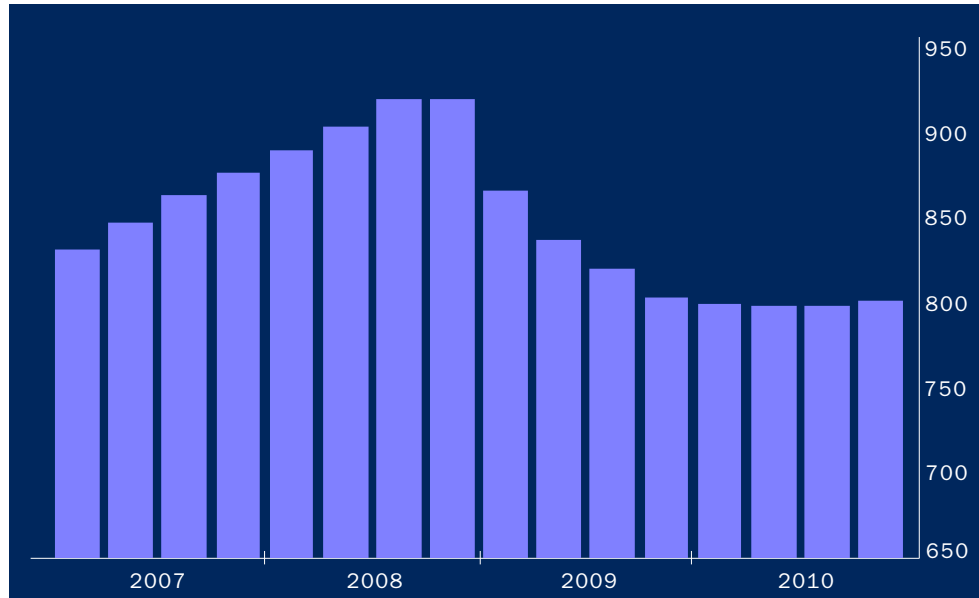




TURNER BUILDING COST INDEX

“The Fourth Quarter Forecast reflects increasing commodity and materials prices being offset by extremely competitive market conditions. This is resulting in construction costs remaining substantially unchanged from the previous quarter.”

Karl F. Almstead
Vice President



Quarter	Index	▲ %
4th Quarter 2010	801	0.38
3rd Quarter 2010	798	0.00
2nd Quarter 2010	798	-0.13
1st Quarter 2010	799	-0.50

Year	Average Index	▲ %
2010	799	-4.0
2009	832	-8.4
2008	908	6.3
2007	854	7.7
2006	793	10.6
2005	717	9.5
2004	655	5.4
2003	621	0.3
2002	619	1.0
2001	613	3.0
2000	595	4.4
1999	570	3.8
1998	549	4.6

Turner's Building Cost Index is determined by the following factors considered on a nationwide basis: labor rates and productivity, material prices and the competitive condition of the marketplace.