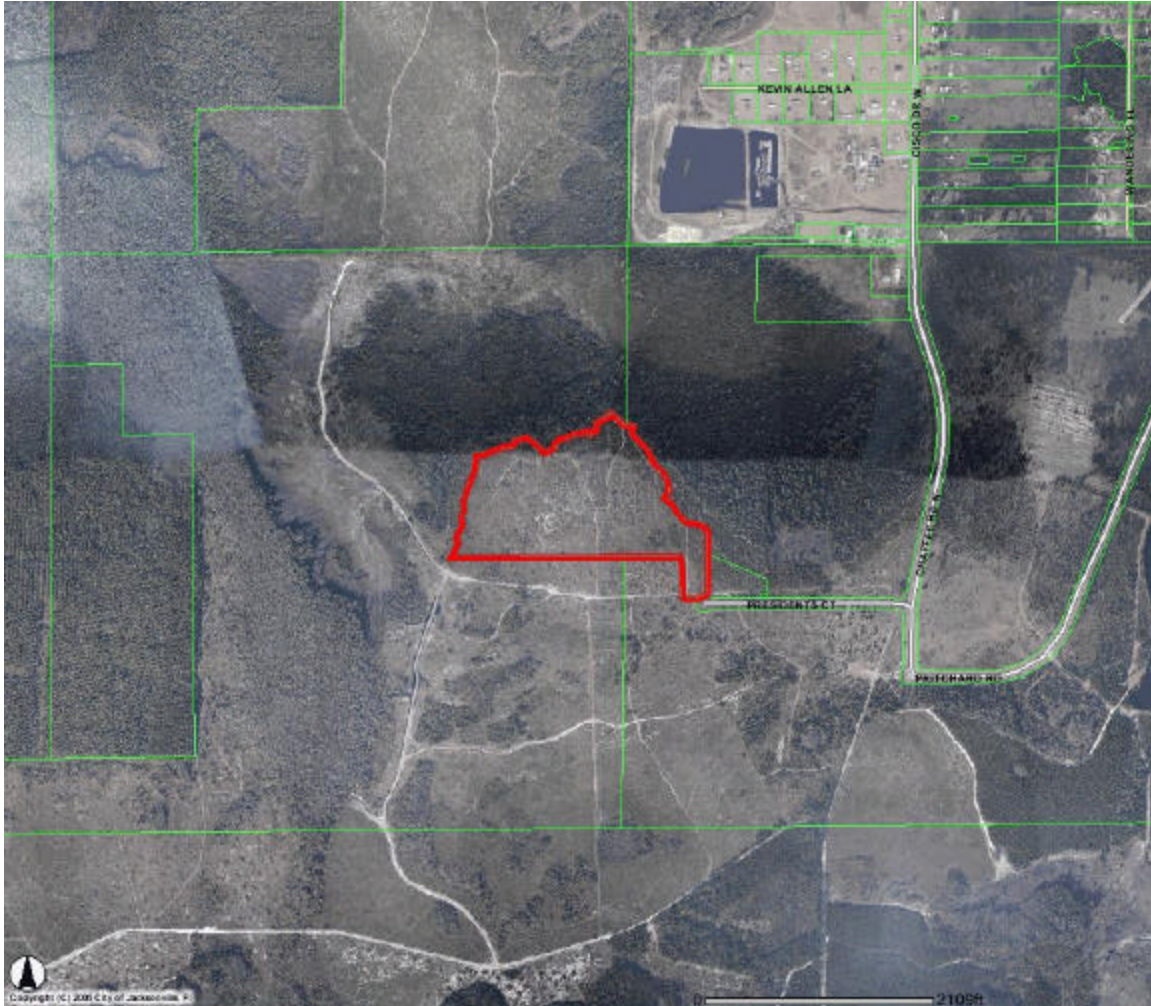


COMPARABLE LAND SALES SUMMARY TABLE

No.	Location	Sale Date	Price	Size in Acres	Price/ Acre
1.	Pickettville Road	03/03	\$275,000	11.780	\$23,345
2.	Presidents Court	03/04	\$1,300,000	50.020	\$25,990
3.	Dennard Ave.	10/04	\$153,800	4.360	\$35,275

Land Sale No. 2



Property Identification

Record ID	19
Property Type	Industrial, Industrial Vacant
Property Name	Standard Precast Land
Address	Presidents Court, Jacksonville, Duval County, Florida 32219
Location	North side of Presidents Court at its most westerly extension west of Chaffee Road North
Tax ID	001354 9000
Planning District	Northwest

Sale Data

Grantor	Southern Region Industrial Realty, Inc.
Grantee	Standard Precast, Inc.
Sale Date	March 18, 2004
Deed Book/Page	11703/855
Property Rights	Fee Simple
Conditions of Sale	Arms Length
Financing	Cash to Seller
Verification	Richard Brown, Purchasing agent & Manager of Standard Precast Plant; 904-268-0466, March 18, 2004; Other sources: Public Records, Confirmed by Carl Moody
Sale Price	\$1,300,000
Cash Equivalent	\$1,300,000

Land Data

Zoning	PUD, Planned Unit Development
Topography	Generally Level, few low spots
Utilities	None
Shape	Irregular

Land Size Information

Gross Land Size	50.020 Acres or 2,178,871 SF
Useable Land Size	48.020 Acres or 2,091,751 SF
Unusable Land Size	2.000 Acres or 87,120 SF
Front Footage	25 ft Presidents Court

Indicators

Sale Price/Gross Acre	\$25,990
Sale Price/Gross SF	\$0.60
Sale Price/Useable Acre	\$27,072
Sale Price/Useable SF	\$0.62

Remarks

This property was purchased for use by the precast company mentioned as grantee for a concrete precasting fabrication and assembly plant. The site has good access via a two lane road (Presidents Court) connecting to an east-west arterial connector known as Pritchard Road, which is a four lane highway. The site has no exposure to traffic. No utility connections were available to the site. 2 Acres of this site was low or wet. Subsequent this sale the precast concrete fabrication plant was constructed.