

Evaluation of
Redevelopment Potential
For
ConAgra Site
Huron, Ohio



Prepared by Pizzuti Solutions and Danter Company for the City of Huron

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A. INTRODUCTION

Pizzuti Solutions was retained in May 2008 to complete a study regarding the potential for redevelopment of the property commonly referred to the 'ConAgra' site in Huron, Ohio. The 19.55-acre site is a peninsula that juts into the mouth of the Huron River between state Route 6 to the south and Lake Erie to the north. A massive grain elevator has been located at the site for decades. The site includes a deep-water dock for cargo ships that used to load and offload grains for distribution throughout the Great Lakes region and beyond. The site was also served by rail, but those rail lines have recently been removed.

The ConAgra site is one of the most interesting and unique properties along the shores of Lake Erie. The site offers distinctive views of the City of Huron's boat basin and amphitheatre; is near river marinas further inland; and has the desired qualities of a sheltered cove that is ideal for small and large vessels alike. Nearly island-like in nature, the peninsula could be the largest undeveloped land-mass of its kind within any Ohio north coast community.

The ConAgra site has also been a highly visible landmark in the Huron area for several generations, with the grain elevator and silos rising high above the treetops as an imposing feature between Sandusky and Vermillion. The elevator was formerly emblazoned with the "Pillsbury" logo as a readily visible icon for boaters and travelers as they arrived in the City of Huron. The former grain warehouse adjacent to the elevator and silos is also an imposing brick structure that sits stately upon the center of the peninsula despite its vestiges of agricultural commerce.



View looking south from entrance to Huron River.

The eventual consolidation of grain elevators throughout the Midwest spelled the end of ConAgra's need of the property, which was eventually donated to the State of Ohio. The Ohio Department of Natural Resources is now in the process of developing a boat-launch area on the southern portion of the site adjacent to state Route 6. The boat launch will service boats entering and exiting the Huron River on their way to and from Lake Erie. The launch will have

parking spaces for 150 cars/trailers on approximately 8.5 acres. The state has subsequently given the remaining 11+ acres at the northern tip of the peninsula to the City of Huron for its use or development.

Discussions regarding the re-use of the ConAgra site have been at the forefront of local issues for several years. The discussions became particularly vigorous since part of the site was given to the city and plans were initiated for the boat launch on the portion of land retained by ODNR. At the time of the writing of this report in September/October, 2008, plans for the boat launch had been submitted to ODNR for review/approval. It is expected that construction for the boat launch area will proceed in 2009. Demolition of some components, including an outdated office building and water tower, has already occurred.



View looking southeast from Huron Boat Basin to future ODNR boat launch on west bank of site.

Since the research for the potential re-use of the site began in the spring of 2008, market conditions have become extremely difficult for any type of commercial development. The prospects for immediate re-development of a challenging site such as ConAgra, have become especially challenging. What was once a favorable lending market for creative developments in early 2008 has become a market of immense turmoil and uncertainty. While this report will make recommendations for proceeding with plausible steps for redevelopment of the ConAgra site, these recommendations must be viewed against the backdrop of the current economic climate affecting Ohio, the United States and the rest of the world.

However, the time may be perfect for planning a future development at the ConAgra site and preparing the property for the return of favorable market conditions.

B. METHODOLOGY

Pizzuti Solutions and the Danter Company frequently partner to complete community research projects. The Pizzuti Companies have more than 32 years of at-risk development experience in the areas of industrial, office, retail, residential, mixed-use, recreational, entertainment/arena, educational and public facility uses.

Additionally, the Pizzuti Solutions division staff has more than 125 years of collective experience in public positions such as city managers, development directors, city planners, recreation managers, safety service directors, communications managers, and financial officers. The Solutions staff fully understands the components necessary to achieve meaningful and economically successful development projects.

The Danter Company has been a nationally recognized leader for more than three decades in conducting market research related to residential, commercial and mixed-use projects. The company has been utilized by hundreds of communities and private development companies to obtain the necessary data needed before “go/no-go” project decisions are made.

The methodology used in our studies is centered on four analytical techniques: the Competitive Market Area (CMA) principle; a 100% data base; the application of data generated from supplemental proprietary research; and collection of pertinent information through direct interview with area residents and leaders.

The Competitive Market Area (CMA) – The CMA is the specific geographic which contains residential/commercial development likely to be considered by potential homebuyers/consumers as an alternative if the subject site was not developed.

Survey Data Base – Our surveys employ a 100% data base. In the course of the study, our field analysts survey not only the developments within a given range of price, amenities, or facilities, but all conventional developments within the CMA.

Proprietary Research – The Danter Company conducts a number of ongoing studies, the results of which are used as support data for our conclusions. Danter maintains a data base of more than 1,500 communities, with each development cross-analyzed by rents, unit and project amenities, occupancy levels, rate of absorption, and rent/value relationships.



Direct Interviews – Our team visits the community many times on different days of the week and eats in its restaurants, shops in its stores and visits its attractions. Capturing the ‘feel’ of the community through its traditions, historical perspectives and resident opinions is vitally important for putting the collected data into a proper perspective.

This study represents a compilation of data gathered from various sources, including the properties surveyed, local records, and interviews with local officials, real estate professionals, and major employers, as well as secondary demographic material. Although we judge these sources to be reliable, it is impossible to authenticate all data. The analyst does not guarantee the data and assumes no liability for any errors in fact, analysis, or judgment.

The secondary data used in this study are the most recent available at the time of the report preparation.

A complete analysis of a residential and commercial market requires several considerations, including field surveys of retail centers and freestanding retail, for-sale condominiums, and area lodging. We also complete an analysis of the area economy and demographics.

Field Survey – To analyze the redevelopment potential of the site, three field surveys were completed:

- Survey of retail facilities including total square feet, year built, type of establishment, and vacancy rates.
- Survey of for-sale condominiums. This survey includes sales prices, unit and project amenities, and sales rates.
- Survey of competitive lodging facilities.

Area Housing and Commercial Analysis – We have conducted an analysis of housing and commercial demand that includes a study of support by both growth and internal mobility. Further, we have analyzed existing housing using the most recent census material.

Economic Analysis – Major employers, utilities, banks, savings and loans, and media that serve the area are listed in the study. The information gathered has been used to create a Community Services map showing school, shopping, and employment areas in relation to the proposed site.



Demographic Analysis – The study includes an analysis of social and demographic characteristics of the area, and a description of the area economy that includes income and employment trends.

Recommendations – This section of the study considers project development and includes support by total square feet, price range, number of supportable units, and unit mix. Recommendations are made based on the analysis of these factors.

In our field surveys, we have attempted to survey 100% of all condominium units, retail, and lodging development. Since this is not always possible, we have also compared the number of units surveyed with the number of multifamily housing starts to establish acceptable levels of representation. All developments included in the study are personally inspected by a field analyst directly employed by The Danter Company, Incorporated.

The objective of this report is to gather, analyze, and present as many market components as reasonably possible within the time constraints agreed upon. The conclusions contained in this report are based on the best judgments of the analysts; we make no guarantees or assurances that the projections or conclusions will be realized as stated. It is our function to provide our best effort in data aggregation, and to express opinions based on our evaluation. In short, we look at demographic and economic trends, local attitudes and market realities that act as predictors for future economic success. After analyzing and interpreting the market data and community/market attitudes, we develop a set of recommendations that will enable our clients to make informed decisions about how they best should proceed in executing steps for success.

Although this report represents the best available attempt to identify the current market status and future market trends, it must be noted that most markets are continually affected by demographic, economic, and developmental changes. Further, this analysis has been conducted with respect to a particular client's development objectives, and consequently has been developed to determine the current market's ability to support those objectives. For these reasons, the conclusions and recommendations in this study are only applicable only to the proposed site herein and only for the potential uses for the site as described to us by the client. Use of the conclusions and recommendations in this study by any other party for any other purpose may compromise the analysis and is strictly prohibited unless otherwise specified in writing by Pizzuti Solutions and the Danter Company, Incorporated.



C. THE SUBJECT SITE

Huron, Ohio is approximately 8 miles southeast of Sandusky, Ohio on US Route 6 in Erie County. The city is located in primarily a rural area but is also a seasonal tourist area because of its immediate access to Lake Erie and many nearby amusements and attractions.

The study site, commonly referred to as 'ConAgra,' is immediately north of Cleveland Road (US Route 6) and 0.3 mile east of Huron Street at the mouth of the Huron River. The site is flat, level, and surrounded by water on three sides.

The proposed site provides easy access to all Huron community services as well as employment and shopping in Sandusky.

North

The site is immediately bordered by Lake Erie to the north. To the north/northwest are the Huron Boat Basin and Amphitheatre south of Main Street. Rivers Edge Inn, Riverview Lanes bowling alley and café, Huron Bait and Supplies, and Main Street Beach and Lighthouse all border Main Street and extend 0.9 mile to Lake Erie.

South

Cleveland Road (US Route 6) borders the site immediately to the south. Great Lakes Diesel, Incorporated and Dockage Storage border Cleveland Road to the south along River Road. Flat undeveloped land extends beyond 0.3 mile to the Erie County Environmental Services and Huron Basin Wastewater Treatment Plant. Further south are scattered single-family homes; Latanick Equipment, Incorporated; Lakeway, Kuffels Place II; Enderle Family Farm; McMillen Cemetery; Gebelle Nursery; and ICI Paints Huron Facility, bordering River Road and extend 1.4 miles to state Route 2.

East

A shipping harbor borders the site immediately to the east, followed by Huron Lime, Incorporated along Meeker Avenue. Farther to the east are single-family homes extending 0.2 mile to Tiffin Avenue. Ken's Body Shop, Berardi's Restaurant, Commerce Plaza, Pro Eye Care, and single-family homes border Cleveland Road (US Route 6) to the east. Also, a major retail thoroughfare in Huron, extends 0.4 mile to Berlin Road. East of Berlin Road, along Cleveland Road, are Marconi's Italian Restaurant, Shell Gasoline, Fireland Montessori Academy, and the Chaska Beach Housing Complex, established in 1942.



West

To the west are Lighthouse Real Estate, the Gull Motel, Pied Piper Drive In, and Artino Ford bordering Cleveland Road (US Route 6) extending 0.3 mile to Huron Street. The Huron Yacht Club borders Huron Street along the Huron River. Beyond, are Virginia Rose and Company, First Merit Bank, US Post Office, Pabodie Design Studios, i5's Food Drink and Entertainment, and Family Eye Care Center border Main Street. St. Peter Elementary School, BP, Mickey Mart, Domino's Pizza, Donut Shop, Mesenburg Creative Catering, and single-family homes border Cleveland Road and extend 0.2 mile to Williams Street.





D. THE COMPETITIVE MARKET AREA (CMA)

Basic to this study is the application of the Competitive Market Area (CMA) approach to area analysis and development. Each CMA is separated from adjacent market areas by natural and manmade barriers such as rivers, freeways, railroads, major arteries, or a marked difference in the socioeconomic makeup of a neighborhood or area. This methodology has a significant advantage over radial analyses that often do not consider these boundaries.

The CMA of the subject site has been determined by:

- Interviews conducted with area apartment managers, real estate agents, planners, city officials, and area developers
- A demographic analysis
- An analysis of mobility patterns
- Personal observations of the field analyst
- Proximity to the site

The Huron Competitive Market Area includes the city of Huron and the northern areas of Sandusky, Vermillion, Huron Township, Berlin Township, and Vermillion Township. Specifically, the Residential CMA is bounded by Lake Erie to the north, Erie County limits to the east, the Ohio Turnpike to the south (state Route 2 in Sandusky), and US Highway 250 and US Highway 2 to the west.

The Residential and Lodging Competitive Market Areas generally include Huron and the northern areas of Sandusky, Vermillion, Huron Township, Berlin Township, and Vermillion Township.

The Retail/Restaurant CMA is delineated based on drive time. Given the current mobility patterns in the area, existing retail establishments, and the site's accessibility, we have analyzed the retail/restaurant market potential based on a 10-minute drive time.

The following analyses have been conducted to identify market potential for the subject property:



Analysis of marina markets, including:

- Boat capacities of marinas
- Typical boat size accommodated
- Nearby food/beverage/restaurants
- Pavilion events

Analysis of area economics/demographics, including:

- Population and household trends
- Age of population
- Household incomes
- Consumer spending patterns
- Employment growth

Commercial demand factors, including:

- Development trends, competition
- Competitive Market Area
- Interviews with area realtors/developers

Lodging demand factors, including:

- Competing facilities and their relationship to the proposed site
- An analysis of traffic patterns
- Population, employment, commercial, and service concentrations
- Interviews with major area businesses
- Personal observations of the analyst

Area housing demand factors, including:

- Building permit activity
- Condominium closings by area and price point

Site characteristics, strengths and weaknesses

- Appropriateness of the site for development type

These factors, and others, are considered within the overall market evaluation for the proposed redevelopment and the correlated to the 'on-the-ground' interaction with members of the community. Development potential is further assessed based on prior research experience with other mixed-use developments in similar communities nationwide.



The following table provides a listing of the community services that impact the proposed site:

FACILITY/SERVICE	NAME/DESCRIPTION	DISTANCE FROM SITE	DIRECTION
MAJOR HIGHWAYS	US ROUTE 6 STATE ROUTE 2	0.1 MILE 1.5 MILES	SOUTH NORTHWEST
POLICE	HURON CITY POLICE DEPARTMENT	0.6 MILE	WEST
FIRE	HURON FIRE DEPARTMENT	0.6 MILE	WEST
SCHOOLS: ELEMENTARY MIDDLE HIGH	ST. PETER MC CORMICK HURON	0.3 MILE 0.9 MILE 1.1 MILES	WEST NORTHWEST NORTHWEST
CONVENIENCE STORE	SHELL GASOLINE MICKEY MART	0.4 MILE 0.4 MILE	EAST WEST
GROCERY/SUPERMARKET	DRUG MART CORNELL'S	0.3 MILE 0.3 MILE	EAST EAST
SHOPPING MALL/CENTER	COMMERCE PLAZA	0.3 MILE	EAST
EMPLOYMENT CENTERS/ MAJOR EMPLOYERS	COMMERCE PLAZA CITY OF HURON CEDAR POINT FIRELANDS COLLEGE	0.3 MILE 0.4 MILE 6.3 MILES 3.9 MILES	EAST WEST NORTHWEST WEST
RECREATIONAL FACILITIES	RIVERVIEW LANES THUNDERBIRD HILLS LAKE ERIE	0.9 MILE 3.1 MILES 0.1 MILE	NORTHWEST SOUTHWEST NORTH
PHYSICIANS	KETZERTIS KARL M. MD	0.6 MILE	SOUTHWEST
SENIOR CENTER	PUT-IN-BAY SENIOR CENTER	3.2 MILES	NORTHWEST
BANKS	FIRST MERIT BANK CITIZENS BANK	0.5 MILE 0.3 MILE	WEST EAST
POST OFFICE	US POST OFFICE	0.6 MILE	WEST
LIBRARY	HURON PUBLIC LIBRARY	0.7 MILE	WEST

Major Employers

Major employers in the Huron area are:

- Cedar Point
- BGSU Firelands Regional Campus
- ACH, LLC (formerly Visteom & Ford)
- Delphi Automotive



- County of Erie
- Lear Seating
- Ohio Veterans Home
- Sandusky City Schools
- Kalahari Resort

Total employment in Erie County was 27,501 in 1998 and 27,401 in 2007, a 0.4% decrease. Many area residents commute to Sandusky for employment.

Religion and Schools

Most major denominations are represented. School facilities in the Huron City School District include one elementary school, one middle school, and one senior high school. There are two vocational schools in the area. Bowling Green State University-Firelands is in the area.

Utilities

Electric service is provided by Municipal Electric or Ohio Edison/First Energy. Gas service is provided by Columbia Gas of Ohio. Water service is provided by the City of Huron. Sewer service is provided by Erie County. Telephone service is provided by Verizon.

Media

Newspapers Circulated in the Site Area

NEWSPAPER	CITY OF ORIGIN	FREQUENCY OF PUBLICATION
<i>Sandusky Register</i>	Sandusky	Daily
<i>The Morning Journal</i>	Lorain	Daily
<i>Norwalk Reflector</i>	Norwalk	Daily
<i>Huron Home Town News</i>	Huron	Weekly

Television: WGGN, WMFD, W41AP are local stations. Others are received from Sandusky with major networks broadcast from Cleveland and Toledo. Cable television is available.

Primary radio: WKFM, WGGN, WNZN, WLKR, WXKR, WFRO, WCLV, and WNRR broadcast locally. Others are received from Sandusky, Toledo, Cleveland and Detroit.



E. DEMOGRAPHIC AND ECONOMIC FACTORS

Population and household growth rates, household size and income, employment growth, and infrastructure improvements are important considerations when determining support for residential and commercial development. We have reviewed these factors for the CMA. Additionally, demographic data for the area are compared to the City of Huron and Erie County.

Data generated for this section are derived primarily from ESRI, Incorporated – a nationally recognized demographic research firm. Additional data specific to Huron and Erie County are within Demographics Section of this report.

Population and Household Growth

Overall, the population bases in the CMA, Huron, and Erie County have seen slight decreases since 2000 and are expected to see slight reduction through 2013. However, the number of households has actually risen slightly in the CMA, Huron and Erie County and should continue to hold steady or increase slightly through 2013. These two demographics may indicate that the number of persons per household is declining slightly, perhaps due to the loss of recent high school graduates and young families.

POPULATION GROWTH CMA, CITY OF HURON, AND ERIE COUNTY

POPULATION	CMA	CITY OF HURON	ERIE COUNTY
2000 CENSUS	61,626	7,958	79,551
2008 ESTIMATED	61,293	7,810	79,347
CHANGE 2000-2008	-0.5%	-1.9%	-0.3%
2013 PROJECTED	61,011	7,737	79,065
CHANGE 2008-2013	-0.1%	-0.9%	-0.6%

Sources: 2000 Census, and ESRI



**HOUSEHOLD GROWTH
CMA, CITY OF HURON, AND ERIE COUNTY**

POPULATION	CMA	CITY OF HURON	ERIE COUNTY
2000 CENSUS	25,049	3,315	31,727
2008 ESTIMATED	25,627	3,326	32,557
CHANGE 2000-2008	2.3%	0.3%	2.6%
2013 PROJECTED	25,782	3,325	32,790
CHANGE 2008-2013	0.6%	0.0%	0.7%

Sources: 2000 Census, and ESRI

Income and Net Worth

For the purpose of this analysis, the net worth of a household represents total assets less liabilities. Household income represents dollars received by all household members during a one-year time period.

Households in the City of Huron have household incomes and net worth substantially higher than the Residential CMA and Erie County. The median net worth of households in the City of Huron is 75% higher than the level of median net worth for the CMA.

**INCOME AND WEALTH
CMA, CITY OF HURON, AND ERIE COUNTY
2000 AND ESTIMATED 2008**

MARKET AREA	MEDIAN HOUSEHOLD INCOME			2008 MEDIAN NET WORTH
	2000	2008	PERCENT CHANGE	
RESIDENTIAL CMA	\$40,781	\$51,507	26.3%	\$107,021
CITY OF HURON	\$52,587	\$65,472	25.0%	\$188,283
ERIE COUNTY	\$42,767	\$54,202	26.7%	\$125,021

Source: ESRI



Employment Factors

Following are estimated employment data for Huron, the CMA, and Erie County, Ohio. ESRI bases its estimates on the most recent data available from the Bureau of Labor Statistics and from the Census Bureau's County Business Pattern files.

2008 WORKPLACE POPULATION DISTRIBUTION BY MAJOR EMPLOYMENT SECTORS CMA, CITY OF HURON, AND ERIE COUNTY

MARKET AREA	EMPLOYMENT SHARE BY SECTOR		
	SERVICES	MANUFACTURING	RETAIL TRADE
RESIDENTIAL CMA	48.8%	13.5%	19.8%
ERIE COUNTY	44.5%	17.8%	18.6%
CITY OF HURON	42.5%	22.6%	17.4%

The City of Huron has a higher employment base within the manufacturing sector than that of the CMA and Erie County.

The employment base in Erie County has remained relatively stable over the past 10 years. The unemployment rate in Erie County, however is 8.1%, 1.4 percentage points above that of Ohio (6.7%).



**EMPLOYMENT AND UNEMPLOYMENT RATES
ERIE COUNTY, OHIO
1998 - 2008***

YEAR	EMPLOYMENT	UNEMPLOYMENT RATE	
		ERIE COUNTY	OHIO
1998	27,501	8.40%	4.30%
1999	27,853	7.50%	4.30%
2000	29,041	5.40%	4.00%
2001	28,726	6.00%	4.40%
2002	28,173	7.10%	5.70%
2003	27,826	7.70%	6.20%
2004	27,566	7.80%	6.10%
2005	27,885	7.60%	5.90%
2006	27,901	7.30%	5.40%
2007	27,401	8.10%	5.60%
2008*	27,236	8.10%	6.70%

*Through September 2008

Estimated Consumer Expenditures/Retail Sales

The per-person consumer expenditure in the Retail CMA (10-minute drive from site) and the City of Huron are the highest in the area at an estimated \$13,175 and \$13,030, respectively. In comparison, the per-person consumer expenditure in Erie County is estimated at \$10,764.

TRADE AREA	2008 ESTIMATED TOTALS		
	POPULATION	RETAIL SALES	CONSUMER EXPENDITURES
RETAIL CMA*	18,489	\$253,624,803	\$243,600,885
CITY OF HURON	7,810	\$69,883,486	\$101,770,753
ERIE COUNTY	79,347	\$914,219,977	\$854,122,171

Source: ESRI *Represents an area that is a 10-minute drive time from site



The City of Huron is the only area in which consumer expenditures exceed estimated retail sales. In other words, many residents are shopping outside of the area for their retail needs. Notably, however, Huron includes a much smaller population base than the other retail trade areas.

F. HOUSING STARTS

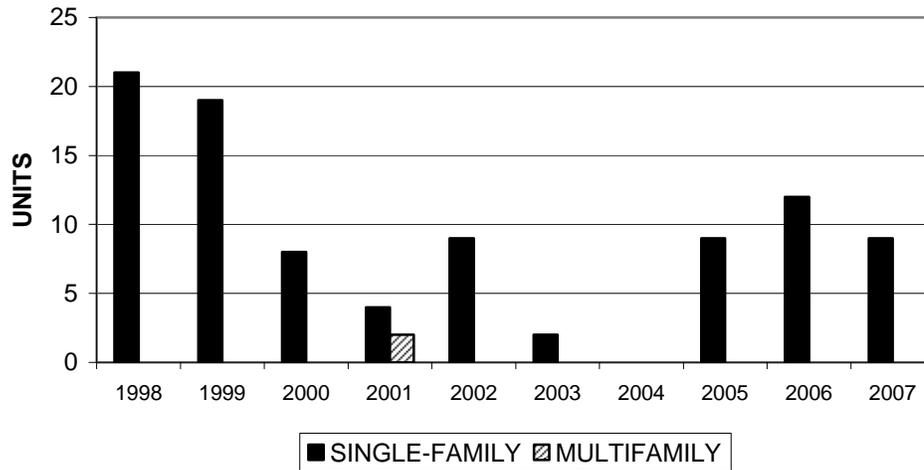
In an analysis of housing starts by building permits in Erie County, Ohio since 1998, the peak year was 1999 with 449 units; 48.1% of these were multifamily units. In 2006, there were 189 starts, and there were 112 in 2007.

Housing starts in the city of Huron accounted for 3.4% of the total Erie County starts. Since 1998, there have been permits issued representing 95 units in Huron, 2.1% of which have been multifamily units.



**HOUSING UNITS AUTHORIZED
HURON
1998-2007**

YEAR	SINGLE-FAMILY	MULTIFAMILY	TOTAL
1998	21	0	21
1999	19	0	19
2000	8	0	8
2001	4	2	6
2002	9	0	9
2003	2	0	2
2004	0	0	0
2005	9	0	9
2006	12	0	12
2007	9	0	9

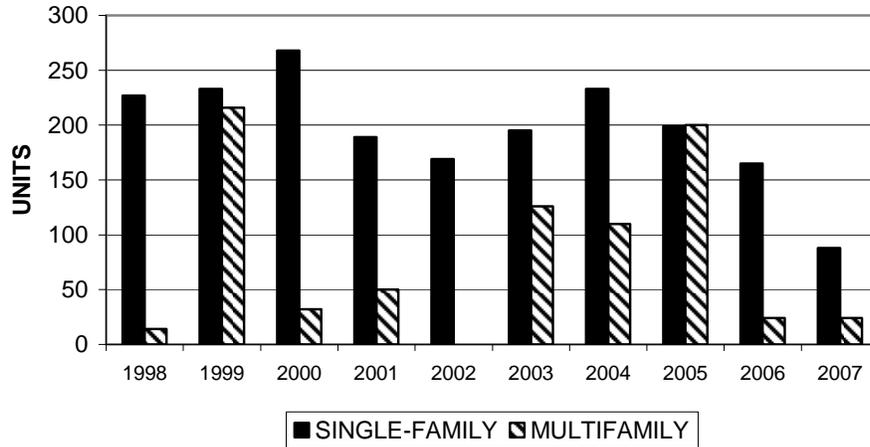


SOURCES: U.S. Department of Commerce, C-40 Construction Reports
The Danter Company, Incorporated



**HOUSING UNITS AUTHORIZED
ERIE COUNTY
1998-2007**

YEAR	SINGLE-FAMILY	MULTIFAMILY	TOTAL
1998	227	14	241
1999	233	216	449
2000	268	32	300
2001	189	50	239
2002	169	0	169
2003	195	126	321
2004	233	110	343
2005	199	200	399
2006	165	24	189
2007	88	24	112



The Erie County building permit system covers the entire county

SOURCES: U.S. Department of Commerce, C-40 Construction Reports
The Danter Company, Incorporated



G. MARINA MARKET SUMMARY

In recommending development for a waterfront site, it is important to understand the differences among the Lake Erie marinas and their users. We identified four Lake Erie marina markets in the region: Huron and Vermilion, Sandusky Bay, Marblehead/Lakeview, and the Islands. A summary of each marina market including proximate food, beverage, and restaurants follows (Note: the below recommended grocery and restaurants are those cited by local dock masters and may omit other nearby businesses).

The Huron and Vermilion Marina markets are both based along rivers with most docks accommodating boats up to 24-feet long. The boats are typically smaller fishing and pleasure boats. The public marinas have transient slips that do not fill very often, excluding special events and select weekends. The age and condition of many of the marinas are older and less aesthetically pleasing than marinas in other markets. Based on our interviews with dock masters, the occupancy has remained steady over the past five years. The Vermilion River is stocked with Steelhead by the Ohio Division of Wildlife and is a popular fishing area.

MARKET	TOTAL MARINAS	TOTAL SLIPS		
		PRIVATE	PUBLIC	TOTAL
HURON/VERMILION	24	1,196	1,361	2,557

Notably, the new boat ramps planned at the southern portion of the ConAgra site will be one of the few State of Ohio-operated public boat launch areas in the region.

**RESTAURANTS/BAR & GRILLS/GROCERY STORES
PROXIMATE MARINAS
HURON/VERMILION MARINA MARKET**

RESTAURANTS/BAR & GRILLS	GROCERY STORES
i5's	CORNELL'S FOODS (BEER/WINE)
RIVERVIEW CAFÉ	HURON MARKET (LIQUOR/BEER)
MARCONI'S	MICKEY MART
BERARDI'S	GIANT EAGLE
JIM'S PIZZA BOX	
THIRTY FOUR DEGREES BAR&GRILL	
HURON PIZZA HOUSE	
RED CLAY ON THE RIVER	
CHEZ FRANOIS, INC.	
ALIZE'S @ ELBERTA	
JOES PIT BBQ	
LUCKY CHINESE	
MAIN STREET SODA GRILL	
PONDEROSA STEAK HOUSE	
MIGHTY MOOSE SPORTS PUB	

NOTE: The above list is based solely on interviews with dock masters.

Event Centers – Events in the Huron/Vermilion market are held at Huron's Amphitheater/Boat Basin and Vermilion's Victory Park. Each of these areas hosts concerts and fishing tournaments as well as other events. The City of Huron is very active in establishing and promoting events for the Boat Basin area, including the city's recent fishing tournament, which is expected to become an annual event.

The Sandusky Bay area has easy access to both Cedar Point and Lake Erie with a variety of marinas accommodating smaller boats to yachts. Occupancy among marinas in this market has decreased as well as the frequency of trips by boaters. Several years ago, the boats were reportedly used every weekend, but now many boaters are only leaving the marina once a month. There are several restaurants on the bay but limited slips are available and some find it less expensive to drive their cars to local restaurants.

MARKET	TOTAL MARINAS	TOTAL SLIPS		
		PRIVATE	PUBLIC	TOTAL
SANDUSKY BAY	22	1,732	3,388	5,120



**RESTAURANTS/BAR & GRILLS/GROCERY STORES
PROXIMATE MARINAS
SANDUSKY BAY MARINA MARKET**

RESTAURANTS/BAR & GRILLS	GROCERY STORES
APPLEBEE'S GRILL	KROGER
BAY BELL	CARDINAL GROCERY
BAYVIEW GRILLE	SANDUSKY FOOD MART
BEER BARREL	WAL-MART SUPERCENTER
BOB EVAN'S	MEIJER
DAMON'S	SHINE'S GROCERY
DEMORE'S FISH DEN	
DEPOT	
EAST SIDE CAFÉ	
MARGARITAVILLE	
MAZZINO'S STEAK HOUSE & AMERICAN BRISTO	
PERKIN'S FAMILY RESTAURANT	
PIZZA BROTHERS	
STACKS	
TERRY'S TAVERN	
3RD BASE TAVERN	
LOGAN'S ROADHOUSE	

NOTE: The above list is based solely on interviews with dock masters.

Event Centers – The Sandusky Bay Pavilion is Sandusky's largest park, hosting music and performing arts venues and festivals. Lyman Harbor, "Sandusky's premier waterfront entertainment complex," includes an indoor facility available for banquets, large concerts, mystery theatre dinners, and meeting functions. Many of the concerts at Lyman Harbor take place outside on the Lyman lawn. A review of Lyman Harbor's event calendar shows relatively limited use and reservations of the space even during the peak season.

Marblehead/Lakeview marinas also cater to a wide variety of boats. Many of the marinas serve boats that cannot be put on a trailer. These boats are typically stored on-site after the season. Dock masters reported occupancy has remained stable over the past five years, but they have noticed less travel out of the marina recently. It is not uncommon for several friends to team up and take one boat out to the islands for the day.



MARKET	TOTAL MARINAS	TOTAL SLIPS		
		PRIVATE	PUBLIC	TOTAL
MARBLEHEAD/ LAKEVIEW	29	2,717	3,289	6,006

**RESTAURANTS/BAR & GRILLS/GROCERY STORES
PROXIMATE MARINAS
MARBLEHEAD/LAKEVIEW MARINA MARKET**

RESTAURANTS/BAR & GRILLS	GROCERY STORES
PATIO	BASSETT'S IGA
MARINA DEL ISLE	WAL-MART SUPERCENTER
LA HABANA	KROGER
JAMESTOWN TAVERN	
WINDJAMMER	
PENINSULA	
SLOOPY'S SPORTS CAFÉ	
BIG BOPPERS BONES	
OTAY PIZZA	
ALA CARTE CAFÉ	
CAMEO PIZZA	
CROSS'S GATEWAY	
EAST OF CHICAGO PIZZA COMPANY	
JOLLY ROGERS SEAFOOD HOUSE	
MON AMI	
NICK'S ROADHOUSE	
POINT BAR & GRILL	
PONDEROSA STEAK HOUSE	
UNDERWOOD'S	
DRY DOCK SALOON	
MATEY'S	

NOTE: The above list is based solely on interviews with dock masters.

Event Centers – Hotel Lakeside, Hoover Auditorium, and Rhein Center in Lakeside host a variety of arts programs and events. The facilities are operated by a Methodist organization, and as such, many of the indoor events largely cater to Methodist or affiliated church congregations and organizations.



The Islands market offers two types of marinas, one for local residents to park their boats for the season and the other for transient slips. During weekdays, most of the transient slips are vacant, but are at capacity Friday through Sunday.

MARKET	TOTAL MARINAS	TOTAL SLIPS		
		PRIVATE	PUBLIC	TOTAL
PUT-IN-BAY (SOUTH BASS), MIDDLE BASS, KELLEY'S	22	770	1,708	2,478

**RESTAURANTS/BAR & GRILLS/GROCERY STORES
PROXIMATE MARINAS
THE ISLANDS MARINA MARKET**

RESTAURANTS/BAR & GRILLS	GROCERY STORES
ST. HAZARDS	MIDDLE BASS GENERAL STORE
KELLEYS ISLAND BREWERY	KELLEYS ISLAND COUNTRY STORE
BAG THE MOON	UNCLE DIK'S
CADDY SHACK	ISLAND GENERAL FOOD MARKET
CASINO BAR & RESTAURANT	
VILLAGE PUMP	
PF DOCKERS	
CAPTAINS CORNER	
CRESENT TAVERN	
COMMODORE MOTEL	
DAIRY QUEEN	
TACO BELL	
SUBWAY	
BEER BARREL	
FROSTY'S BAR INC.	
MR ED'S BAR 7 GRILL	
ROUND HOUSE	
BOARD WALK	

NOTE: The above list is based solely on interviews with dock masters.

Event Centers – Events are regularly scheduled at the islands and take place over the entire island, in pubs, and along their marinas. There is no conventional event center at the islands.



Although there are a number of restaurants and grocery stores cited by local dock masters, there are a very limited number of these types of places, other than the islands, that are dockside. Properly developed, the subject site could offer an affordable and easily accessible alternative to the islands.

The two markets that primarily support the Islands are the Sandusky Bay and Marblehead/Lakeview areas. Common destination travel out to the islands for the weekend include: commuting to Put-In-Bay for the nightlife; traveling to Detroit, Michigan to the bars along the Detroit River on weekdays, and going to The Flats in Cleveland, Ohio. While we do not have boat counts for those traveling to The Flats from the Sandusky area, we observed lines of boats making the trip on several occasions. Given the site's central position in the region (between Sandusky and Cleveland), an opportunity exists for the site to capture a portion of the boat traffic headed to The Flats. The trip to The Flats in good weather is reportedly 45 miles.

A large entertainment/mixed used development was initiated for The Flats in Cleveland. However, just before the completion of this report in late October, 2008, economic conditions resulted in the development companies involved with that project to announce that The Flats redevelopment would be suspended until further notice.

H. SUMMARY OF FIELD SURVEYS OF DEVELOPMENT COMPONENTS

Several field surveys were completed for the market area. Specifically, interviews of representatives from area condominiums, retail centers, and lodging facilities were completed for Huron and the surrounding market area. The following provides overviews of our findings.

1. Field Survey of Area Condominiums (Additional information in appendix)

According to sales statistics provided by the Firelands Association of Realtors, condominium sales have been consistent over the past five years ranging from 89 sales in 2004 to 98 sales in 2005. Sales in 2008 are on pace with previous years.



YEAR SOLD	TOTAL CONDOMINIUM UNITS SOLD	MEDIAN SALES PRICE	MEDIAN UNIT SIZE (SQ. FT.)	MEDIAN DAYS ON MARKET
2004	89	\$164,900	1,542	95
2005	95	\$165,500	1,490	90
2006	98	\$165,000	1,516	79
2007	90	\$159,000	1,393	108
2008*	53	\$176,500	1,526	84

Source: Firelands Multiple Listing Service

*Through July 22, 2008

Notably, total condominium sales listed above include new sales and re-sales. The market has had limited new condominium development over the past five years.

Our survey of condominium development in the residential CMA over the past five years identified nine condominium projects.

Among the nine surveyed condominium projects, there were two, totaling only 10 units that were sold out (aka established). The seven remaining projects are currently active with units readily available in five projects and planned units within one development, The Avenue (Township at Colony Park). Overall, 279 condominiums have been sold in the Huron market area since 1997.

There is an inventory of 177 units. The following table summarizes the projects detailed in the field survey:

**DISTRIBUTION OF CONDOMINIUM UNITS AND PROJECTS
ACTIVE AND ESTABLISHED
HURON, OHIO
SITE EFFECTIVE MARKET AREA
JULY 2008**

CONDOMINIUMS	PROJECTS	UNITS		
		TOTAL	SOLD	AVAILABLE
ACTIVE	7	451*	272*	177
ESTABLISHED	2	10	10	-
TOTAL	9	461	282	177

*Includes 27 presales at Sanctuary at Plum Brook



The following table details the established projects:

MAP CODE	PROJECT	TOTAL UNITS	MARKETING PERIOD	AVERAGE MONTHLY SALES (UNITS PER MONTH)
5	BAYBERRY COVE	4	5/2002 – 8/2004	0.15
7	MARINER'S GOLF VILLAS	6	8/2004 – 8/2006	0.25
TOTAL		10		

The sales rate among established condominiums is very slow ranging from 0.15 to 0.25 units per month. This rate of sale is even slow for developers that only build two units at a time after they have already been presold. Active projects range in size from nine to 196 units. The following table details the active projects in the area:

MAP CODE	PROJECT	TOTAL UNITS	AVAILABLE	SALES PRICE	AVERAGE MONTHLY SALES (UNITS PER MONTH)
1	HUBBARD BUILDING	9	5	\$399,000	0.57
2	CHESAPEAKE LOFTS	196	35	\$115,000 - \$401,500	11.50
3	LAKE VIEW	10	10	\$306,307 - \$530,973	-
4	SANCTUARY AT PLUM BROOK	92	65	\$189,900 - \$242,250	5.40*
6	NORTH PORT	38	34	\$205,900 - \$207,900	0.57
8	PINE LAKE	92	25	\$189,500 - \$190,690	1.06
9	WEST COVE	12	3	\$328,000 - \$324,000	0.38
TOTAL		461	177		

*Reflects presales

The 117 available units have sales prices from \$115,000 to \$530,973. Projects with all units priced above \$300,000 are experiencing very slow sales from 0.57 units per month at the Hubbard Building to no sales as of yet at Lake View.



Chesapeake Lofts has experienced the highest sales rate of all active projects in the CMA. Notably, marketing of this development began a couple of years before sales and this property offers some of the best lake views in the region.

Despite available sales prices ranging upward of \$401,500, nearly all of the sales in 2007 at Chesapeake Lofts were in the high \$100s to high \$200s among one- and two-bedroom units.

This property is located in Sandusky's re-emerging Paper District with a number of adjacent uses still in disrepair. This has attributed, in large part, to the lack of sales of the interior units



Chesapeake Lofts in upper left.

without direct views of Lake Erie. The current views from many of these unsold units are of blighted areas, including adjacent run-down garages.

The developer of Chesapeake Lofts cited that 50% of the early purchases at the development were from locals. However, there are a substantial amount of investment units at the property and the developer rents out the unsold units as vacation rentals.

The sales price per square foot among product ranges from \$109.28 (Pine Lake) to \$249.91 (Chesapeake Lofts). All of the available units priced above \$300,000 in the CMA are either loft-style (one-story with high ceilings) or ranch units. On average, monthly condominium fees in the market are \$150 with fees exceeding \$200 among the historic mid-rise buildings in Sandusky (Hubbard Building and Lake View).

There are plans for a Marina District project in the Battery Park area of Sandusky. Initial plans include up to 300 condominium units, retail, hotel/conference center, and a marina. There are also discussions of a regional indoor events complex at the development. However, there is no firm timeline for development and many stakeholders in the community note that this plan may not come to fruition for some time. The plans for this project appear to be very upscale. While no price points have been announced for the project, we anticipate sales prices in excess of \$300,000.

2. Lodging Facilities (Additional information in appendix)

The Lodging Competitive Market Area is the northern portion of Erie County including Sandusky, Huron, Vermilion, as well as portions of Port Clinton, Ohio, in Ottawa County. A total of 4,788 rooms were identified within 40 properties in Huron's Competitive Market Area. Following is a summary:

**AREA LODGING FACILITIES
MARKET ORIENTATION
HURON, OHIO
COMPETITIVE MARKET AREA
JULY 2008**

MARKET ORIENTATION	FACILITIES		ROOMS	
	NUMBER	PERCENT	NUMBER	PERCENT
UPSCALE (\$150+)	7	17.5%	1,717	35.9%
MID-PRICED (\$100 - \$149.99)	13	32.5%	1,524	31.8%
ECONOMY (\$59.99 - \$99.99)	20	50.0%	1,547	32.3%
TOTAL	40	100.0%	4,788	100.0%

The area lodging base is well-balanced, with fairly even distribution among upscale/resort, mid-priced, and economy lodging facilities.

The lodging base in the CMA is relatively modern with 2,702 (56.4%) of the rooms either built or substantially renovated since 2000. One-fourth of the properties in the CMA had substantial renovations since 2000. The following table summarizes the existing properties by year built/substantially renovated

**AREA LODGING FACILITIES
CONSTRUCTION TRENDS
HURON COMPETITIVE MARKET AREA
JULY 2008**

YEAR BUILT/ RENOVATED	FACILITIES		ROOMS		CUMULATIVE
	NUMBER	PERCENT	NUMBER	PERCENT	
PRE-1980's	5	12.5%	569	11.9%	569
1980 – 1989	8	20.0%	687	14.3%	1,256
1990 – 1999	10	25.0%	830	17.3%	2,086
2000 - 2005	13	32.5%	2,258	47.2%	4,344
2006	1	2.5%	66	1.4%	4,410
2007 – 2008*	3	7.5%	378	7.9%	4,788
TOTAL	40	100.0%	4,788	100.0%	4,788

Overall, of the 40 motels and hotels surveyed, 15 have one or more restaurants on the premises and the remaining have restaurants nearby. Among the lodging facilities, four have a lounge and banquet facilities, 16 have meeting rooms, 14 have an indoor pool, and 20 have outdoor pools.

Among the properties in the market, Castaway Bay (Sandusky, which is Cedar Point affiliated) had the highest starting room rates at \$254 for double-occupancy.

The local lodging market is very seasonal, with the peak season lasting from May through October. Notably, more than half of the hotel/motel rooms in the CMA are closed during the off-peak season (typically November through April). River's Edge Inn, a 65-room hotel located across the river from the site, reports a high peak season occupancy (high 70s to low 80s), but like many other facilities in the area closes during the off season.

The overall occupancy rate among hotels in the CMA was estimated at 54.4%. A distribution of occupancy rates by seasonality follows.



LODGING TYPE	ESTIMATED OCCUPANCY RATES		
	PEAK	OFF-PEAK	TOTAL YEAR
ALL LODGING	80.3%	28.4%	54.4%
LODGING OPEN YEAR ROUND (2,197 ROOMS)	77.8%	52.3%	65.0%
LODGING OPEN ONLY DURING PEAK SEASON (2,591 ROOMS)	83.4%	0.0%	41.7%

The higher estimated occupancy rates among lodging open year-round is attributed to the introduction of water parks over the past several years, most notably the Kalahari Resort. The high seasonal peak rate among facilities closed during the off season is reflective of hotels/motels proximate Cedar Point.

A 2005 report provided by the Sandusky/Erie County Visitors & Convention Bureau cited an annual occupancy of 61.8% for the entire county. The statistic was reported to be weighted so it may not have consideration of rooms closed during the off season.

A 2008 Smith Travel report including select properties from the Sandusky market indicated a year-end occupancy of 45.1%. Their report did not include facilities associated with the water parks and some facilities which chose not to report occupancy.

Nonetheless, conventional hotel support in the Huron market (without a water park and relationship with another type of destination attraction) is very limited.

3. Retail Development

Our field survey of retail development included a detailed inventory of retail users within the City of Huron and select shopping centers within the communities of Huron, Vermillion, and Sandusky.



SHOPPING CENTER/COMMUNITY	TOTAL ESTIMATED SQUARE FEET	TOTAL VACANT SQUARE FEET
COMMERCE PLAZA/HURON	68,390	2,500
RYE BEACH PLAZA/HURON	10,800	2,750
HURON PLAZA/HURON	66,313	4,000
SANDUSKY MALL/SANDUSKY	750,000	0
PARK PLACE/SANDUSKY	590,081	15,780
SANDUSKY PAVILION/SANDUSKY	233,000	27,290
CROSSINGS OF SANDUSKY/ SANDUSKY	563,228	27,510
SANDUSKY PLAZA/SANDUSKY	181,833	0
PERKINS PLAZA/SANDUSKY	293,301	162,825
SOUTH SHORE SHOPPING PLAZA/ VERMILION	156,900	12,000
TOTAL	2,914,846	254,655

We identified an estimated 2,914,846 square feet within 10 shopping malls in the area. Within this space we identified over 250,000 square feet of available space, less than a 10% vacancy rate. Representatives of the Sandusky Mall would not divulge vacancy information, but during the review of the mall we observed no available space. More than half of the vacancies are within Perkins Plaza of which two of their vacant stores are big boxes, each over 70,000 square feet.

Clearly, the Sandusky Mall and the Sandusky Pavilion (a power center adjacent the mall) is the shopping focal point for the region with anchors including JC Penney, Target, Sears, Macy's, Elder-Beerman, Old Navy, and Dick's Sporting Goods. Huron is well within the trade area of these larger department stores and big-box retailers within these centers. However, despite Huron's lower lease rates, the ability of Huron to attract a national chain (beyond fast food) is very limited by the existing competition, available square footage, lower traffic counts, and the lack of a large population base in the immediate area. This dynamic limits the ability of shopping centers in Huron to attract anchors other than neighborhood retailers.



Rye Beach Plaza in Huron is a small strip shopping center with no traditional anchor. Commerce Plaza is anchored by Cornell's Foods and Discount Drug Mart. Huron Plaza is anchored by a small food market, Huron Market. A summary of tenant distribution by tenant type for Commerce Plaza and Huron Plaza follows.

TENANT TYPE	TOTAL TENANTS*	
	COMMERCE PLAZA	HURON PLAZA
APPAREL & ACCESSORIES	1	-
ELECTRONICS & APPLIANCES	-	-
FLORIST/GIFT SHOPS	-	1
FOOD & BEVERAGE STORE	1	1
FURNITURE/HOME FURNISHINGS	-	1
HEALTH & PERSONAL SERVICES	3	2
NON RETAILER	1	2
RESTAURANTS/DRINKING PLACES	2	3
SPORTING GOODS/HOBBY/BOOKS/MUSIC	1	1
VACANT	1	1
BUSINESS (E.G. INSURANCE, REALTOR)	-	1
HOME IMPROVEMENT/HARDWARE	1	-
TOTAL	11	13

*Not including outparcels

Besides a Goodwill store at Commerce Plaza, neither of the shopping centers have apparel or electronics/appliances tenants.

Retail Leakage/Attraction Analysis:

By comparing specific consumer expenditures with store sales within the area, we can estimate how much money is being spent by area households within and outside the area on retail goods. The retail dollars that are being spent outside of the area represent leakage or potential retail sales lost. Retail sales that exceed consumer expenditures indicate the ability of the market to attract consumers from outside the area to support the retail.

Based on mobility patterns in the area and the location of other retailers, we have analyzed retail potential based on a 10-minute drive time.



Overall, there is an estimated \$10,023,918 retail surplus in which local sales are exceeding local consumer expenditures. This surplus is attributed to a share of the sales coming from residents from outside the area, but also is an indication that the overall market is generally well served with its current retail inventory. However, we have assessed each retail segment in order to identify any category that is underserved (e.g. expenditures exceed sales). A distribution of retail types by total retail sales, consumer spending, and the resulting retail gap follows:

RETAIL TYPE	SUPPLY (2008 RETAIL SALES)	DCMAND (2008 CONSUMER SPENDING)	RETAIL GAP DRAIN/(SURPLUS)
FURNITURE & HOME FURNISHINGS	\$7,155,129	\$2,293,019	\$4,862,110
ELECTRONICS & APPLIANCES	\$6,065,950	\$5,243,739	(\$822,211)
FOOD & BEVERAGE STORES	\$51,550,994	\$39,448,509	(\$12,102,485)
GROCERY (FOOD ONLY)	\$51,000,326	\$37,878,715	(\$13,121,611)
HEALTH & PERSONAL CARE	\$6,563,924	\$8,209,236	\$1,645,312
CLOTHING AND ACCESSORIES	\$12,152,668	\$12,065,702	(\$86,966)
CLOTHING	\$9,406,633	\$9,293,654	(\$112,979)
SHOE	\$1,526,329	\$1,438,609	(\$87,720)
JEWELRY, LUGGAGE, & LEATHER GOODS	\$1,219,706	\$1,333,439	\$113,733
SPORTING GOODS, HOBBY, BOOK, AND MUSIC	\$3,118,747	\$3,242,694	\$123,947
BOOKS, PERIODICAL, AND MUSIC	\$1,144,811	\$1,668,686	\$523,875
GENERAL MERCHANDISE	\$62,036,390	\$32,484,125	(\$29,552,265)
FOOD SERVICES & DRINKING PLACES	\$34,903,289	\$34,038,840	(\$864,449)
FULL-SERVICE RESTAURANTS	\$17,585,925	\$27,245,571	\$9,659,646

Retail segments with significant leakages from the Huron area include furniture and home furnishings and full-service restaurants.

The leakage occurring in the furniture and home furnishings category is nearly \$5 million, \$2,407,856 and \$2,454,254, respectively. Based on a conservative sales price per square foot of \$300, the retail dollars lost outside the market could support approximately 16,207



total square feet of a furniture/home furnishings store. Assuming that a retailer could capture 25% of every dollar that is currently spent outside the area, there is potential support for a 4,000-square foot store. This, however, is typically not enough space to support such a store.

A more significant gap is within the full-service restaurant category. Within this category there is leakage of nearly \$10 million. Applying a median sales price of \$253.20 for a restaurant with liquor (source: *Dollars & Cents of Shopping Centers*) to the overall leakage yields potential supportable full-service restaurants totaling 38,150 square feet. Capturing 25% of this potential demand for the site would amount to 9,537 square feet of restaurant space, allowing for two or more restaurants.

This leakage represents an opportunity for new retail development to attract a share of a market that is dining outside of the area. It stands to reason that restaurants that are proximate to area residents and meet the needs of consumers are more likely to capture business from area residents than restaurants located farther away.

Following is a list of the types of local full-service restaurants and delis that we surveyed in the Huron area.

Chinese Restaurants

Taste of China/
China Town
Rainbow Charlie's

Family – General

Lemmy's

Deli & Bar

Rye Beach Pizza & Deli
Knucklehead Saloon
34 Degrees Bar & Grill
Brutus Sports Pub & Grill Down Under
I-5's
Sunset Grille
Riverview Café

Italian

Amarone
Marconi's
Berardi's

Mexican

Costa Azul

Steak & Seafood

Angry Bull Steakhouse
Salmon Run

Seasonal Marina Restaurants

Mariner's Club
Huron's Yacht Club
Huron Lagoons Marina



The Salmon Run and Mariner's Club are part of the Sawmill Creek Resort area. Mariner's Club is closest to Lake Erie and has been incorporated within the residential portion of the development. This restaurant is only open Friday and Saturday evenings. Salmon Run is a restaurant incorporated within the lodge and meeting facility area of Sawmill Creek.

Huron's Yacht Club is available to only members and their guests.

Given the site's location, other lakeside restaurants in the region, potential for adjacent docks, and the high volumes of boaters that will utilize the southern portion of the site for boat-launching, we believe an opportunity exists for a year-round seafood restaurant and bar and grill type of restaurant at the site.

It has been our experience that the probability of receiving a commitment from a new retailer to a community is highest when the retailer already has an established presence in the region.

A good example of the type of seafood restaurant that could be supported at the site is Jolly Rogers in Port Clinton, Ohio. This is a very successful restaurant in the region which is well known for its seafood as well as preparation and cooking of fish brought in by local fishermen. The facility is only 1,918 total square feet. Consideration should be given to approaching the owner of the restaurant for potential to open another restaurant at the site.

There are a variety of bars/grills in Huron, but none have a site with the advantages of the subject site. I-5's which is a very well-programmed restaurant with numerous events is near the site, but has little waterfront presence. The relocation of a bar and grill (and active management) such as I-5's along with a modestly-priced seafood restaurant would bring enough critical mass to the site to attract residents from other communities and visitors/boaters.

We recommend restaurants with large outdoor seating areas and minimal indoor space. This larger space will allow the restaurants to accommodate large crowds during the peak season. The smaller interior space can be adequately supported by the local market during the winter season.



I. INFORMATION FROM INTERVIEWS AND COMMUNITY VISITS

As stated, Pizzuti Solutions and Danter staff members have spent many days in and around the Huron area during the summer and early fall of 2008. Not only were our staff members in the area to make physical counts of community assets, but also to interact with area residents, business owners and community leaders. We intentionally did not speak to, or collect data from, elected officials of the City of Huron or of surrounding counties. We did, however, speak to several city staff members.

We arranged meetings with various community leaders of the area chambers of commerce, convention and visitors bureau, economic development organizations, and Firelands

Campus of Bowling Green State University. We also spoke directly to area realtors, brokers and developers of various residential and commercial projects and gathered information from potential investors about their interest in project components at the site.

Finally, we enjoyed time in the Huron area as any tourist or recreational visitor might. We ate in local restaurants, shopped in stores, walked local streets, visited local parks and attractions, and even stayed in overnight accommodations. We did all of this in Huron itself and also in surrounding Sandusky and Vermillion CMA.

Major, reoccurring themes gathered from direct conversations with area residents and community leaders:

Water/Theme parks:

- 2008 renovation - Maui Sands (Holiday Inn), 306 rooms total in three buildings
- 2005 - Kalahari entered market in with 896 rooms (convention facilities and spa)
- 2001 - Great Wolf Resort, 270 rooms
- Castaway Bay (Radisson Inn, 220 rooms – associated with Cedar Point)



- Water park hotels in the area have increased business by 24% since 2005 and have helped keep tourism up in the off-season; however it is doubtful another water park is needed
- Cedar Point – Lower prices; attendance is down the last two years; busiest day of the year is in October; issues with gas/travel prices/auto industry stress in Ohio/Michigan may be contributing
- Smaller hotels doing well; good bookings spring through fall; winter is a struggle
- Visitor trends changing; spread out over the summer at other attractions and indoor water parks instead of multiple days at Cedar Point

Other attractions:

- Sawmill Creek – hotel/resort has banquet facilities, golf course and smaller boutique shops
- Vermillion is known for its quaint downtown area and antique/specialty shops
- There appears to be a strong need for additional lodging during peak tourist season, but typical, non-water park facilities are difficult to fill in off-season
- The waterfront of Lake Erie does not seem to be particularly well-utilized for visitor access or lodging, except for Cedar Point
- Additional marinas with ease of access to the lake are needed
- Except for Jet Express and Miller Boat Line ferries to the major islands, small taxi passenger boats to island hop do not exist

- Dinner cruises, shoreline kayaking, paddle boats and other nature tourism opportunities appear to be under marketed or non-existent
- Conference centers appear to be struggling – is transportation an issue?
- There has been periodic discussion for the need for a Lake Erie aquarium but nothing ever initiated
- Wineries are a good attraction but not in off-season
- Cedar Point does not appear to integrate into regional tourist efforts – self-promotion primary concern
- Museums might be interesting – others in the Sandusky/Vermillion area; perhaps a freight museum or one highlighting their part in the underground railroad
- The local amphitheater (step seating for 800, approximate total capacity 3,000) is highly utilized during the summer/boating months
- The adjacent city marina has high usage, but is not at capacity. Most demand is for weekend dockage
- Fishing tournament started in Huron in 2007, but tournaments not as prevalent in the area as in the past
- A school that stresses fishing, boating, SCUBA/snorkeling, sailing and other water sports might be appealing

- Winters relatively mild, but may be market for
 - Toboggan run
 - Hockey - ice skating - closest rink is in Elyria
- Huron project would be better for recreation/commercial/entertainment
- Casino discussion has been circulated for years
- What happened to passenger ship planned from Toledo to Sandusky?

Social/Community issues:

- Non-tourism jobs are waning; manufacturing job loss is not returning
- Additional hospital and university institutions would be desirable
- A major destination retailer like Cabela's or a Bass Pro would increase year-round tourism; Bass Pro has located west along Turnpike towards Toledo
- More, unique condos appear to be in demand
- Huron is very ethnic – Italians have historically lived in the east; western part of Huron is Eastern European/Slavic – there are still some ethnic biases
- No strong, visible commercial area in Huron
- Wal-Mart appears to have impacted local grocers
- Need amenities to keep and attract young residents
- NASA is important employer to area but not otherwise integrated into community – extension of airport could impact Huron area

- Sandusky Mall doing 'OK'; restaurants do pretty well throughout the year
- No typical condo housing needed
 - The Marina District and the Chesapeake project are on the waterfront in Sandusky but lack nearby amenities
 - A condominium project near Sandusky Mall is targeting seniors

ConAgra Site Specific Issues:

- The entire ConAgra site is approximately 19.55 acres. The Ohio Department of Natural Resources (ODNR) will utilize about 8.5 acres for a new boat launch, resulting in about 11 acres remaining that is owned by the City of Huron
- Boat launch has been relocated from deep ship port (east side of site) to Huron River entry (west side of site); it will include parking for 150 vehicles/trailers and will offer limited restroom facilities
- ODNR boat launch facility will result in new lighted entry to ConAgra site, which will help with ingress, egress to Route 6
- Demolition of a former office building and water tower has been initiated by ODNR at the time of the writing of this report



- The primary structures remaining on the site that are the responsibility of the City of Huron are: the grain elevator; grain silos; a windowed-warehouse with three components totaling more than 200,000 square feet; a three-sided, metal storage building; and a large storage dome (a former administration building, water tower and train tracks have been removed)
- According to Ed Burdue & Company of Sandusky, the cost of demolishing the metal storage building could be negligible because of the potential value of steel reclamation/sale
- According to Burdue & Company, the estimated cost of demolishing the elevator and silo components could exceed \$250,000
- According to Burdue & Company, the demolition of the warehouse could be very difficult and could exceed \$750,000. The demolition may require use of explosives
- Visual assessment of the warehouse confirms very little structural damage; an operating freight elevator is intact
- Although re-use of grain silos for housing/hotel has been accomplished (Quaker Square Inn, University of Akron), rehabilitation costs could prove to be prohibitive for that type of reuse
- Half of the deep port is part of the ConAgra property; the eastern half of the port belongs to the ore processing facility

- The deep port could be utilized for large ships or be suitable for multiple docks for smaller vessels
- The northern edge of the ConAgra site would not be suitable for boat docking because it serves as a break-wall for storm tides

J. CONCLUSIONS

There are two basic approaches to the redevelopment of the ConAgra site. One approach would be to consider replicating traditional development within the CMA, taking into account the current and planned commercial and residential market, area demographic characteristics, and projected growth/demand. Allocation of space by development type at the subject development would also be considered.

The other approach would be to consider a non-traditional development and the appropriateness of the site for a dramatic project, or projects that currently do not exist within the CMA or region.

Regardless of the approach, there are two major obstacles that must be overcome before any development could occur. These are:

- Funding the removal of unneeded ConAgra buildings and site preparation
- Encouraging private investment into the site in today's difficult economic climate

Unfortunately for the City of Huron, the State of Ohio did not agree to provide funding for the removal of unneeded ConAgra buildings when the land was given to the city. According to Ed Burdue of Burdue & Company of Sandusky, the removal of the steel storage building, storage dome, elevator and silos may require several hundred thousand dollars. According to Burdue, removal of the massive warehouse structure(s) could exceed \$750,000 due to the immense concrete columns and other durable construction methods used within the structure.



Regardless of whether the city would make the 11 + acres of the site it owns available to developers at little or no cost, expenses to a developer for clearing the site of unneeded structures would negatively affect the pro forma of any project. This potential added expense is even more devastating during the current tight financial market and would be a considerable deterrent to private investment.

Considering the tight budget constraints of Huron, it is doubtful that the city is financially capable of completely clearing the site at this time. Unfortunately, a city-funded site remediation effort and additional incentives would likely be required before any developer would consider undertaking a risk at the site – whether traditional or non-traditional projects.

Regardless, we will offer conclusions and make recommendations for the ConAgra site with the assumption that the site will eventually be cleared for traditional developments that fit the CMA profile. We will also make alternate recommendations for non-traditional uses that would assume clearing of the site, except for the possible re-use of the warehouse building. We will then recommend action steps for pursuing one or both alternatives.

1. Traditional Development Opportunities

In reviewing the CMA's existing economic factors, demographics, commercial demand, housing demand, lodging and site characteristics, we can conclude that traditional re-use of the ConAgra site could result in a plausible traditional development within acceptable build-out periods (under typical market conditions).

The components of a traditional development consistent with the CMA would include the following uses:

Component A. 32 – 42 ATTACHED TOWNHOME CONDOMINIUM UNITS

- \$250,000 - \$300,000 SALE PRICES
- UNIT SIZE: AVERAGE - 1,500 SQUARE FEET
- THREE-BEDROOM/TWO BATH
- FIRST-FLOOR MASTER BEDROOM
- ATTACHED GARAGE
- MODEST COMMUNITY ROOM/FITNESS CENTER
- GREEN SPACE/WATERFRONT ACCESS
- OWNER BOAT DOCKAGE OPPORTUNITIES



Although there are a number of condominium projects within the CMA that are experiencing slow absorption rates, even some with views of Lake Erie, none of these projects are located at such a dramatic location and in an area that provides (or could provide) a wide collection of amenities such as restaurants, residential-owner boat dockage, waterfront green space, quick highway access and "community feel."

The development of new townhomes surrounded by water in close proximity to an ODNR boat-launch facility, along an active river and adjacent to a city boat basin, two private marinas, an entertainment amphitheatre and picturesque community views (to the west) would be unlike any residential development within the CMA.



Example of new townhomes on the water.

We project absorption of the townhomes will range from 0.8 to 1.2 units per month, or 10 to 14 units annually. The overall sales period of the site is projected at three years. The recommended condominium development will have base sale prices from \$250,000 to \$300,000.

Base prices that exceed \$300,000 will have a slowing affect on the sales rate as the higher price point will compete directly with Sandusky area condominiums and fewer households can afford the higher sales prices.

However, it may be possible to position the condominiums as premium townhomes with premium views and amenities mentioned above. Careful attention would be needed to orient the townhomes along the western portion of the site and as far along the northern tip of the site as possible so that the ore facility and lime factory areas to the east and the ODNR parking area to the south are not within direct frontal view.

We anticipate that 75% to 85% of the homebuyers for the condominiums will be local residents, many of whom will reside at the property year-round.



Adequate landscape buffering will need to be in place to separate the condominium units from the public areas of the site.

Component B. UP TO 9,500 SQUARE FEET OF FULL-SERVICE RESTAURANTS, 3,000 SQUARE FEET OF RETAIL

- 1 FULL-SERVICE RESTAURANT
- 1 BAR & GRILL
- LIMITED RETAIL SPACE OF APPROXIMATELY 3,000 SQUARE FEET

In total, we are recommending no more than 12,500 square feet of restaurant/retail space for the site. At this size, the local market can support the businesses in the off-season and allow the businesses to remain open year-round.

Placement of the restaurants and retail at the south, southwest and southeast portions of the site would benefit from the adjacent boat launching/parking areas and potential deep-harbor dockside access.

Restaurants located to the southeast of the site might allow for deepwater dockside opportunities and help mitigate the unappealing aggregate peninsula east of the site.

The recommended restaurants would likely need to be committed to the site prior to construction of any commercial space. The opportunity to provide large, festival outdoor seating areas for the restaurants, which may or may not include small groups of entertainers,

may become a reality. This outdoor seating may bring added interest to the area during the summer months, but these areas must be carefully implemented to address noise, lighting and parking impacts for condominium owners. Additionally, any type of restaurant or entertainment must successfully integrate with entertainment at the city's amphitheatre. Outdoor entertainment will be further discussed in the next section.

The approximate 3,000 square feet of ancillary retail could include a coffee shop, and perhaps a small convenience shop that would primarily be used by new condo residents of the peninsula. It may even be possible to attract a small business office or art studio.



Component C. Green Space

- COMMUNITY PASSIVE SPACE
- ACCESS TO WATER VIEWS
- PICNIC, OUTDOOR GATHERING SPACE FOR BOAT LAUNCH USERS

The residential units to the west and north and the restaurant/retail to the south could result in several acres of open space that could be integrated into the overall development. This space, positioned from the mid-point of the peninsula eastward, could act as a landscape buffer to the boat launch area to the south and include open lawn space, plantings, water features and inviting picnic areas.

Unlike the city parks that contain playground equipment, the green space on the ConAgra peninsula would be more oriented toward adult activity and gathering space. This open space could be an engaging method for encouraging boaters to spend more time on the peninsula before they launch in the morning or after they return in the afternoon and evening. Boaters using the ODNR launch will often need supplies and search for nearby places to eat and refresh.

Green space will also be important to help insulate the residents and users from the aggregate sites to the east. The visual impact of those properties could be greatly reduced with creative landscape and picnic-area design that incorporates the deep-water dock on the east side of the ConAgra peninsula.

Components not recommended as part of a traditional development

Lodging

Without a significant non-summer destination attraction in the immediate area, support for a hotel is limited to seasonal use. The lack of year-round support hinders the ability to attract a hotel/motel owner to the site. Any future increase in lodging needs for the immediate area should be accommodated by River's Edge Inn located across the river from ConAgra.

While the hotels featuring water parks in the region appeared to be strengthening their seasonal and off-season bookings within the last



River's Edge Inn on the west bank of the Huron River.

several years, it does not seem likely that a similar facility at the ConAgra peninsula would be able penetrate the ever-increasing competition of market segment.

The recent announcement of the winter closure of Maui Sands indoor water park at the Sandusky Holiday Inn may be an indication that this market segment has been overbuilt and that the novelty of the concept has begun to wear off – or that competing with larger indoor water facilities in the area is not a viable strategy.



View from River's Edge Inn to the site.

Simply, the ConAgra site is probably too small to support the size of hotel/water park and associated parking needed to make an impact on the market segment.

Outdoor Entertainment

In addition to the ideas of development including residential, lodging and retail/restaurants on the ConAgra site, the possibility of incorporating a new outdoor entertainment venue has been suggested. In evaluating the potential viability of such a venue, it is critical to understand the characteristics of the local market, the competitive environment in which the facility will exist, as well as the live entertainment industry in general.

As noted previously, Huron is located near Cedar Point Amusement Park. According to the Themed Entertainment Association (TEA) 2007 Attraction Attendance Report, Cedar Point attracted 3.12 million visitors in 2007, which was an increase of 1.5% over 2006 (see TEA figures in appendix). There are no numbers available for 2008, but Huron area chambers of commerce and convention bureau employees indicate that the 2008 season may reflect lower attendance because of general economic conditions and summer's high cost of gasoline.

Regardless, the overall region serves as a strong tourist destination, with tens of millions of visitors per year taking advantage of seasonal boating and other water sports. Although the seasonal tourist population is relatively strong, the Huron CMA of 61,000 residents is relatively small compared to other markets with successful amphitheatres. A comparison of the Huron

CMA to those markets hosting the top 100 grossing amphitheatres indicates that the Huron CMA would rank among the smallest in terms of population, exceeding only Gilford, New Hampshire and Lemoore, California.

While Huron falls well short of the average population of the top amphitheater markets, the strength of the tourism industry in the area may offset some of the weaknesses associated with having a small permanent population.

The City of Huron is currently home to the Huron Amphitheater, which is located at the Huron Boat Basin across the river, west of the ConAgra site. The Amphitheater hosts a variety of events throughout the summer, including 'Movies by the River' on Wednesdays, 'Boppin' on the Basin' on



Huron Amphitheater and Boat Basin.

Saturdays, and 'Arts at the Amphitheater' on Sundays. These free admission events typically draw between 800 and 1,500 patrons each, but have drawn 3,000 or more for specific events such as the Fourth of July celebration. The disposition of this facility would need to be taken into consideration if a new venue were to be built at the ConAgra site.

The live music industry has undergone significant changes in recent years, many of which have had a direct impact on the operations of amphitheatres and live entertainment venues in general. The single most important change in the industry has been the consolidation of national, regional and local promoters, radio stations and amphitheater venues.

This consolidation has resulted in relatively few promoters controlling a large share of facilities and acts.

Of the top 50 promoters, Live Nation is responsible for approximately 45 percent of ticket sales as tracked by Pollstar. AEG Live, the next largest promoter, generates approximately five percent of total ticket sales.

Live Nation owns or operates, through lease or exclusive booking agreements, approximately 120 venues throughout the country, including approximately 40 outdoor entertainment venues. This dominance in the market enables Live Nation to block book acts they represent through their facilities, with only limited access provided to non-affiliated venues. Without an agreement with an entity such as Live Nation, AEG Live, or another large promoter, a new entertainment venue at the ConAgra may struggle to attract quality events.

In addition, due to significantly increasing talent costs and resulting increased ticket prices, the revenue available for promoters and facilities has shrunk considerably. This has placed increased pressure on venue operators to share revenues from concessions, facility fees, ticket sales rebates, merchandise, parking, advertising, sponsorships and other operating profits with promoters. These revenue sources have historically been allocated primarily to venue operators, therefore sharing these revenues has had a direct impact on the overall profitability of entertainment venues.

In general, the period from Memorial Day through Labor Day represents the busiest season for live performance events, which coincides directly with the potential season for such events in Huron. While some artists prefer to utilize outdoor venues for events, with the boom in facility development in recent years, acts are presented with a wider variety of facility options than ever before. As shown below, the northern Ohio region is home to a variety of indoor and outdoor entertainment venues, each of which will compete with the proposed Huron venue to some extent.

Local and Regional Competitive Venues
Proposed Huron Amphitheater

Facility	Location	Facility Type	Distance from Huron (miles)	Seating Capacity	Level of Competition
Huron Amphitheater	Huron, OH	Amphitheater	0	3,000	High
Cedar Point Amusement Park	Sandusky, OH	Various	12	Various	High
Plain Dealer Pavilion	Cleveland, OH	Amphitheater	60	5,000	High
Time Warner Cable Amphitheater	Cleveland, OH	Amphitheater	60	8,500	High
Wolstein Center at Cleveland State University	Cleveland, OH	Arena (Indoor)	60	15,000	Medium
Quicken Loans Arena	Cleveland, OH	Arena (Indoor)	60	21,000	Medium
Progressive Field	Cleveland, OH	Stadium (outdoor)	60	44,000	Low
Cleveland Browns Stadium	Cleveland, OH	Stadium (outdoor)	60	73,200	Low
Zoo Amphitheater	Toledo, OH	Amphitheater	70	4,500	High
Seagate Convention Center	Toledo, OH	Arena (Indoor)	70	7,500	High
Lucas County Arena	Toledo, OH	Arena (Indoor)	70	9,000	High
Savage Hall	Toledo, OH	Arena (Indoor)	70	9,000	Medium



As shown, there are a number of indoor and outdoor venues located within approximately 70 miles of Huron, several of which would provide direct competition to the proposed new Huron amphitheater. Due to the proximity of these other venues, and the larger population bases within the Cleveland and Toledo markets, it is likely that the majority of touring acts will first consider these markets before bringing an event to the proposed Huron venue.

Touring acts will generally consider the Huron market to be part of either the Cleveland or Toledo markets. While an act may play both the Toledo and Cleveland markets, it is unlikely that an act would play either of these markets and Huron on the same tour.

As discussed throughout this section, the concert industry continues to undergo significant changes, with increased pressures on venues to share revenues with promoters, negatively impacting the profitability of entertainment venues. In addition, the northern Ohio region is currently home to a wide variety of entertainment venues, most of which are located in larger markets that will generally be considered more attractive to event promoters. Therefore, the development of a new amphitheater venue at the ConAgra site in Huron will likely face significant challenges in attracting sufficient touring acts to generate operational profits.

While the viability of a new amphitheater, with a capacity of between 5,000 and 10,000 seats, may be questionable, the city may want to consider expanding the focus of the existing Huron Amphitheater. With limited renovations and improvements, the existing facility could likely be expanded to accommodate larger crowds than currently possible, providing an added incentive for touring acts to consider the market. The cost of such renovations would be significantly lower than the cost to build a new facility on the ConAgra site, providing increased flexibility to Amphitheater management in providing attractive booking agreements.

The development of the boat launch by ODNR on the ConAgra site may also result in additional visits to the existing amphitheatre, if boaters using the launch could continue to park their vehicles at the launch and take advantage of a water taxi to the west side of the river.

The city should also consider exploring options for third-party management or exclusive booking agreements for the existing venue. Such an agreement would provide greater access to touring acts, providing a direct positive benefit to the facility's profitability. This access could offset the impacts of the relatively small permanent population in the market, potentially attracting national and regional touring acts to Huron, rather than to Toledo or Cleveland.



1. Non-Traditional development opportunities

As mentioned previously, a unique set of circumstances combine to create one of the most exceptional pieces of property not only in the CMA, but along the entire shoreline of Lake Erie. Funding the removal of the existing ConAgra buildings notwithstanding, the site is one of the most accessible, visible and community-oriented peninsulas in the region.



Excellent view from Route 6 to the north.

The site begs for a project, or collection of projects, that are unique to the region to fully exploit the site's assets. If Huron officials and those within the CMA wish to

change the face of tourism from seasonal to year-round, and provide distinctive opportunities to residents and visitors, the ConAgra site will require the creation of a shared vision for what could become the 'exceptional' destination on Lake Erie.

Re-use of the Warehouse

While the Pizzuti/Danter team believes there is little value in attempting to retain several of the perimeter buildings at the ConAgra site, there may be some merit to the retention of the warehouse structures. According to the Poggemeyer Design Group of Bowling Green, the former grain warehouse/milling structures total more than 208,000 square feet.

The building is organized as three conjoined buildings with a varying number of floors and square footages. The largest, most northern portion of the building is eight stories with approximately 10,200 square feet per floor for a total of 81,600 square feet. The next portion to the south is seven stories, at approximately 11,300 square feet per story for a total of 79,100. Finally, the smallest of the areas is the portion furthest to the south with three stories at approximately 15,900 square feet per floor for a total of 47,700 square feet.



Burdue & Company has indicated that the structures are so sturdy that it may require implosion by explosives in order to remove the buildings. As mentioned earlier, Burdud stated that this work could result in demolition and removal fees exceeding \$750,000.

Because of the structures' robustness, it may be conceivable to convert the buildings into one or multiple uses that could be delineated by section and/or floor. It is also plausible that other uses could be developed on the balance of the peninsula surrounding the warehouse. Unfortunately, 208,000 square feet is an extraordinarily large building to fill with multiple uses, even in the best of economic market conditions.

However, there is an example of similar project on Lake Erie where a former warehouse of similar construction is being converted into a mixed-used development. The Erie (PA) Redevelopment Authority is currently in the middle of the redevelopment of a five-story 'Mercantile Building' in downtown Erie. However, this building is only 50,000 total square feet.



Mercantile building under construction.



Visitors stand on the roof of a warehouse section.

According to Rich Bertges of the Erie Development Authority, the building is being rehabilitated into 10,000 square feet of retail and restaurant space on the first floor; 20,000 square feet of offices on floors two and three; and 20,000 square feet of condominiums (14 total) on floors four and five. Much of the exterior rehabilitation is already complete and work continues on interior finishes. All of the space, even the office and retail space, is currently being marketed as 'for sale' condominimized units.

Bertges has stated that five of the 14 condos have been pre-sold, even before configurations and interior designs have been completed. The units range from studio space to one and two bedrooms. He said the

conversion of the residential units will be approximately \$110/square foot finished and are expected to sell for about \$140-\$145/square foot when complete.

Bertges also said that negotiations are occurring with office and restaurants, retailers and office users for floors one, two and three. The Erie project was initiated when the Development Authority acquired the property through eminent domain. The project proceeded with "select demolition" to remove parts of the warehouse that were determined to be unneeded.

Perhaps the most costly factors in rehabilitating the facility are the inclusion of elevators (in addition to the existing freight elevator) and transforming the structure into one that is energy efficient. The Erie Mercantile Building is very similar to the ConAgra building and others that were built in the early 1900s with significant reinforced concrete floors/ceilings and pillars.



Rendering of completed mercantile building.

Regardless of whether some parts of the ConAgra warehouse are removed to reduce the overall usable square footages, or whether the entire 208,000 square feet of space is retained, some possible uses for the warehouse could be:

- Component A. First floor commercial**
- CONCENTRATION OF RESTAURANTS
 - UNIQUE, REGIONALLY ORIENTED RETAIL
 - HISTORICAL FACILITIES

The first floor of the warehouse structure(s) may be ideal for commercial use. As mentioned earlier, the CMA appears immediately capable of supporting up to 9,500 square feet of full-service restaurants and 3,000 square feet of retail space. The ODNR boat launch could also strengthen the demand for those uses.

Likewise, the potential for co-locating 32-42 condominium units on the peninsula would create additional demand for restaurant and retail establishments to service needs of new residents.

The conversion of the deep-water harbor on the east side of the ConAgra peninsula into usable slips for the larger pleasure crafts may potentially add to the demand for additional retail. Transient dockage would provide immediate access to the restaurant/retail uses and provide additional potential users for any green space that may be incorporated at the site.

During our visits with local chamber, CVB and development professionals in the Huron-Sandusky area, one comment that appeared to be reoccurring was the need to create a destination where residents and visitors could choose from a number of restaurants.

While the CMA has numerous restaurant offerings stretching from Vermillion to Sandusky, there are few places, except near Sandusky Mall, where there is a concentration of full-service restaurant offerings in one geographic location. It is conceivable that the first level of the warehouse could house several restaurants, which would create more interest for boaters and visitors than if only one restaurant located there.

The warehouse would become known as a place where different styles of food could be obtained, meeting a wide variety of tastes in one visit. The restaurants would benefit greatly from boat access, water views, on-site residents, proximity to a community (and the amphitheatre), and immediate access and visibility from US Route 6.

During our conversations with area leaders, the idea of also locating regional retail establishments at the ConAgra site was discussed. The region is known for its agricultural roots with a multitude of farmers' markets strewn across the countryside. The region is also known for its wine producing industry. These two commodities – produce and wine – are large tourism generators.

Unfortunately, visiting area farmers' markets and wineries in the region requires visitors to drive many miles from place to place. Naturally, farmers' markets and most wineries have visitor centers and points-of-sale at their locations. However, if each winery participated in a cooperative sales environment at the ConAgra site, the costs of a larger retail environment could be shared, with many farmers' markets and wineries represented.

Not only could this be a tourist focal point of activity during the height of the May to September tourist season, but could continue to be an attraction during the off-peak winter months. This would be especially true for the wineries.



A cooperative like this would not be meant as a replacement for the remote sales or tourist stops for the farmers' markets or wineries throughout the region, but another opportunity for a collective point-of-sale location that would strengthen the brands and identities of the original locations. A joint market/winery cooperative operation could be created, or there could be separate cooperatives for both the farmers' market and winery components.

Regardless, the cooperative(s) would present the opportunity for shared operational staffing and costs. Additionally, the farmers' market component could include limited sales opportunities for many of the nurseries and landscape companies in the area. Again, the cooperative site would serve as an additional POS location to drive business at the primary sites.

If planned correctly, the restaurants and the markets/wineries could be fully integrated to highlight local produce and wines in the restaurants. Likewise, the markets/winery cooperatives could serve as waiting areas for those waiting for tables in the restaurants.

Another component that could be incorporated into a farmers' market/winery cooperative could be cooking and food preparation classes and demonstrations. The local Bob Jones farming family that operates the nearby Culinary Vegetable Institute has already developed an international reputation for hosting chefs from all over the world with exposure on televised cooking shows and in respected publications. The redeveloped Con-Agra site would be an ideal location to expand this institute for visitors throughout the year.

Another component that could be located within a first-floor commercial area might be an attraction such as a historical center. Bowling Green State University is searching for a home for its collection of historical nautical documents related to Lake Erie. A local visitor's center on the first floor of the warehouse could benefit greatly from this component. The historical center would not be designed to compete with the Inland Seas Maritime Museum in Vermillion or the Maritime Museum in Sandusky, but instead serve as a depository for historical documents and research materials that would benefit the academic community. This could be designated as a Lake Erie "research facility."



Component B. Upper Floor uses

- CONDOMINIUM/APARTMENT UNITS
- OFFICES
- EDUCATIONAL USES

As stated earlier, the CMA data appears to support the development of 32-42 new-build condominiums at the ConAgra site. The earlier recommendation depicts those units situated along the western and northern edges of the peninsula. However, it is conceivable that upper floors of the ConAgra warehouse structures, or one of the individual portions of the building, could be redeveloped into condominiums, apartments or combination. The warehouse condos could replace, or serve as a supplement to, any new-build condos on the property.

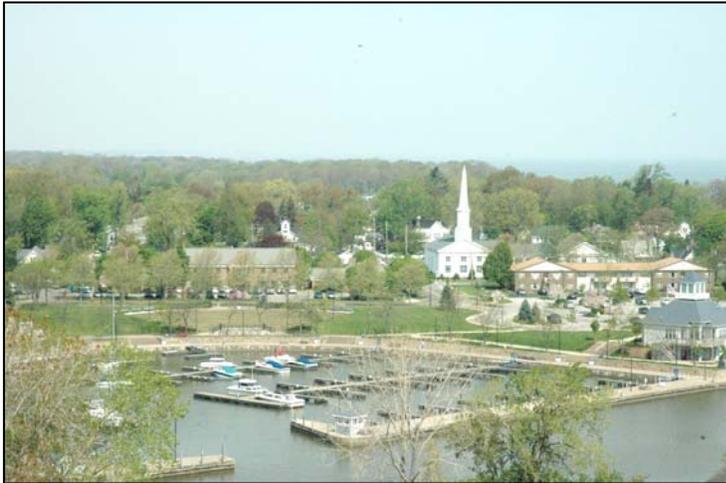


The ConAgra building has large pillars and open spaces.

The previously recommended new-build condos would be designed to be similar in size at about 1,500 square feet, provide attached garages and offer owner dockage opportunities. However, warehouse condos could provide a wider range of floor plans – from studio units to larger luxury penthouses. The warehouse condos could provide much more flexibility for unit size and still provide water views, and particularly dramatic ones from the upper floors. Warehouse condo dwellers and first-floor commercial uses would each benefit from the presence of the other.

The mid-level floors, or one of the individual building portions, could also be utilized for condominium office opportunities with a wide variety of floor plans and square footages. While there doesn't appear to be an overwhelming need for office space in the CMA, the ConAgra site could provide a unique setting for office users that could take advantage of first-floor retail amenities and also be in close proximity to their new-build condos on the peninsula. The entire peninsula could be home to a work/live/commercial mixed use environment.

The warehouse could also serve as a home for educational and medical uses. Although Bowling Green State University Firelands Campus has enough open land space for continued



View of Huron from top of warehouse.

growth, there may be other educational needs for the campus beyond the typical classroom.

It is conceivable that future growth in the performing and visual arts programs at Firelands may require unconventional spaces. A former warehouse would be an ideal location to provide working artist studio space in the visual arts.

Additionally, there could be some unique spaces provided for performing arts, which is quite renowned at BGSU and within the Huron community.

Although it is unlikely that the warehouse could be converted to performance space, it would be conceivable that a community performing arts center could be located elsewhere on the peninsula. The BG/community theater that is located at a local school is no longer sufficient to serve the program. Locating a community theater to the peninsula would further strengthen the site as a tourist destination, particularly if co-located with other uses such as the farmer/winery co-op and restaurants.

Bowling Green Firelands officials hope to expand the science offerings at the Huron campus. The university already has received funding to erect a wind turbine on its campus and hopes to expand its energy and materials research departments. While the peninsula may or may not be the proper location for a wind turbine, the redevelopment of the warehouse for scientific laboratory space may be more cost-effective than building those components on the existing campus.

The redevelopment of the warehouse itself could be part of the educational experience to utilize sustainable construction and re-use methods. The warehouse and surrounding peninsula



The warehouse has wide halls, thick walls and sprinklers.



could become a materials and energy research facility for the entire region, with participation from numerous Ohio universities. The location would also provide an exceptional opportunity to merge energy research with a Lake Erie/Huron River biological research facility.

Component C. Other Uses

- RECREATIONAL
- THE WILD AND GRANDIOSE

Huron is part of a seasonal tourist region that benefits from millions of visitors from May through September. Unfortunately, October to April is a slow tourist period that leaves local businesses searching for revenue.

Several of the uses described in this report, such as destination restaurants, produce and wine cooperatives, and educational space would help attract users that are not necessarily summer oriented. Further increasing the activity level on the peninsula during the off-season months would contribute to successful businesses at the site and elsewhere in Huron.

Even if the ConAgra warehouse is retained for reuse, it appears there would still be ample room on the peninsula for other uses. An area that may be particularly useful would be from the current location of the grain dome toward the eastern side of the peninsula where the deep harbor is located.

We mentioned earlier that it would be important to incorporate creative landscaping and other features to shield any residents on the site from the aggregate operations to the east. Other components that could serve this purpose would be recreational opportunities.

To enhance the area's opportunity to attract visitors during the fall and winter months, or at least provide recreational outlets to area residents during the time period, it appears that there may be demand for the development of an indoor ice rink. The Cleveland and Toledo markets are particularly strong in youth hockey, and even support a fair level of adult play. The interest in hockey in those markets has spread close the Huron CMA with an indoor rink and strong hockey market in Elyria just 30 miles away.

The North Park Ice Arena is operated by the city of Elyria in the winter months and is open through the week primarily after 3 p.m. with extended hours on the weekends. The area youth hockey club rents ice time at the rink, as do two area high school teams. Much of the ice time is utilized for open skate periods.



The ConAgra site could be an ideal location for an ice rink, particularly in the area from the existing grain dome towards the eastern and southeastern half of the peninsula. This type of recreation use could take great advantage of the boat launch area parking that would largely be vacant during the winter months. If the market proves strong enough, it may be conceivable to encourage private development of such a venue.

Another quasi-recreational component that could be developed at the site would be a ferry line to take advantage of the deep harbor slip on the eastern side of the ConAgra site. The ferries to the islands are to the west from downtown Sandusky to Catawba and Port Clinton. These ferry lines serve the tourist market well from Sandusky to Toledo and to the southwest, but are not convenient for tourists from the east and Cleveland or areas to the southeast.

Huron is uniquely positioned to attract the island tourists who would enjoy abbreviating their trip to the islands by a half hour or more by avoiding traveling west into Sandusky or beyond to access ferries. Additionally, Huron would be a great place to not only initiate and end island trips, but a ferry stop to Cedar Point could be added to increase ease of access to the area's single largest tourist destination.

While a ferry departing from the ConAgra site may bring additional tourists to the community, issues such as providing adequate parking and managing boisterous island-goers would have to be strategically addressed – particularly if condominiums are also located on the peninsula.

Perhaps a more harmonious use of the deep water slip for the Huron community would be the docking of cruise and dinner ships. The City of Cleveland has enjoyed local dinner and site seeing cruises on moderately-sized vessels for many years with the "Good Time" ships. It may be possible to replicate this type of service in the Sandusky/Cedar Point area during the peak tourist season. The Good Time vessels also make periodic trips from Cleveland to the Sandusky-area islands.

Because of its deep port, Huron would be an ideal stop for even larger cruise ships on Lake Erie. The Toledo-Lucas County Port Authority has opened a terminal located on the Maumee River in the Marina District which would be an excellent origination point for tourists traversing the lake or larger vessels, which could include Huron as a stop on its route. Toledo's 15,600-square-foot terminal was designed to accommodate a cross-lake ferry service and Great Lakes cruise ships. It includes U.S. Customs and Border Protection, banquet and catering space, educational safe boating programs, and the City of Toledo's marina operations.



Unfortunately, Toledo has had little success to this point attracting larger cruise ships to its terminal. During the 2008 season, there were three chartered ferry cruises from the terminal to the Sandusky-area islands which served as 'test runs' by ferry operators. According to Port Authority officials, two of the three operators are considering operating regular schedules to the islands for the 2009 season.

The Great Lakes Cruise Company does have large cruise ships that navigate Lake Erie, often sailing between the Welland Canal near Toronto/Niagara on Lake Ontario and Duluth, Minnesota on Lake Superior. Unfortunately, most of the voyages bypass all Ohio ports, with only one cruise making a stop in Cleveland.

The Wild and Grandiose

When a community is presented with an opportunity to utilize a unique property, it is easy to daydream about possible magnificent uses that could materialize. Some of the uses mentioned in this section would greatly enhance the vibrancy of the ConAgra peninsula, such as educational ties with BGSU or winter-time recreation at a skating rink. However, large-scale projects that are truly exceptional and distinctive could change not only the complexion of Huron, but even dramatically shift the CMA's position within the region.

One of the more intriguing ideas mentioned on several occasions during interviews with community residents was the idea of an aquarium. Of course, this really is a 'wild' idea of immense proportions, and one that may already be behind the curve with the push for a new aquarium in Cleveland. According to an April, 2008 report in the *Cleveland Plain Dealer*, the Cleveland Aquarium, Inc. group formed in 1999 still has plans to build an aquarium along the shores of the city.

According to the article, the group has hired a professional fund-raiser to make the project a reality. However, as of April, the group had only raised about \$150,000 of the \$35 to \$50 million needed. The *Plain Dealer* also reported that the project remains at low tide because securing a site along the lakefront has proved difficult. The group's president, Christopher Bonar, was quoted in the article that the organization has been approached about constructing the aquarium elsewhere along the lake. Bonar stated that the group would prefer to build the facility in Cleveland, but is keeping its options open.

The zoos in Cleveland, Detroit and especially Columbus do feature aquatic exhibits, but none could be considered full-fledged aquarium experiences. Therefore, the famous Shedd Aquarium in Chicago which opened in 1930 remains the nearest major aquarium to Ohio, and can boast as being one of the greatest tourist attractions of its kind in the world.



Ironically, the Duluth Aquarium in Duluth, Minnesota (served by the Great Lakes Cruise Company) is one of the few, and perhaps the largest aquarium in the world, to feature species found primarily in the Great Lakes. The three-story building took more than three years to build and cost approximately \$34 million.

K. RECOMMENDATIONS

As stated in the first section of this report, the ConAgra peninsula is one of the most unique sites along the entirety of Lake Erie, at least within the Ohio shoreline areas. The site has excellent roadway access and visibility and possesses a highly navigable river on its west side. Additionally, the views to the river, lake and quaint community of Huron provide a picturesque setting, at least to the west, away from the aggregate uses to the east. The ConAgra site could become even more pleasing if the nearby aggregate operations cease sometime in the future.



View north to Lake Erie.

However, as discussed in this study, there other real and perceived challenges to readily affecting change to the ConAgra site. Primary among these include:

- Determining the viability for re-using some or all of the existing 208,000 square feet of warehouse space
- Defining sources of revenue to demolish some of the unneeded buildings on the site such as the grain storage dome, elevator and metal storage building
- Creating partnerships that may facilitate redevelopment of the property that meet the demands of the Competitive Market Area (CMA), or establish new models for the Huron area
- Creating interest in the property in light of the current economic climate enveloping the Huron area, the state of Ohio and the rest of the nation.

The existing economy, which has changed drastically since the inception of this study, is an obvious limiting factor from the viewpoint of development risk tolerance. The shrinking lending markets are seriously affecting developers' ability to obtain investment capital and greatly limiting the potential for public/private partnerships. As witnessed by the recent suspension of the Cleveland Flats project, even developments that have received substantial support and pre-leasing agreements may not be moving forward for the foreseeable future.

However, now is an excellent time to begin planning and preparing for the upswing in the economy that will inevitably occur. Unfortunately, it is difficult to know whether the upturn will occur within the next year, two years or perhaps longer.

Initial Recommendations

The review of the Competitive Market Area (CMA) indicates that at least a moderate number of condominiums (32-42) of approximately 1,500 square feet would be plausible for Huron under typical market conditions. This would result in 48,000 to 63,000 square feet of residential space. This may be accomplished as owner new-build units on the western and northern edges of the peninsula, or perhaps as owner occupied or apartment units within one of the sections of the warehouse.

Additionally, the review of the CMA indicates that under typical market conditions, it may be plausible to pursue up to 12,500 square feet of retail and restaurant space at the peninsula. Again, this may be accomplished as new-build structures or within the lower levels of the warehouse structures.

These combined uses only total just more than 75,000 square feet, which is a far cry from filling 208,000 square feet of structures. Therefore, the building square footage would need to be reduced, or other educational, medical or community uses would need to be added to the mix.

Creating a 'community' on the peninsula may also foster the utilization of resident boat slips and the creation of green space to fully integrate with the ODNR boat launch area to the south and west of the peninsula.

To position the ConAgra site for a multitude of uses, a determination must be made about whether the site becomes more marketable for development by expending up to \$1 million or more for demolition of the ConAgra buildings, or whether forgoing that expense and keeping some or all of the warehouse space as a site asset is most desirable.



At a minimum, it is highly unlikely that the private sector would seriously consider pursuing a project, or projects, at the site until the grain dome, metal storage building, silos and elevator are removed and general clean-up of the site is completed. This part of the site preparation could exceed several hundred thousand dollars.

Because of market conditions, it may be several years before the retail and housing markets recover to the point that there would be demand for any uses. However, the timing is right for the city staff and community to begin preparing for the return of that demand by implementing specific program strategies.

These include:

1. Create a small task force or committee to facilitate a plan for development of the ConAgra site that includes primarily city personnel and includes community organization and resident members.
2. Retain the services of an engineering/architectural firm(s) to do a basic evaluation of the ConAgra warehouse buildings and site that would provide more definitive cost estimates for reuse of the warehouse or demolition.
3. Conduct an updated Phase I Environmental Study for the entire site.
4. Make contact with the Erie Redevelopment Authority to gain insights into their development project.
5. Retain the services of an outside firm to facilitate the task force activities and explore opportunities for acquiring grants and loans that may be available from state and federal sources for demolition and economic and community development projects. In addition to a stipend for task force facilitation, the firm may accept a percentage of grants received as remuneration.
6. Based on the outcome of the engineering/architectural evaluation, create a development text that specifies desired uses and architectural standards for the ConAgra site – provide visual examples for new build and examples for the warehouse if reused.
7. Utilize a community improvement corporation or another legal vehicle by which the ConAgra site could be formally transferred to an agent acting on behalf of the city that could enter into a lease or sale agreement with a developer.



8. Pre-approve developer incentives and land acquisition enticements that would make development of the site attractive to a developer. This may include provisions for actual transfer of the land and remaining worthy buildings directly to a developer or preparation of a favorable long-term lease.
9. Address any code issues that may inhibit mixed uses of retail, housing, restaurants, education, medical and recreation.
10. Prepare a property information report that includes title history, ALTA survey, site drawings, utility drawings, aerials, etc.
11. Include this report, or excerpts of the report, in any information packet that is made available to potential partners and/or developers.
12. Use the above bullet point items to prepare a 'Request for Proposals' (RFP) package to solicit interest from potential development partners. This RFP package will specify explicit conditions under which the city may make the property or properties available to developers. It is important that the RFP reflect a strong consensus of the small task force for recommended uses; incentives and basic acquisition considerations should also be pre-approved by council through resolution and outlined in the RFP.
13. Continue strengthening communications and potential agreements with Bowling Green State University, Cedar Point, area medical and office users, restaurateurs, and specialty retailers such as farmers' markets and wineries. Having these users express interest in locating to the site if a developer would undertake a project at the site may serve as the necessary impetus for private development to occur. It may also be advantageous to initiate discussions with ferry and cruise ship operators about the utilization of the deep-water slip.
14. It may be possible to encourage BGSU, Cedar Point or even the group attempting to develop an aquarium in Cleveland to respond to the RFP if acquisition of, or access to the property presents minimal financial risk. The property could be made available to these, or other major institutions, for an option period to permit an ample window for creating a strategy for re-use. If nothing happens within a designated time-period, the option period would expire for extension to other potential users. It is conceivable that a partnership of these organizations could co-develop the property for multiple uses.

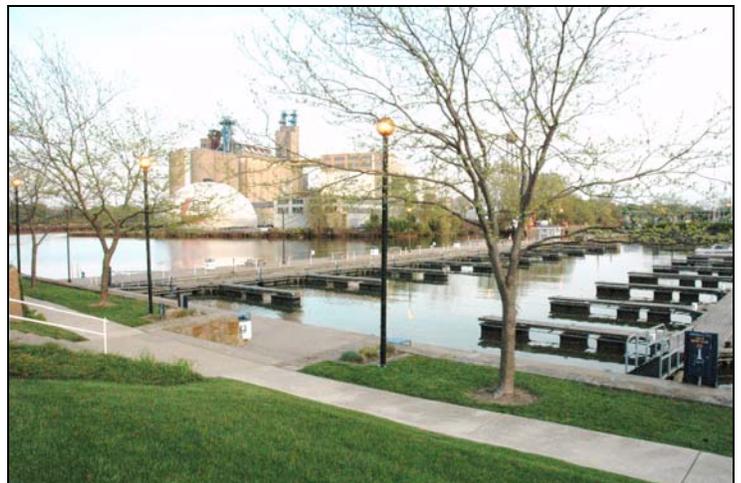
The above steps could take more than a year to complete. However, establishing a consensus for development, establishing the council accepted parameters for land lease/divestiture and securing assistance in obtaining funding for site preparation are paramount to attracting development to the site when favorable market conditions return. The probability is minimal of attracting any investment to the site in its current state, regardless of market conditions.

This document forms the foundation for the transformation of the ConAgra site and should be shared with organizations that may be interested in participation and those that are sought by the community.

The small committee that may be formed should not need to re-hash the discussions of the past, but should work diligently to provide thorough and coherent information to potential partners. It will also be important for the committee to be headed by a single individual charged by the city to be the primary contact, promoter and authority for major decisions regarding the site.

The person identified to be this primary authority should have plenty of time to devote to the project, inspire others to act and possess a vision that sometimes others have difficulty seeing.

For, as world renowned city planner Daniel Burnham said "Make no little plans. They have no magic to stir men's blood and probably will not themselves be realized."



The complement to the city's boat basin could be a mixed-use development where the ConAgra warehouse now sits.

**SITE PHOTOGRAPHS
HURON, OHIO
SITE EFFECTIVE MARKET AREA
JULY 2008**



LOOKING SOUTHEAST FROM HURON BOAT BASIN



LOOKING NORTHEAST FROM HURON BOAT BASIN



LOOKING SOUTH FROM HURON BOAT BASIN



LOOKING NORTH FROM SITE



LOOKING NORTHWEST FROM SITE



LOOKING NORTHWEST FROM SITE

**SITE PHOTOGRAPHS
HURON, OHIO
SITE EFFECTIVE MARKET AREA
JULY 2008**



LOOKING EAST ALONG CLEVELAND ROAD E.



LOOKING WEST ALONG CLEVELAND ROAD E.



LOOKING NORTH FROM CLEVELAND ROAD E.



LOOKING SOUTH FROM CLEVELAND ROAD E.



FACING NORTH



FACING WEST

**SITE PHOTOGRAPHS
HURON, OHIO
SITE EFFECTIVE MARKET AREA
JULY 2008**



FACING SOUTH



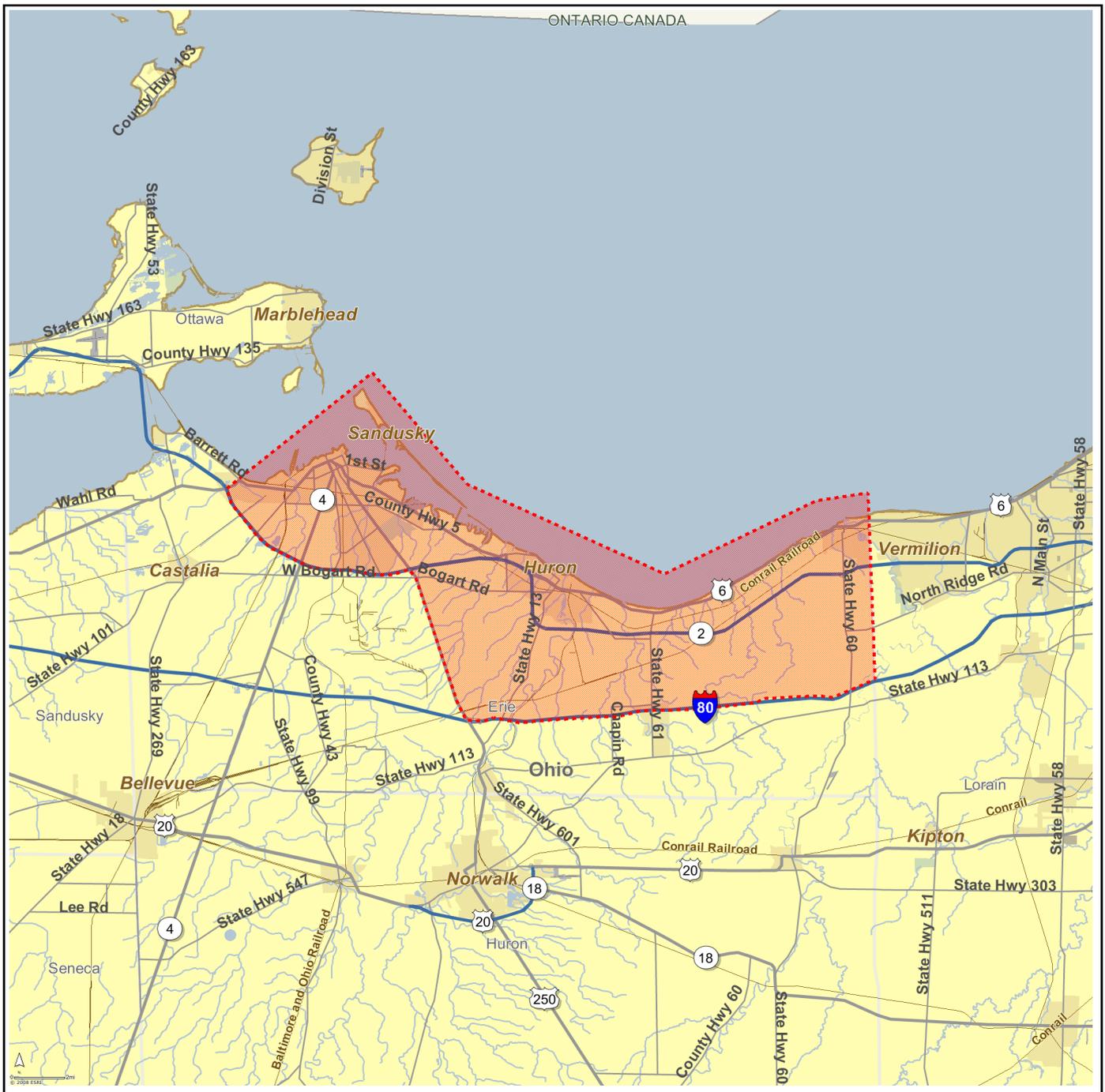
FACING EAST

Site Map

Prepared by Danter Company

August 29, 2008

EMA16625_region 1





EMA16625_region 1

Study Area: Custom Shapes

	Census 2000	2008	2013	2008-2013 Change	2008-2013 Annual Rate
Population	61,626	61,293	61,011	-282	-0.09%
Households	25,049	25,627	25,782	155	0.12%
Median Age	39.5	42.0	43.3	1.3	0.61%

Census 2000 Households by Income and Age of Householder

	< 25	25 - 34	35 - 44	45 - 54	55 - 64	65 - 74	75+
HH Income Base	1,154	3,569	5,274	5,164	3,709	3,218	2,966
<\$10,000	207	163	247	251	306	316	462
\$10,000 - \$14,999	156	209	263	216	122	308	554
\$15,000 - \$24,999	285	651	527	431	404	612	737
\$25,000 - \$34,999	284	564	556	497	464	635	450
\$35,000 - \$49,999	116	722	956	835	618	626	303
\$50,000 - \$74,999	77	823	1,540	1,329	789	424	255
\$75,000 - \$99,999	18	297	724	784	502	106	105
\$100,000 - \$149,999	11	110	335	582	324	121	46
\$150,000 - \$199,999	0	0	68	97	91	35	23
\$200,000+	0	30	58	142	89	35	31
Median HH Income	\$22,497	\$39,171	\$51,006	\$54,736	\$48,062	\$30,822	\$21,425
Average HH Income	\$24,943	\$49,243	\$56,229	\$68,083	\$60,310	\$40,150	\$35,799

Percent Distribution

	< 25	25 - 34	35 - 44	45 - 54	55 - 64	65 - 74	75+
HH Income Base	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<\$10,000	17.9%	4.6%	4.7%	4.9%	8.3%	9.8%	15.6%
\$10,000 - \$14,999	13.5%	5.9%	5.0%	4.2%	3.3%	9.6%	18.7%
\$15,000 - \$24,999	24.7%	18.2%	10.0%	8.3%	10.9%	19.0%	24.8%
\$25,000 - \$34,999	24.6%	15.8%	10.5%	9.6%	12.5%	19.7%	15.2%
\$35,000 - \$49,999	10.1%	20.2%	18.1%	16.2%	16.7%	19.5%	10.2%
\$50,000 - \$74,999	6.7%	23.1%	29.2%	25.7%	21.3%	13.2%	8.6%
\$75,000 - \$99,999	1.6%	8.3%	13.7%	15.2%	13.5%	3.3%	3.5%
\$100,000 - \$149,999	1.0%	3.1%	6.4%	11.3%	8.7%	3.8%	1.6%
\$150,000 - \$199,999	0.0%	0.0%	1.3%	1.9%	2.5%	1.1%	0.8%
\$200,000+	0.0%	0.8%	1.1%	2.7%	2.4%	1.1%	1.0%

Data Note: Census 2000 income is expressed in current (2008) dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



EMA16625_region 1

Study Area: Custom Shapes

2008 Households by Income and Age of Householder

	< 25	25 - 34	35 - 44	45 - 54	55 - 64	65 - 74	75+
HH Income Base	1,029	3,372	4,323	5,465	4,863	3,259	3,317
<\$15,000	246	248	329	329	398	475	760
\$15,000 - \$24,999	177	413	262	316	362	456	557
\$25,000 - \$34,999	227	590	418	492	515	563	515
\$35,000 - \$49,999	94	626	664	667	703	611	383
\$50,000 - \$74,999	88	778	1,245	1,300	968	574	392
\$75,000 - \$99,999	86	479	928	1,185	945	186	350
\$100,000 - \$149,999	67	149	318	837	611	204	193
\$150,000 - \$199,999	28	44	69	170	169	98	117
\$200,000 - \$249,999	15	20	32	68	77	37	24
\$250,000 - \$499,999	0	18	48	89	97	42	18
\$500,000+	1	7	10	12	18	13	8
Median HH Income	\$28,113	\$44,230	\$56,953	\$65,524	\$59,244	\$37,427	\$30,891
Average HH Income	\$44,885	\$55,065	\$66,797	\$77,744	\$75,790	\$56,332	\$49,887

Percent Distribution

	< 25	25 - 34	35 - 44	45 - 54	55 - 64	65 - 74	75+
HH Income Base	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<\$15,000	23.9%	7.4%	7.6%	6.0%	8.2%	14.6%	22.9%
\$15,000 - \$24,999	17.2%	12.2%	6.1%	5.8%	7.4%	14.0%	16.8%
\$25,000 - \$34,999	22.1%	17.5%	9.7%	9.0%	10.6%	17.3%	15.5%
\$35,000 - \$49,999	9.1%	18.6%	15.4%	12.2%	14.5%	18.7%	11.5%
\$50,000 - \$74,999	8.6%	23.1%	28.8%	23.8%	19.9%	17.6%	11.8%
\$75,000 - \$99,999	8.4%	14.2%	21.5%	21.7%	19.4%	5.7%	10.6%
\$100,000 - \$149,999	6.5%	4.4%	7.4%	15.3%	12.6%	6.3%	5.8%
\$150,000 - \$199,999	2.7%	1.3%	1.6%	3.1%	3.5%	3.0%	3.5%
\$200,000 - \$249,999	1.5%	0.6%	0.7%	1.2%	1.6%	1.1%	0.7%
\$250,000 - \$499,999	0.0%	0.5%	1.1%	1.6%	2.0%	1.3%	0.5%
\$500,000+	0.1%	0.2%	0.2%	0.2%	0.4%	0.4%	0.2%

Data Note: Income reported for July 1, 2008 represents annual income for the preceding year, expressed in current (2006) dollars, including an adjustment for inflation.

Source: ESRI forecasts for 2008.



EMA16625_region 1

Study Area: Custom Shapes

2013 Households by Income and Age of Householder

	< 25	25 - 34	35 - 44	45 - 54	55 - 64	65 - 74	75+
HH Income Base	949	3,398	3,926	5,183	5,386	3,600	3,348
<\$15,000	220	196	248	222	368	447	634
\$15,000 - \$24,999	147	347	200	241	340	422	482
\$25,000 - \$34,999	164	419	270	331	400	445	369
\$35,000 - \$49,999	90	606	555	611	733	649	381
\$50,000 - \$74,999	119	890	1,220	1,267	1,135	692	504
\$75,000 - \$99,999	89	581	846	1,080	1,044	296	465
\$100,000 - \$149,999	87	229	378	1,004	887	324	285
\$150,000 - \$199,999	19	46	82	178	190	133	136
\$200,000 - \$249,999	13	46	40	113	119	93	62
\$250,000 - \$499,999	0	24	64	106	132	62	19
\$500,000+	1	14	23	30	38	37	11
Median HH Income	\$30,768	\$52,312	\$60,966	\$72,687	\$66,742	\$45,179	\$41,352
Average HH Income	\$48,823	\$64,285	\$75,321	\$87,857	\$85,546	\$71,080	\$60,385

Percent Distribution

	< 25	25 - 34	35 - 44	45 - 54	55 - 64	65 - 74	75+
HH Income Base	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<\$15,000	23.2%	5.8%	6.3%	4.3%	6.8%	12.4%	18.9%
\$15,000 - \$24,999	15.5%	10.2%	5.1%	4.6%	6.3%	11.7%	14.4%
\$25,000 - \$34,999	17.3%	12.3%	6.9%	6.4%	7.4%	12.4%	11.0%
\$35,000 - \$49,999	9.5%	17.8%	14.1%	11.8%	13.6%	18.0%	11.4%
\$50,000 - \$74,999	12.5%	26.2%	31.1%	24.4%	21.1%	19.2%	15.1%
\$75,000 - \$99,999	9.4%	17.1%	21.5%	20.8%	19.4%	8.2%	13.9%
\$100,000 - \$149,999	9.2%	6.7%	9.6%	19.4%	16.5%	9.0%	8.5%
\$150,000 - \$199,999	2.0%	1.4%	2.1%	3.4%	3.5%	3.7%	4.1%
\$200,000 - \$249,999	1.4%	1.4%	1.0%	2.2%	2.2%	2.6%	1.9%
\$250,000 - \$499,999	0.0%	0.7%	1.6%	2.0%	2.5%	1.7%	0.6%
\$500,000+	0.1%	0.4%	0.6%	0.6%	0.7%	1.0%	0.3%

Data Note: Income reported for July 1, 2013 represents annual income for the preceding year, expressed in current (2011) dollars, including an adjustment for inflation.

Source: ESRI forecasts for 2013.



Business Summary by SIC Codes

Prepared by Danter Company

EMA16625_region 1

Study Area: Custom Shapes

Total Businesses:	2,682
Total Employees:	37,333
Total Residential Population:	61,293
Employee/Residential Population Ratio:	0.61

	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture & Mining	52	1.9%	342	0.9%
Construction	163	6.1%	989	2.6%
Manufacturing	109	4.1%	5,030	13.5%
Transportation	117	4.4%	768	2.1%
Communication	15	0.6%	94	0.3%
Electric, Gas, Water, Sanitary Services	11	0.4%	84	0.2%
Wholesale Trade	96	3.6%	832	2.2%
Retail Trade Summary	632	23.6%	7,393	19.8%
Home Improvement	41	1.5%	425	1.1%
General Merchandise Stores	21	0.8%	978	2.6%
Food Stores	52	1.9%	892	2.4%
Auto Dealers, Gas Stations, Auto Aftermarket	83	3.1%	731	2.0%
Apparel & Accessory Stores	43	1.6%	193	0.5%
Furniture & Home Furnishings	43	1.6%	224	0.6%
Eating & Drinking Places	189	7.1%	2,849	7.6%
Miscellaneous Retail	160	6.0%	1,101	2.9%
Finance, Insurance, Real Estate Summary	235	8.8%	1,140	3.1%
Banks, Savings & Lending Institutions	50	1.9%	401	1.1%
Securities Brokers	19	0.7%	60	0.2%
Insurance Carriers & Agents	70	2.6%	205	0.5%
Real Estate, Holding, Other Investment Offices	96	3.6%	474	1.3%
Services Summary	1,029	38.4%	18,224	48.8%
Hotels & Lodging	70	2.6%	851	2.3%
Automotive Services	69	2.6%	192	0.5%
Motion Pictures & Amusements	67	2.5%	6,010	16.1%
Health Services	172	6.4%	2,135	5.7%
Legal Services	47	1.8%	225	0.6%
Education Institutions & Libraries	64	2.4%	3,500	9.4%
Other Services	540	20.1%	5,311	14.2%
Government	175	6.5%	2,345	6.3%
Other	46	1.7%	93	0.2%
Totals	2,680	100.0%	37,334	100.0%

Source: Business data provided by InfoUSA, Omaha NE Copyright 2008, all rights reserved. ESRI forecasts for 2008.

EMA16625_region 1

Study Area: Custom Shapes

Total Businesses:	2,682
Total Employees:	37,333
Total Residential Population:	61,293
Employee/Residential Population Ratio:	0.61

	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	11	0.4%	51	0.1%
Mining	4	0.1%	80	0.2%
Utilities	6	0.2%	56	0.1%
Construction	171	6.4%	996	2.7%
Manufacturing	112	4.2%	4,909	13.1%
Wholesale Trade	94	3.5%	826	2.2%
Retail Trade	431	16.1%	4,488	12.0%
Motor Vehicle & Parts Dealers	67	2.5%	613	1.6%
Furniture & Home Furnishings Stores	14	0.5%	81	0.2%
Electronics & Appliance Stores	21	0.8%	108	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	40	1.5%	423	1.1%
Food & Beverage Stores	46	1.7%	868	2.3%
Health & Personal Care Stores	26	1.0%	227	0.6%
Gasoline Stations	16	0.6%	118	0.3%
Clothing & Clothing Accessories Stores	50	1.9%	247	0.7%
Sport Goods, Hobby, Book, & Music Stores	39	1.5%	190	0.5%
General Merchandise Stores	21	0.8%	978	2.6%
Miscellaneous Store Retailers	82	3.1%	552	1.5%
Nonstore Retailers	8	0.3%	83	0.2%
Transportation & Warehousing	64	2.4%	550	1.5%
Information	40	1.5%	380	1.0%
Finance & Insurance	140	5.2%	668	1.8%
Central Bank/Credit Intermediation & Related Activities	50	1.9%	401	1.1%
Securities, Commodity Contracts & Other Financial Investments & Other Related Activities	20	0.7%	62	0.2%
Insurance Carriers & Related Activities; Funds, Trusts & Other Financial Vehicles	70	2.6%	205	0.5%
Real Estate, Rental & Leasing	114	4.3%	508	1.4%
Professional, Scientific & Tech Services	155	5.8%	684	1.8%
Legal Services	58	2.2%	277	0.7%
Management of Companies & Enterprises	2	0.1%	4	0.0%
Administrative & Support & Waste Management & Remediation Services	73	2.7%	392	1.0%
Educational Services	66	2.5%	3,402	9.1%
Health Care & Social Assistance	232	8.7%	3,011	8.1%
Arts, Entertainment & Recreation	86	3.2%	6,172	16.5%
Accommodation & Food Services	262	9.8%	3,717	10.0%
Accommodation	70	2.6%	851	2.3%
Food Services & Drinking Places	192	7.2%	2,866	7.7%
Other Services (except Public Administration)	395	14.7%	3,988	10.7%
Automotive Repair & Maintenance	59	2.2%	174	0.5%
Public Administration	176	6.6%	2,356	6.3%
Unclassified Establishments	47	1.8%	97	0.3%
Total	2,681	100.0%	37,335	100.0%

Source: Business data provided by InfoUSA, Omaha NE Copyright 2008, all rights reserved. ESRI forecasts for 2008.



Demographic and Income Profile

Prepared by Danter Company

EMA16625_region 1

Study Area: Custom Shapes

Summary	2000	2008	2013
Population	61,626	61,293	61,011
Households	25,049	25,627	25,782
Families	16,595	16,573	16,376
Average Household Size	2.39	2.32	2.30
Owner Occupied HUs	17,406	18,013	17,905
Renter Occupied HUs	7,643	7,614	7,877
Median Age	39.5	42.0	43.3

Trends: 2008-2013 Annual Rate	Area	State	National
Population	-0.09%	0.29%	1.23%
Households	0.12%	0.41%	1.26%
Families	-0.24%	0.12%	1.05%
Owner HHs	-0.12%	0.23%	1.07%
Median Household Income	3.51%	3.43%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	3,778	15.1%	2,785	10.9%	2,334	9.1%
\$15,000 - \$24,999	3,648	14.6%	2,545	9.9%	2,180	8.5%
\$25,000 - \$34,999	3,449	13.8%	3,319	13.0%	2,397	9.3%
\$35,000 - \$49,999	4,176	16.7%	3,746	14.6%	3,622	14.0%
\$50,000 - \$74,999	5,236	20.9%	5,344	20.9%	5,826	22.6%
\$75,000 - \$99,999	2,536	10.1%	4,159	16.2%	4,401	17.1%
\$100,000 - \$149,999	1,528	6.1%	2,380	9.3%	3,193	12.4%
\$150,000 - \$199,000	314	1.3%	693	2.7%	783	3.0%
\$200,000+	384	1.5%	656	2.6%	1,045	4.1%
Median Household Income	\$40,781		\$51,507		\$61,205	
Average Household Income	\$52,367		\$64,898		\$75,042	
Per Capita Income	\$21,571		\$27,479		\$32,098	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,788	6.1%	3,720	6.1%	3,674	6.0%
5 - 9	4,231	6.9%	3,604	5.9%	3,472	5.7%
10 - 14	4,410	7.2%	3,788	6.2%	3,622	5.9%
15 - 19	4,151	6.7%	3,960	6.5%	3,717	6.1%
20 - 24	3,043	4.9%	3,530	5.8%	3,442	5.6%
25 - 34	7,106	11.5%	6,698	10.9%	6,779	11.1%
35 - 44	9,421	15.3%	7,824	12.8%	7,099	11.6%
45 - 54	9,058	14.7%	9,423	15.4%	8,975	14.7%
55 - 64	6,247	10.1%	8,000	13.1%	8,891	14.6%
65 - 74	5,166	8.4%	5,178	8.4%	5,719	9.4%
75 - 84	3,769	6.1%	3,950	6.4%	3,825	6.3%
85+	1,235	2.0%	1,617	2.6%	1,795	2.9%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	53,063	86.1%	51,621	84.2%	50,614	83.0%
Black Alone	6,698	10.9%	7,431	12.1%	7,882	12.9%
American Indian Alone	126	0.2%	131	0.2%	135	0.2%
Asian Alone	267	0.4%	413	0.7%	533	0.9%
Pacific Islander Alone	4	0.0%	6	0.0%	8	0.0%
Some Other Race Alone	359	0.6%	421	0.7%	463	0.8%
Two or More Races	1,109	1.8%	1,270	2.1%	1,375	2.3%
Hispanic Origin (Any Race)	1,344	2.2%	1,623	2.6%	1,816	3.0%

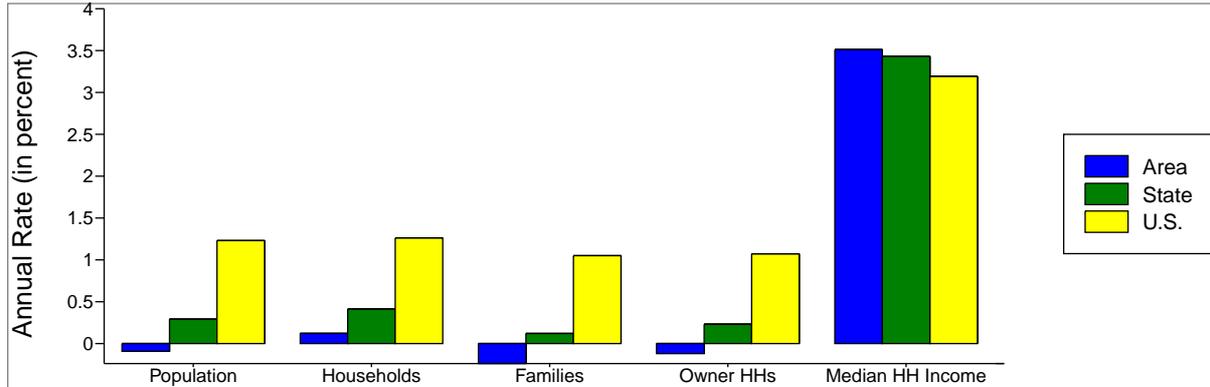
Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.

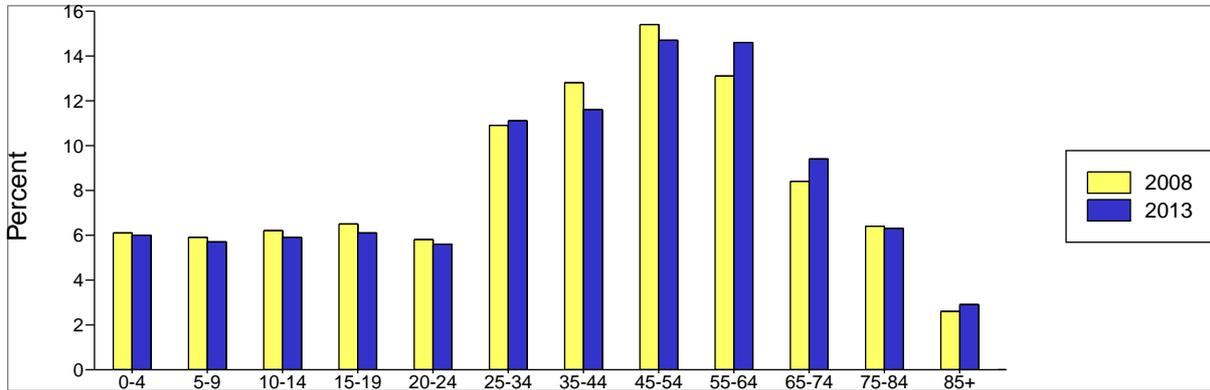
EMA16625_region 1

Study Area: Custom Shapes

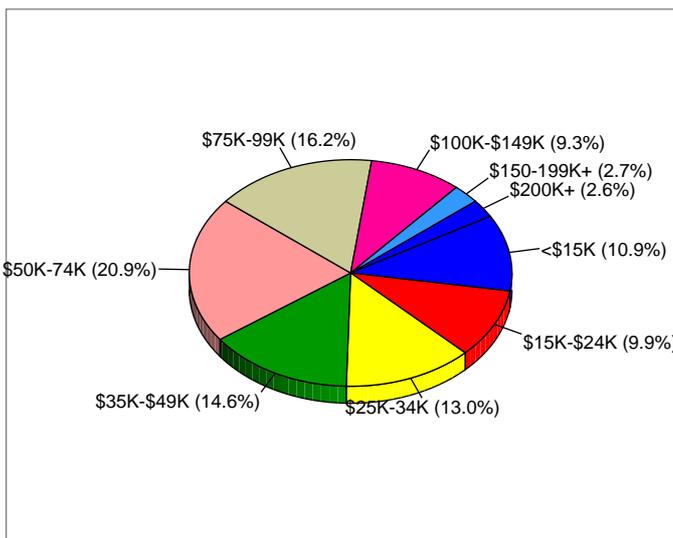
Trends 2008-2013



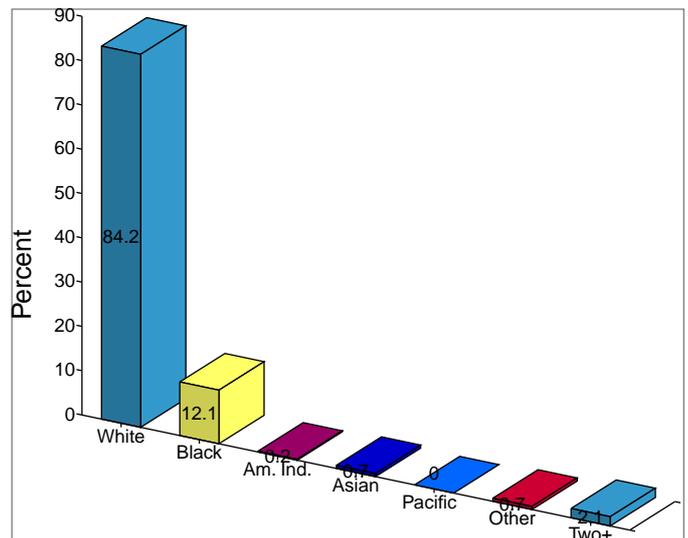
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 2.6%



EMA16625_region 1

Study Area: Custom Shapes

2000 Total Population	61,626	2000 Median HH Income	\$40,781
2008 Total Population	61,293	2008 Median HH Income	\$51,507
2013 Total Population	61,011	2013 Median HH Income	\$61,205
2008 - 2013 Annual Rate	-0.09%	2008 - 2013 Annual Rate	3.51%

Housing Units by Occupancy Status and Tenure

	Census 2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	28,831	100.0%	30,284	100.0%	30,870	100.0%
Occupied	25,049	86.9%	25,627	84.6%	25,782	83.5%
Owner	17,406	60.4%	18,013	59.5%	17,905	58.0%
Renter	7,643	26.5%	7,614	25.1%	7,877	25.5%
Vacant	3,782	13.1%	4,657	15.4%	5,088	16.5%

Owner Occupied Housing Units by Value

	Census 2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
Total	17,402	100.0%	18,014	100.0%	17,904	100.0%
< \$10,000	236	1.4%	212	1.2%	211	1.2%
\$10,000 - \$14,999	271	1.6%	186	1.0%	166	0.9%
\$15,000 - \$19,999	162	0.9%	217	1.2%	194	1.1%
\$20,000 - \$24,999	192	1.1%	167	0.9%	160	0.9%
\$25,000 - \$29,999	113	0.6%	167	0.9%	151	0.8%
\$30,000 - \$34,999	96	0.6%	124	0.7%	126	0.7%
\$35,000 - \$39,999	285	1.6%	150	0.8%	122	0.7%
\$40,000 - \$49,999	519	3.0%	392	2.2%	372	2.1%
\$50,000 - \$59,999	951	5.5%	529	2.9%	465	2.6%
\$60,000 - \$69,999	1,145	6.6%	704	3.9%	647	3.6%
\$70,000 - \$79,999	1,617	9.3%	1,292	7.2%	1,049	5.9%
\$80,000 - \$89,999	1,478	8.5%	1,143	6.3%	1,110	6.2%
\$90,000 - \$99,999	1,499	8.6%	1,509	8.4%	1,319	7.4%
\$100,000 - \$124,999	2,631	15.1%	3,244	18.0%	3,275	18.3%
\$125,000 - \$149,999	2,111	12.1%	2,017	11.2%	2,043	11.4%
\$150,000 - \$174,999	1,237	7.1%	1,568	8.7%	1,731	9.7%
\$175,000 - \$199,999	808	4.6%	1,499	8.3%	1,480	8.3%
\$200,000 - \$249,999	883	5.1%	1,231	6.8%	1,413	7.9%
\$250,000 - \$299,999	488	2.8%	632	3.5%	675	3.8%
\$300,000 - \$399,999	315	1.8%	542	3.0%	621	3.5%
\$400,000 - \$499,999	161	0.9%	194	1.1%	228	1.3%
\$500,000 - \$749,999	127	0.7%	168	0.9%	198	1.1%
\$750,000 - \$999,999	51	0.3%	79	0.4%	84	0.5%
\$1,000,000+	26	0.1%	48	0.3%	64	0.4%
Median Value	\$101,302		\$117,070		\$121,832	
Average Value	\$125,260		\$144,063		\$151,616	

Data Note: Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2008 and 2013.



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Study Area: Custom Shapes

Census 2000 Vacant Housing Units by Status

	Number	Percent
Total	3,782	100.0%
For Rent	835	22.1%
For Sale Only	307	8.1%
Rented/Sold, Unoccupied	155	4.1%
Seasonal/Recreational/Occasional Use	2,040	53.9%
For Migrant Workers	4	0.1%
Other Vacant	441	11.7%

Census 2000 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units		Owner Occupied Units	
		Number	Number	% of Occupied
Total	25,049	17,405	69.5%	
15 - 24	1,057	180	17.0%	
25 - 34	3,558	1,719	48.3%	
35 - 44	5,174	3,434	66.4%	
45 - 54	5,243	4,024	76.7%	
55 - 64	3,799	3,118	82.1%	
65 - 74	3,233	2,678	82.8%	
75 - 84	2,341	1,829	78.1%	
85+	644	423	65.7%	

Census 2000 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units		Owner Occupied Units	
		Number	Number	% of Occupied
Total	25,049	17,405	69.5%	
White Alone	22,103	16,114	72.9%	
Black Alone	2,492	1,070	42.9%	
American Indian Alone	42	24	57.1%	
Asian Alone	88	49	55.7%	
Pacific Islander Alone	0	0	0.0%	
Some Other Race Alone	113	46	40.7%	
Two or More Races	211	102	48.3%	
Hispanic Origin	405	206	50.9%	

Census 2000 Housing Units by Units in Structure and Occupancy

	Housing Units		Occupied Units	
	Number	Percent	Number	Percent
Total	28,858	100.0%	25,040	100.0%
1, Detached	19,436	67.4%	17,324	69.2%
1, Attached	1,256	4.4%	1,031	4.1%
2	1,881	6.5%	1,486	5.9%
3 to 4	1,384	4.8%	1,145	4.6%
5 to 9	1,181	4.1%	1,033	4.1%
10 to 19	1,111	3.8%	973	3.9%
20 to 49	632	2.2%	520	2.1%
50 or More	623	2.2%	532	2.1%
Mobile Home	1,305	4.5%	990	4.0%
Other	49	0.2%	6	0.0%

Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.



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Study Area: Custom Shapes

Census 2000 Specified Owner Occupied Housing Units by Selected Monthly Owner Cost

	Number	Percent
Total	15,165	100.0%
With Mortgage	9,713	64.0%
<\$200	0	0.0%
\$200 - \$299	80	0.5%
\$300 - \$399	202	1.3%
\$400 - \$499	395	2.6%
\$500 - \$599	682	4.5%
\$600 - \$699	983	6.5%
\$700 - \$799	1,114	7.3%
\$800 - \$899	1,041	6.9%
\$900 - \$999	1,010	6.7%
\$1000 - \$1249	1,988	13.1%
\$1250 - \$1499	977	6.4%
\$1500 - \$1999	715	4.7%
\$2000 - \$2499	308	2.0%
\$2500 - \$2999	112	0.7%
\$3000+	106	0.7%
With No Mortgage	5,452	36.0%
Median Monthly Owner Costs for Units with Mortgage	\$936	
Average Monthly Owner Costs for Units with Mortgage	\$1,042	

Census 2000 Specified Renter Occupied Housing Units by Contract Rent

	Number	Percent
Total	7,598	100.0%
Paying Cash Rent	7,179	94.5%
< \$100	189	2.5%
\$100 - \$149	190	2.5%
\$150 - \$199	232	3.1%
\$200 - \$249	275	3.6%
\$250 - \$299	637	8.4%
\$300 - \$349	851	11.2%
\$350 - \$399	1,056	13.9%
\$400 - \$449	1,203	15.8%
\$450 - \$499	790	10.4%
\$500 - \$549	622	8.2%
\$550 - \$599	262	3.4%
\$600 - \$649	315	4.1%
\$650 - \$699	259	3.4%
\$700 - \$749	91	1.2%
\$750 - \$799	11	0.1%
\$800 - \$899	88	1.2%
\$900 - \$999	16	0.2%
\$1000 - \$1249	58	0.8%
\$1250 - \$1499	10	0.1%
\$1500 - \$1999	15	0.2%
\$2000+	9	0.1%
No Cash Rent	419	5.5%
Median Rent	\$407	
Average Rent	\$410	
Average Gross Rent (with Utilities)	\$518	

Data Note: Specified Owner Occupied Housing Units exclude houses on 10+ acres, mobile homes, units in multiunit buildings, and houses with a business or medical office. Specified Renter Occupied Housing Units exclude houses on 10+ acres. Average Contract Rent and Average Gross Rent exclude units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.



EMA16625_region 1

Study Area: Custom Shapes

Demographic Summary	Census 2000	2008	2013	2008-2013 Change	2008-2013 Annual Rate
Total Population	61,626	61,293	61,011	-282	-0.09%
Population 50+	20,787	23,453	24,901	1,448	1.21%
Median Age	39.5	42.0	43.3	1.3	0.61%
Households	25,049	25,627	25,782	155	0.12%
% Householders 55+	40.0	44.6	47.8	3.2	1.4%
Owner/Renter Ratio	2.3	2.4	2.3	-0.1	-0.85%
Median Home Value	\$101,302	\$117,070	\$121,832	\$4,762	0.8%
Average Home Value	\$125,260	\$144,063	\$151,616	\$7,553	1.03%
Median Household Income	\$40,781	\$51,507	\$61,205	\$9,698	3.51%
Median Household Income for Householder 55+	\$32,089	\$43,759	\$53,787	\$10,028	4.21%

Population by Age and Sex

Male Population	Census 2000		2008		2013	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	9,673	100.0%	10,979	100.0%	11,686	100.0%
50 - 54	2,140	22.1%	2,294	20.9%	2,256	19.3%
55 - 59	1,682	17.4%	2,178	19.8%	2,326	19.9%
60 - 64	1,365	14.1%	1,713	15.6%	1,992	17.0%
65 - 69	1,243	12.9%	1,315	12.0%	1,524	13.0%
70 - 74	1,195	12.4%	1,152	10.5%	1,205	10.3%
75 - 79	1,059	10.9%	1,032	9.4%	1,011	8.7%
80 - 84	601	6.2%	759	6.9%	762	6.5%
85+	388	4.0%	536	4.9%	610	5.2%

Female Population	Census 2000		2008		2013	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	11,114	100.0%	12,474	100.0%	13,215	100.0%
50 - 54	2,230	20.1%	2,414	19.4%	2,415	18.3%
55 - 59	1,799	16.2%	2,269	18.2%	2,484	18.8%
60 - 64	1,401	12.6%	1,840	14.8%	2,089	15.8%
65 - 69	1,408	12.7%	1,488	11.9%	1,713	13.0%
70 - 74	1,320	11.9%	1,223	9.8%	1,277	9.7%
75 - 79	1,213	10.9%	1,147	9.2%	1,068	8.1%
80 - 84	896	8.1%	1,012	8.1%	984	7.4%
85+	847	7.6%	1,081	8.7%	1,185	9.0%

Total Population	Census 2000		2008		2013	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total (50+)	20,787	33.7%	23,453	38.3%	24,901	40.8%
50 - 54	4,370	7.1%	4,708	7.7%	4,671	7.7%
55 - 59	3,481	5.6%	4,447	7.3%	4,810	7.9%
60 - 64	2,766	4.5%	3,553	5.8%	4,081	6.7%
65 - 69	2,651	4.3%	2,803	4.6%	3,237	5.3%
70 - 74	2,515	4.1%	2,375	3.9%	2,482	4.1%
75 - 79	2,272	3.7%	2,179	3.6%	2,079	3.4%
80 - 84	1,497	2.4%	1,771	2.9%	1,746	2.9%
85+	1,235	2.0%	1,617	2.6%	1,795	2.9%
65+	10,170	16.5%	10,745	17.5%	11,339	18.6%
75+	5,004	8.1%	5,567	9.1%	5,620	9.2%

Data Note: Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



EMA16625_region 1

Study Area: Custom Shapes

2000 Households by Income and Age of Householder 55+

	55 - 64	65 - 74	75+	Total
Total	3,709	3,218	2,966	9,893
< \$15,000	428	624	1,016	2,068
\$15,000 - \$24,999	404	612	737	1,753
\$25,000 - \$34,999	464	635	450	1,549
\$35,000 - \$49,999	618	626	303	1,547
\$50,000 - \$74,999	789	424	255	1,468
\$75,000 - \$99,999	502	106	105	713
\$100,000 - \$149,999	324	121	46	491
\$150,000 - \$199,999	91	35	23	149
\$200,000+	89	35	31	155
Median Household Income	\$48,062	\$30,822	\$21,425	\$32,089
Average Household Income	\$60,310	\$40,150	\$35,799	\$46,404

2008 Households by Income and Age of Householder 55+

	55 - 64	65 - 74	75+	Total
Total	4,863	3,259	3,317	11,439
< \$15,000	398	475	760	1,633
\$15,000 - \$24,999	362	456	557	1,375
\$25,000 - \$34,999	515	563	515	1,593
\$35,000 - \$49,999	703	611	383	1,697
\$50,000 - \$74,999	968	574	392	1,934
\$75,000 - \$99,999	945	186	350	1,481
\$100,000 - \$149,999	611	204	193	1,008
\$150,000 - \$199,999	169	98	117	384
\$200,000+	192	92	50	334
Median Household Income	\$59,244	\$37,427	\$30,891	\$43,759
Average Household Income	\$75,790	\$56,332	\$49,887	\$62,735

2013 Households by Income and Age of Householder 55+

	55 - 64	65 - 74	75+	Total
Total	5,386	3,600	3,348	12,334
< \$15,000	368	447	634	1,449
\$15,000 - \$24,999	340	422	482	1,244
\$25,000 - \$34,999	400	445	369	1,214
\$35,000 - \$49,999	733	649	381	1,763
\$50,000 - \$74,999	1,135	692	504	2,331
\$75,000 - \$99,999	1,044	296	465	1,805
\$100,000 - \$149,999	887	324	285	1,496
\$150,000 - \$199,999	190	133	136	459
\$200,000+	289	192	92	573
Median Household Income	\$66,742	\$45,179	\$41,352	\$53,787
Average Household Income	\$85,546	\$71,080	\$60,385	\$74,494

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



EMA16625_region 1

Study Area: Custom Shapes

2008 Households by Income and Age of Householder 50+

	50 - 54	55 - 59	60 - 64	65 - 69	70 - 74	75 - 79	80 - 84	85+
Total	2,775	2,594	2,269	1,813	1,446	1,391	992	934
< \$15,000	162	209	189	262	213	302	234	224
\$15,000 - \$24,999	159	193	169	251	205	218	175	164
\$25,000 - \$34,999	243	274	241	310	253	210	159	146
\$35,000 - \$49,999	336	374	329	337	274	161	113	109
\$50,000 - \$74,999	661	511	457	315	259	171	115	106
\$75,000 - \$99,999	603	502	443	106	80	152	104	94
\$100,000 - \$149,999	426	329	282	118	86	91	50	52
\$150,000 - \$199,999	88	94	75	57	41	57	32	28
\$200,000 - \$249,999	40	44	33	24	13	15	4	5
\$250,000 - \$499,999	49	53	44	25	17	10	4	4
\$500,000+	8	11	7	8	5	4	2	2
Median HH Income	\$66,214	\$59,614	\$58,835	\$37,746	\$37,045	\$32,894	\$29,655	\$29,603
Average HH Income	\$79,300	\$76,793	\$74,644	\$57,764	\$54,536	\$53,810	\$46,912	\$47,203

Percent Distribution

	50 - 54	55 - 59	60 - 64	65 - 69	70 - 74	75 - 79	80 - 84	85+
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
< \$15,000	5.8%	8.1%	8.3%	14.5%	14.7%	21.7%	23.6%	24.0%
\$15,000 - \$24,999	5.7%	7.4%	7.4%	13.8%	14.2%	15.7%	17.6%	17.6%
\$25,000 - \$34,999	8.8%	10.6%	10.6%	17.1%	17.5%	15.1%	16.0%	15.6%
\$35,000 - \$49,999	12.1%	14.4%	14.5%	18.6%	18.9%	11.6%	11.4%	11.7%
\$50,000 - \$74,999	23.8%	19.7%	20.1%	17.4%	17.9%	12.3%	11.6%	11.3%
\$75,000 - \$99,999	21.7%	19.4%	19.5%	5.8%	5.5%	10.9%	10.5%	10.1%
\$100,000 - \$149,999	15.4%	12.7%	12.4%	6.5%	5.9%	6.5%	5.0%	5.6%
\$150,000 - \$199,999	3.2%	3.6%	3.3%	3.1%	2.8%	4.1%	3.2%	3.0%
\$200,000 - \$249,999	1.4%	1.7%	1.5%	1.3%	0.9%	1.1%	0.4%	0.5%
\$250,000 - \$499,999	1.8%	2.0%	1.9%	1.4%	1.2%	0.7%	0.4%	0.4%
\$500,000+	0.3%	0.4%	0.3%	0.4%	0.3%	0.3%	0.2%	0.2%

Data Note: Income reported for July 1, 2008 represents annual income for the preceding year, expressed in current (2007) dollars, including an adjustment for inflation. In 2000, the Census Bureau reported age by income data for incomes up to \$200,000+ by ten-year age groups up to 75+ years. ESRI extended age by income data to income up to \$500,000+ by five-year age groups up to 85+ years.

Source: ESRI forecasts for 2008 and 2013.



EMA16625_region 1

Study Area: Custom Shapes

2013 Households by Income and Age of Householder 50+

	50 - 54	55 - 59	60 - 64	65 - 69	70 - 74	75 - 79	80 - 84	85+
Total	2,742	2,792	2,594	2,079	1,521	1,320	975	1,053
< \$15,000	118	188	180	253	194	238	190	206
\$15,000 - \$24,999	127	175	165	237	185	181	146	155
\$25,000 - \$34,999	173	205	195	256	189	143	107	119
\$35,000 - \$49,999	323	376	357	377	272	149	106	126
\$50,000 - \$74,999	665	585	550	386	306	195	155	154
\$75,000 - \$99,999	571	527	517	157	139	184	139	142
\$100,000 - \$149,999	528	463	424	196	128	123	77	85
\$150,000 - \$199,999	95	111	79	82	51	59	36	41
\$200,000 - \$249,999	64	66	53	64	29	32	13	17
\$250,000 - \$499,999	58	72	60	44	18	11	3	5
\$500,000+	20	24	14	27	10	5	3	3
Median HH Income	\$73,078	\$67,412	\$66,041	\$45,704	\$44,471	\$43,858	\$40,268	\$39,524
Average HH Income	\$89,418	\$87,868	\$83,046	\$75,817	\$64,604	\$64,488	\$57,085	\$58,299

Percent Distribution

	50 - 54	55 - 59	60 - 64	65 - 69	70 - 74	75 - 79	80 - 84	85+
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
< \$15,000	4.3%	6.7%	6.9%	12.2%	12.8%	18.0%	19.5%	19.6%
\$15,000 - \$24,999	4.6%	6.3%	6.4%	11.4%	12.2%	13.7%	15.0%	14.7%
\$25,000 - \$34,999	6.3%	7.3%	7.5%	12.3%	12.4%	10.8%	11.0%	11.3%
\$35,000 - \$49,999	11.8%	13.5%	13.8%	18.1%	17.9%	11.3%	10.9%	12.0%
\$50,000 - \$74,999	24.3%	21.0%	21.2%	18.6%	20.1%	14.8%	15.9%	14.6%
\$75,000 - \$99,999	20.8%	18.9%	19.9%	7.6%	9.1%	13.9%	14.3%	13.5%
\$100,000 - \$149,999	19.3%	16.6%	16.3%	9.4%	8.4%	9.3%	7.9%	8.1%
\$150,000 - \$199,999	3.5%	4.0%	3.0%	3.9%	3.4%	4.5%	3.7%	3.9%
\$200,000 - \$249,999	2.3%	2.4%	2.0%	3.1%	1.9%	2.4%	1.3%	1.6%
\$250,000 - \$499,999	2.1%	2.6%	2.3%	2.1%	1.2%	0.8%	0.3%	0.5%
\$500,000+	0.7%	0.9%	0.5%	1.3%	0.7%	0.4%	0.3%	0.3%

Data Note: Income reported for July 1, 2013 represents annual income for the preceding year, expressed in current (2011) dollars, including an adjustment for inflation.

Source: ESRI forecasts for 2008 and 2013.



EMA16625_region 1

Study Area: Custom Shapes

2008 Population 50+ by Race

	Number	Percent	% Pop
Total	23,449	100.0%	38.3%
White Alone	21,171	90.3%	41.0%
Black Alone	1,930	8.2%	26.0%
American Indian Alone	30	0.1%	22.9%
Asian Alone	123	0.5%	29.8%
Pacific Islander Alone	0	0.0%	0.0%
Some Other Race Alone	56	0.2%	13.3%
Two or More Races	139	0.6%	10.9%
Hispanic Origin (Any Race)	271	1.2%	16.7%

Census 2000 Group Quarters Population 65+ by Type

	Number	Percent	% Pop
Total	1,338	100.0%	74.7%
Institutionalized	1,236	92.4%	81.4%
Correctional Institutions	2	0.1%	1.9%
Nursing Homes	1,230	91.9%	89.3%
Other Institutions	4	0.3%	10.8%
Noninstitutionalized	102	7.6%	37.5%

Census 2000 Total Disabilities Tallied for Population 65+

	Number	Percent
Total	6,880	100.0%
Sensory Disability	1,296	18.8%
Physical Disability	2,511	36.5%
Mental Disability	671	9.8%
Self-care Disability	702	10.2%
Go-Outside-Home Disability	1,700	24.7%

Census 2000 Population 65+ by Household Type and Relationship to Householder

	Number	Percent	% Pop
Total	10,169	100.0%	16.5%
In Family Households	5,755	56.6%	11.5%
Householder	3,210	31.6%	19.4%
Spouse	2,190	21.5%	17.4%
Parent	192	1.9%	65.8%
Other Relatives	154	1.5%	0.8%
Nonrelatives	9	0.1%	0.8%
In Nonfamily Households	3,076	30.2%	31.2%
Male Householder	767	7.5%	20.1%
Living Alone	721	7.1%	23.1%
Not Living Alone	46	0.5%	6.7%
Female Householder	2,229	21.9%	48.1%
Living Alone	2,184	21.5%	52.4%
Not Living Alone	45	0.4%	9.7%
Nonrelatives	80	0.8%	5.6%
In Group Quarters	1,338	13.2%	74.7%
Institutionalized	1,236	12.2%	81.4%
Noninstitutionalized	102	1.0%	37.5%

Data Note: The base for "% Pop" is specific to the row.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.



EMA16625_region 1

Study Area: Custom Shapes

Census 2000 Households with Population 60+ by Size and Type

	Number	Percent	% Total HHs
Total	8,384	100.0%	33.5%
1 Person Households	3,418	40.8%	13.6%
2+ Person Households	4,966	59.2%	19.8%
Family	4,805	57.3%	19.2%
Nonfamily	161	1.9%	0.6%

Census 2000 Households with Population 65+ by Size and Type

	Number	Percent	% Total HHs
Total	6,624	100.0%	26.4%
1 Person Households	2,910	43.9%	11.6%
2+ Person Households	3,714	56.1%	14.8%
Family	3,604	54.4%	14.4%
Nonfamily	110	1.7%	0.4%

Census 2000 Occupied Housing Units by Age of Householder 55+

	Number	Percent	% Total HHs
Total	10,017	100.0%	40.0%
Owner Occupied HUs / Householder 55+	8,048	80.3%	32.1%
Householder Age 55-64	3,118	31.1%	12.4%
Householder Age 65-74	2,678	26.7%	10.7%
Householder Age 75-84	1,829	18.3%	7.3%
Householder Age 85+	423	4.2%	1.7%
Renter Occupied HUs / Householder 55+	1,969	19.7%	7.9%
Householder Age 55-64	681	6.8%	2.7%
Householder Age 65-74	555	5.5%	2.2%
Householder Age 75-84	512	5.1%	2.0%
Householder Age 85+	221	2.2%	0.9%

Census 2000 Households by Poverty Status and Age of Householder

	Number	Percent
Total	25,047	100.0%
Below Poverty	2,377	9.5%
Households with Income Below Poverty Level / Householder <65	1,852	7.4%
Households with Income Below Poverty Level / Householder 65+	525	2.1%
Above Poverty	22,670	90.5%
Households with Income At or Above Poverty Level / Householder <65	17,012	67.9%
Households with Income At or Above Poverty Level / Householder 65+	5,658	22.6%

Census 2000 Average Value of Specified Owner Occupied Housing Units by Householder 55+

Average Value of Specified Owner Occupied HUs / Householder 55-64	\$151,634
Average Value of Specified Owner Occupied HUs / Householder 65-74	\$119,488
Average Value of Specified Owner Occupied HUs / Householder 75+	\$112,868

Data Note: Specified Owner-occupied Housing Units exclude houses on 10+ acres, mobile homes, units in multiunit buildings, and houses with a business or medical office.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.



EMA16625_region 1

Study Area: Custom Shapes

	Census 2000	2008	2013	2008-2013 Change	2008-2013 Annual Rate
Population	61,626	61,293	61,011	-282	-0.09%
Households	25,049	25,627	25,782	155	0.12%
Average Household Size	2.39	2.32	2.30	-0.02	-0.17%

Total Population by Detailed Age

	Census 2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
Total	61,627	100.0%	61,291	100.0%	61,008	100.0%
<1	712	1.2%	747	1.2%	744	1.2%
1	723	1.2%	734	1.2%	721	1.2%
2	781	1.3%	734	1.2%	725	1.2%
3	783	1.3%	768	1.3%	754	1.2%
4	790	1.3%	736	1.2%	730	1.2%
5	840	1.4%	717	1.2%	690	1.1%
6	865	1.4%	737	1.2%	705	1.2%
7	838	1.4%	716	1.2%	696	1.1%
8	817	1.3%	698	1.1%	681	1.1%
9	872	1.4%	737	1.2%	701	1.1%
10	880	1.4%	737	1.2%	702	1.2%
11	827	1.3%	716	1.2%	694	1.1%
12	903	1.5%	771	1.3%	740	1.2%
13	884	1.4%	777	1.3%	743	1.2%
14	916	1.5%	786	1.3%	743	1.2%
15	876	1.4%	802	1.3%	764	1.3%
16	908	1.5%	838	1.4%	782	1.3%
17	896	1.5%	837	1.4%	781	1.3%
18	841	1.4%	784	1.3%	751	1.2%
19	631	1.0%	699	1.1%	637	1.0%
20 - 24	3,042	4.9%	3,530	5.8%	3,441	5.6%
25 - 29	3,467	5.6%	3,529	5.8%	3,525	5.8%
30 - 34	3,639	5.9%	3,169	5.2%	3,254	5.3%
35 - 39	4,522	7.3%	3,715	6.1%	3,303	5.4%
40 - 44	4,899	7.9%	4,109	6.7%	3,796	6.2%
45 - 49	4,688	7.6%	4,715	7.7%	4,304	7.1%
50 - 54	4,370	7.1%	4,708	7.7%	4,671	7.7%
55 - 59	3,481	5.6%	4,447	7.3%	4,810	7.9%
60 - 64	2,766	4.5%	3,553	5.8%	4,081	6.7%
65 - 69	2,651	4.3%	2,803	4.6%	3,237	5.3%
70 - 74	2,515	4.1%	2,375	3.9%	2,482	4.1%
75 - 79	2,272	3.7%	2,179	3.6%	2,079	3.4%
80 - 84	1,497	2.4%	1,771	2.9%	1,746	2.9%
85+	1,235	2.0%	1,617	2.6%	1,795	2.9%
<18	15,110	24.5%	13,588	22.2%	13,096	21.5%
18+	46,516	75.5%	47,703	77.8%	47,913	78.5%
21+	44,387	72.0%	45,474	74.2%	45,791	75.1%
Median Age	39.5		42.0		43.3	

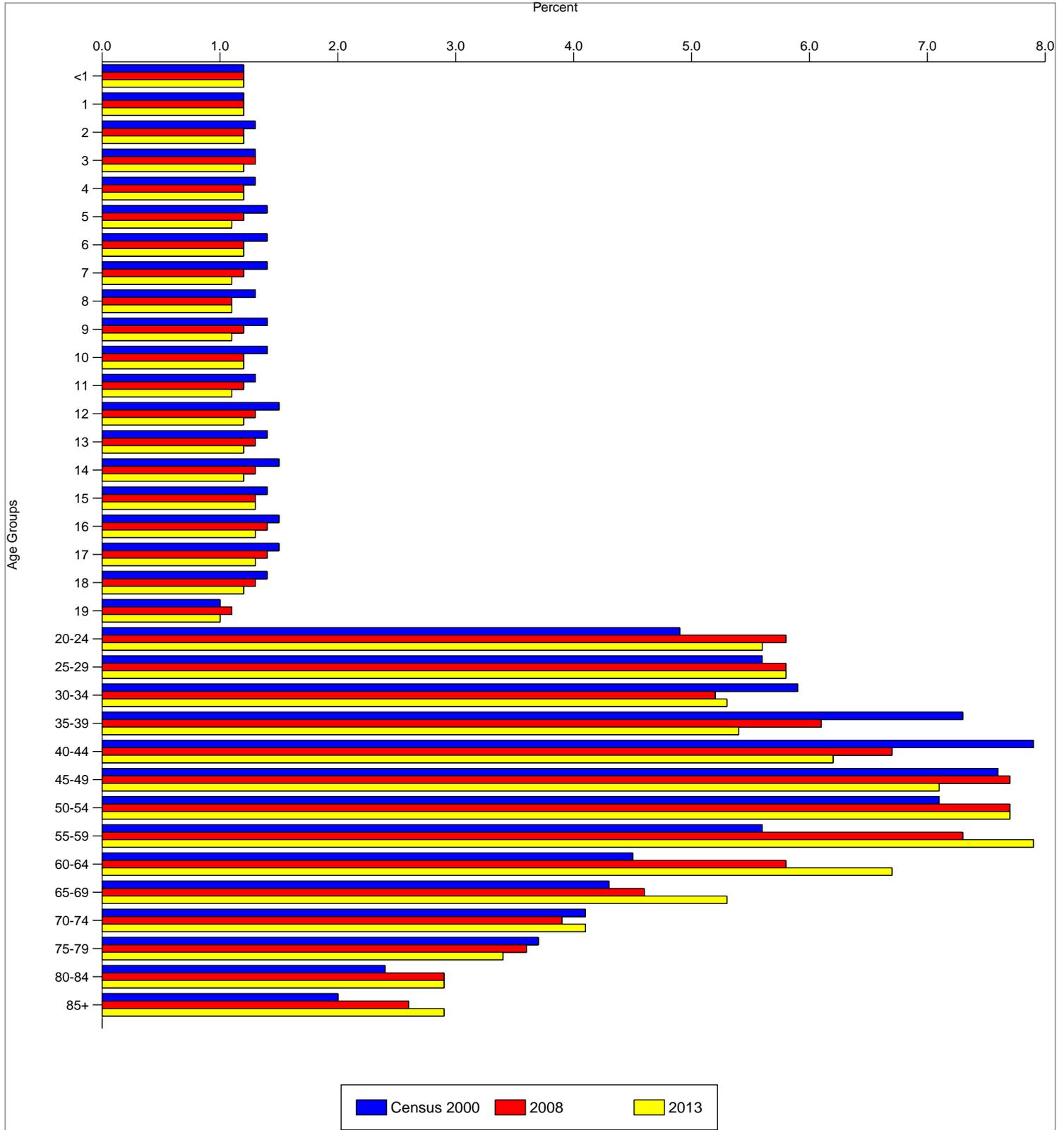
Data Note: Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.

EMA16625_region 1

Study Area: Custom Shapes

Total Population by Detailed Age



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



EMA16625_region 1

Study Area: Custom Shapes

	Male Population by Detailed Age					
	Census 2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
Total	29,855	100.0%	29,785	100.0%	29,714	100.0%
<1	370	1.2%	385	1.3%	386	1.3%
1	357	1.2%	367	1.2%	357	1.2%
2	394	1.3%	372	1.2%	366	1.2%
3	407	1.4%	391	1.3%	383	1.3%
4	392	1.3%	366	1.2%	363	1.2%
5	434	1.5%	379	1.3%	361	1.2%
6	411	1.4%	369	1.2%	349	1.2%
7	412	1.4%	358	1.2%	347	1.2%
8	411	1.4%	373	1.3%	363	1.2%
9	458	1.5%	373	1.3%	364	1.2%
10	444	1.5%	371	1.2%	356	1.2%
11	431	1.4%	366	1.2%	358	1.2%
12	495	1.7%	410	1.4%	396	1.3%
13	439	1.5%	395	1.3%	383	1.3%
14	443	1.5%	378	1.3%	361	1.2%
15	451	1.5%	410	1.4%	397	1.3%
16	460	1.5%	427	1.4%	400	1.3%
17	456	1.5%	420	1.4%	392	1.3%
18	428	1.4%	392	1.3%	375	1.3%
19	301	1.0%	338	1.1%	312	1.1%
20 - 24	1,444	4.8%	1,787	6.0%	1,728	5.8%
25 - 29	1,701	5.7%	1,730	5.8%	1,774	6.0%
30 - 34	1,760	5.9%	1,524	5.1%	1,581	5.3%
35 - 39	2,191	7.3%	1,824	6.1%	1,595	5.4%
40 - 44	2,367	7.9%	1,999	6.7%	1,867	6.3%
45 - 49	2,325	7.8%	2,302	7.7%	2,114	7.1%
50 - 54	2,140	7.2%	2,294	7.7%	2,256	7.6%
55 - 59	1,682	5.6%	2,178	7.3%	2,326	7.8%
60 - 64	1,365	4.6%	1,713	5.8%	1,992	6.7%
65 - 69	1,243	4.2%	1,315	4.4%	1,524	5.1%
70 - 74	1,195	4.0%	1,152	3.9%	1,205	4.1%
75 - 79	1,059	3.5%	1,032	3.5%	1,011	3.4%
80 - 84	601	2.0%	759	2.5%	762	2.6%
85+	388	1.3%	536	1.8%	610	2.1%
<18	7,665	25.7%	6,910	23.2%	6,682	22.5%
18+	22,190	74.3%	22,876	76.8%	23,032	77.5%
21+	21,132	70.8%	21,760	73.1%	21,971	73.9%
Median Age	38.7		41.0		42.2	

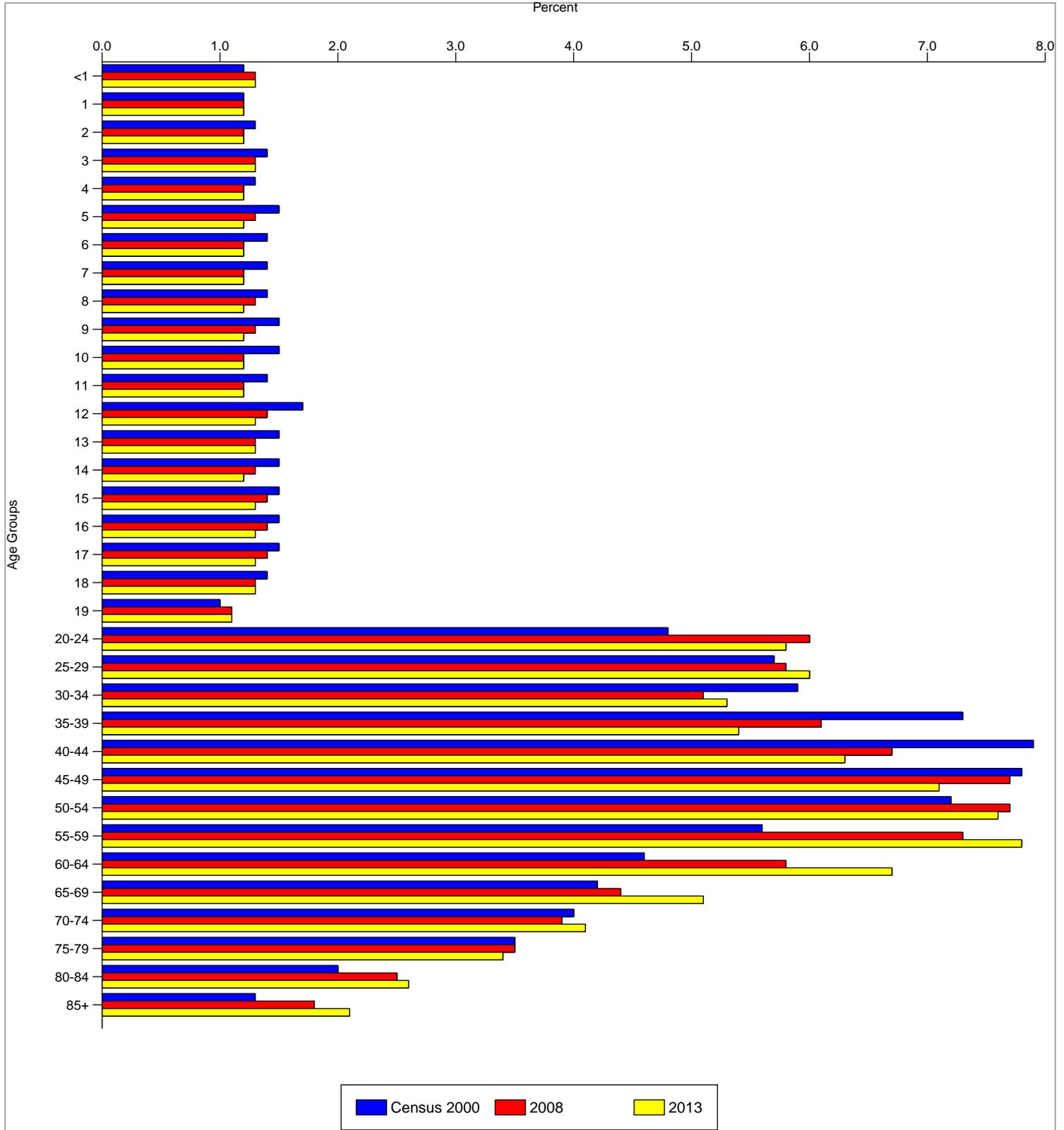
Data Note: Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.

EMA16625_region 1

Study Area: Custom Shapes

Male Population by Detailed Age



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



EMA16625_region 1

Study Area: Custom Shapes

	Female Population by Detailed Age					
	Census 2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
Total	31,772	100.0%	31,506	100.0%	31,294	100.0%
<1	342	1.1%	362	1.1%	358	1.1%
1	366	1.2%	367	1.2%	364	1.2%
2	387	1.2%	362	1.1%	359	1.1%
3	376	1.2%	377	1.2%	371	1.2%
4	398	1.3%	370	1.2%	367	1.2%
5	406	1.3%	338	1.1%	329	1.1%
6	454	1.4%	368	1.2%	356	1.1%
7	426	1.3%	358	1.1%	349	1.1%
8	406	1.3%	325	1.0%	318	1.0%
9	414	1.3%	364	1.2%	337	1.1%
10	436	1.4%	366	1.2%	346	1.1%
11	396	1.2%	350	1.1%	336	1.1%
12	408	1.3%	361	1.1%	344	1.1%
13	445	1.4%	382	1.2%	360	1.2%
14	473	1.5%	408	1.3%	382	1.2%
15	425	1.3%	392	1.2%	367	1.2%
16	448	1.4%	411	1.3%	382	1.2%
17	440	1.4%	417	1.3%	389	1.2%
18	413	1.3%	392	1.2%	376	1.2%
19	330	1.0%	361	1.1%	325	1.0%
20 - 24	1,598	5.0%	1,743	5.5%	1,713	5.5%
25 - 29	1,766	5.6%	1,799	5.7%	1,751	5.6%
30 - 34	1,879	5.9%	1,645	5.2%	1,673	5.3%
35 - 39	2,331	7.3%	1,891	6.0%	1,708	5.5%
40 - 44	2,532	8.0%	2,110	6.7%	1,929	6.2%
45 - 49	2,363	7.4%	2,413	7.7%	2,190	7.0%
50 - 54	2,230	7.0%	2,414	7.7%	2,415	7.7%
55 - 59	1,799	5.7%	2,269	7.2%	2,484	7.9%
60 - 64	1,401	4.4%	1,840	5.8%	2,089	6.7%
65 - 69	1,408	4.4%	1,488	4.7%	1,713	5.5%
70 - 74	1,320	4.2%	1,223	3.9%	1,277	4.1%
75 - 79	1,213	3.8%	1,147	3.6%	1,068	3.4%
80 - 84	896	2.8%	1,012	3.2%	984	3.1%
85+	847	2.7%	1,081	3.4%	1,185	3.8%
<18	7,446	23.4%	6,678	21.2%	6,414	20.5%
18+	24,326	76.6%	24,827	78.8%	24,881	79.5%
21+	23,255	73.2%	23,714	75.3%	23,820	76.1%
Median Age	40.2		42.9		44.4	

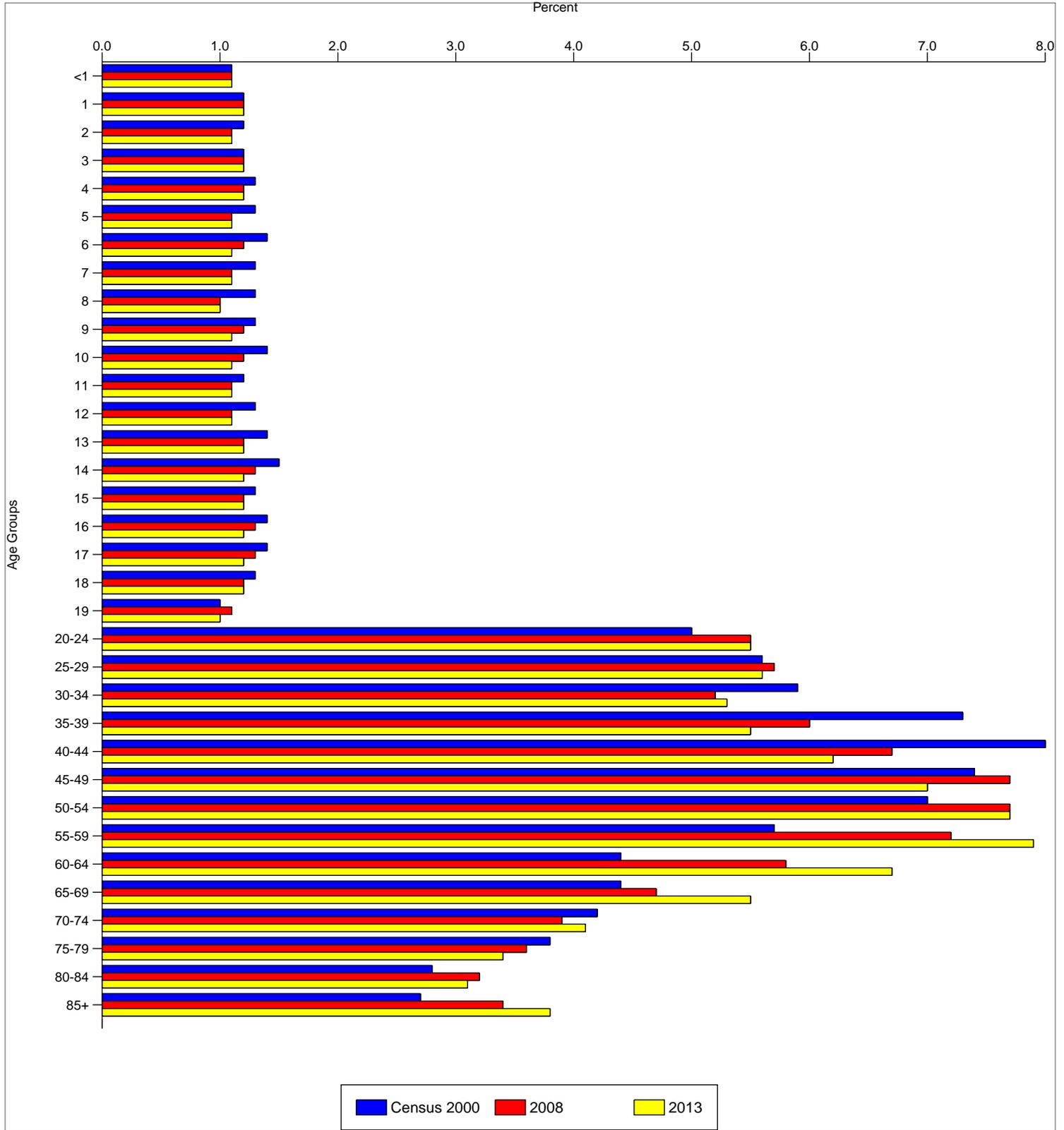
Data Note: Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.

EMA16625_region 1

Study Area: Custom Shapes

Female Population by Detailed Age



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



EMA16625_region 1

Study Area: Custom Shapes

	Census 2000	2008	2013	2008-2013 Change	2008-2013 Annual Rate
Population	61,626	61,293	61,011	-282	-0.09%
Households	25,049	25,627	25,782	155	0.12%
Average Household Size	2.39	2.32	2.30	-0.02	-0.17%
Median Age	39.5	42.0	43.3	1.3	0.61%
Median Male Age	38.7	41.0	42.2	1.2	0.58%
Median Female Age	40.2	42.9	44.4	1.5	0.69%

Total Population by Age

	Census 2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
Total	61,625	100.0%	61,292	100.0%	61,010	100.0%
0 - 4	3,788	6.1%	3,720	6.1%	3,674	6.0%
5 - 9	4,231	6.9%	3,604	5.9%	3,472	5.7%
10 - 14	4,410	7.2%	3,788	6.2%	3,622	5.9%
15 - 19	4,151	6.7%	3,960	6.5%	3,717	6.1%
20 - 24	3,043	4.9%	3,530	5.8%	3,442	5.6%
25 - 29	3,467	5.6%	3,529	5.8%	3,525	5.8%
30 - 34	3,639	5.9%	3,169	5.2%	3,254	5.3%
35 - 39	4,522	7.3%	3,715	6.1%	3,303	5.4%
40 - 44	4,899	7.9%	4,109	6.7%	3,796	6.2%
45 - 49	4,688	7.6%	4,715	7.7%	4,304	7.1%
50 - 54	4,370	7.1%	4,708	7.7%	4,671	7.7%
55 - 59	3,481	5.6%	4,447	7.3%	4,810	7.9%
60 - 64	2,766	4.5%	3,553	5.8%	4,081	6.7%
65 - 69	2,651	4.3%	2,803	4.6%	3,237	5.3%
70 - 74	2,515	4.1%	2,375	3.9%	2,482	4.1%
75 - 79	2,272	3.7%	2,179	3.6%	2,079	3.4%
80 - 84	1,497	2.4%	1,771	2.9%	1,746	2.9%
85+	1,235	2.0%	1,617	2.6%	1,795	2.9%
18+	46,516	75.5%	47,703	77.8%	47,913	78.5%
21+	44,387	72.0%	45,474	74.2%	45,791	75.1%

Data Note: Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



EMA16625_region 1

Study Area: Custom Shapes

Male Population by Age

	Census 2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
Total	29,855	100.0%	29,787	100.0%	29,715	100.0%
0 - 4	1,920	6.4%	1,881	6.3%	1,856	6.2%
5 - 9	2,126	7.1%	1,852	6.2%	1,783	6.0%
10 - 14	2,252	7.5%	1,921	6.4%	1,854	6.2%
15 - 19	2,096	7.0%	1,987	6.7%	1,877	6.3%
20 - 24	1,444	4.8%	1,788	6.0%	1,728	5.8%
25 - 29	1,701	5.7%	1,730	5.8%	1,774	6.0%
30 - 34	1,760	5.9%	1,524	5.1%	1,581	5.3%
35 - 39	2,191	7.3%	1,824	6.1%	1,595	5.4%
40 - 44	2,367	7.9%	1,999	6.7%	1,867	6.3%
45 - 49	2,325	7.8%	2,302	7.7%	2,114	7.1%
50 - 54	2,140	7.2%	2,294	7.7%	2,256	7.6%
55 - 59	1,682	5.6%	2,178	7.3%	2,326	7.8%
60 - 64	1,365	4.6%	1,713	5.8%	1,992	6.7%
65 - 69	1,243	4.2%	1,315	4.4%	1,524	5.1%
70 - 74	1,195	4.0%	1,152	3.9%	1,205	4.1%
75 - 79	1,059	3.5%	1,032	3.5%	1,011	3.4%
80 - 84	601	2.0%	759	2.5%	762	2.6%
85+	388	1.3%	536	1.8%	610	2.1%
18+	22,190	74.3%	22,876	76.8%	23,032	77.5%

Female Population by Age

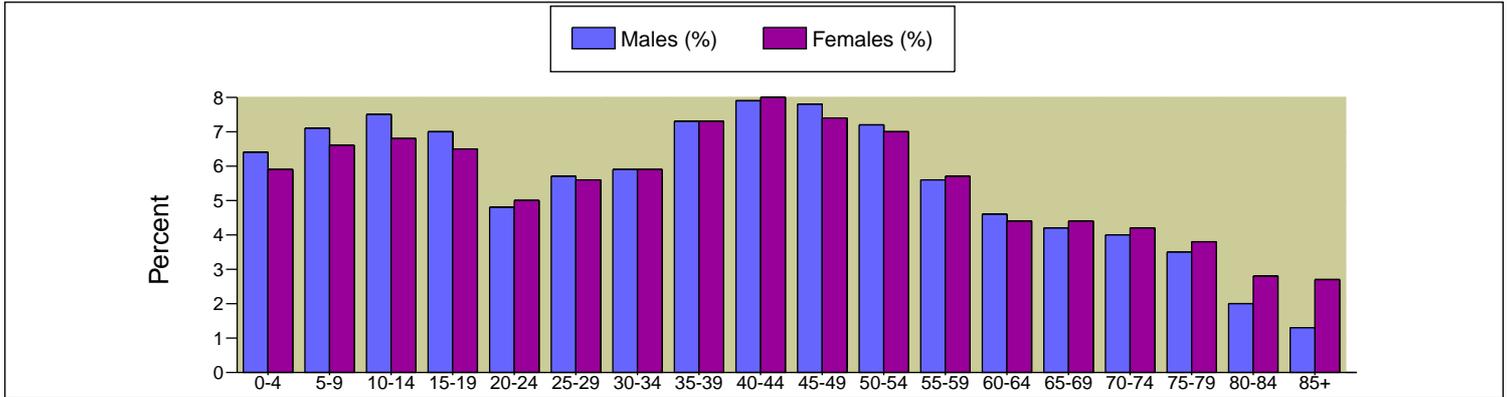
	Census 2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
Total	31,770	100.0%	31,505	100.0%	31,295	100.0%
0 - 4	1,868	5.9%	1,839	5.8%	1,818	5.8%
5 - 9	2,105	6.6%	1,752	5.6%	1,689	5.4%
10 - 14	2,158	6.8%	1,867	5.9%	1,768	5.6%
15 - 19	2,055	6.5%	1,973	6.3%	1,840	5.9%
20 - 24	1,599	5.0%	1,742	5.5%	1,714	5.5%
25 - 29	1,766	5.6%	1,799	5.7%	1,751	5.6%
30 - 34	1,879	5.9%	1,645	5.2%	1,673	5.3%
35 - 39	2,331	7.3%	1,891	6.0%	1,708	5.5%
40 - 44	2,532	8.0%	2,110	6.7%	1,929	6.2%
45 - 49	2,363	7.4%	2,413	7.7%	2,190	7.0%
50 - 54	2,230	7.0%	2,414	7.7%	2,415	7.7%
55 - 59	1,799	5.7%	2,269	7.2%	2,484	7.9%
60 - 64	1,401	4.4%	1,840	5.8%	2,089	6.7%
65 - 69	1,408	4.4%	1,488	4.7%	1,713	5.5%
70 - 74	1,320	4.2%	1,223	3.9%	1,277	4.1%
75 - 79	1,213	3.8%	1,147	3.6%	1,068	3.4%
80 - 84	896	2.8%	1,012	3.2%	984	3.1%
85+	847	2.7%	1,081	3.4%	1,185	3.8%
18+	24,327	76.6%	24,827	78.8%	24,881	79.5%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.

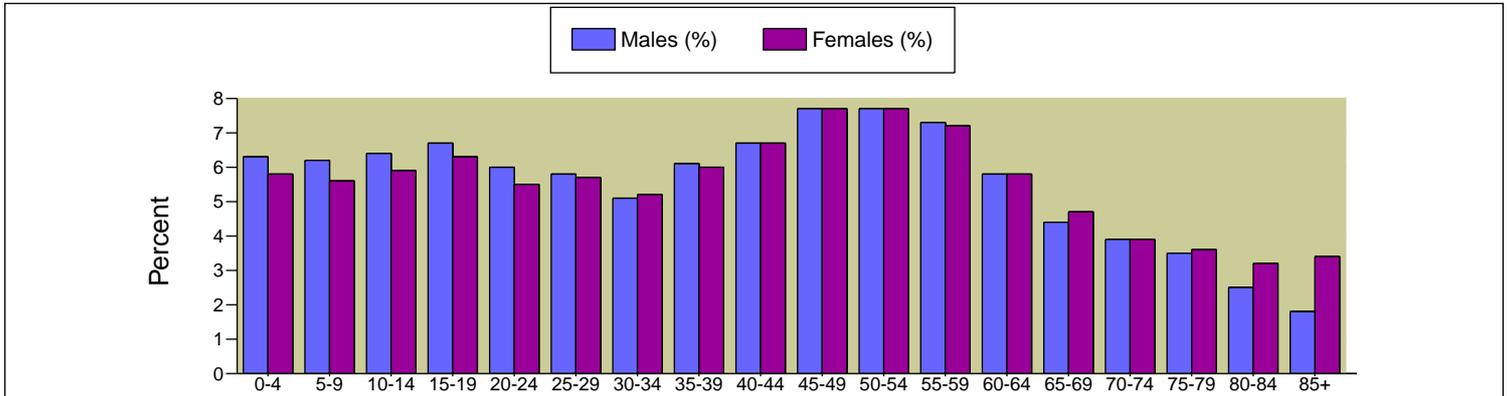
EMA16625_region 1

Study Area: Custom Shapes

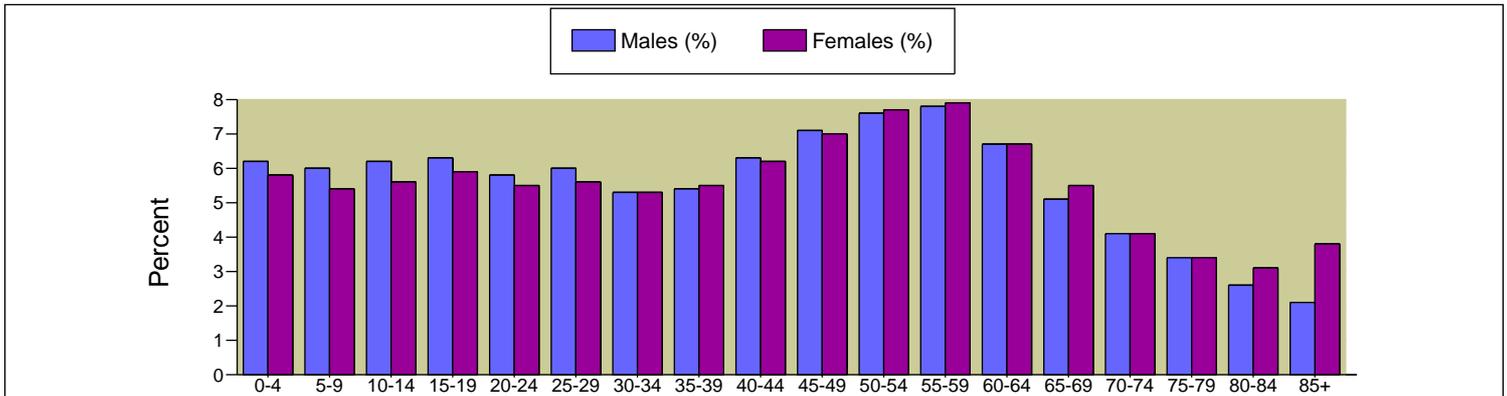
Census 2000 Population by Age and Sex



2008 Population by Age and Sex



2013 Population by Age and Sex



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



EMA16625_region 1

Study Area: Custom Shapes

	Census 2000	2008	2013	2008-2013 Change	2008-2013 Annual Rate
Population	61,626	61,293	61,011	-282	-0.09%
Households	25,049	25,627	25,782	155	0.12%
Average Household Size	2.39	2.32	2.30	-0.02	-0.17%
Families	16,595	16,573	16,376	-197	-0.24%
Average Family Size	2.95	2.9	2.9	0	0%

	Census 2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
Households by Income						
HH Income Base	25,049	100.0%	25,627	100.0%	25,781	100.0%
< \$10,000	1,951	7.8%	1,622	6.3%	1,477	5.7%
\$10,000 - \$14,999	1,827	7.3%	1,163	4.5%	857	3.3%
\$15,000 - \$19,999	1,565	6.2%	1,278	5.0%	1,133	4.4%
\$20,000 - \$24,999	2,083	8.3%	1,267	4.9%	1,047	4.1%
\$25,000 - \$29,999	1,888	7.5%	1,732	6.8%	1,156	4.5%
\$30,000 - \$34,999	1,561	6.2%	1,587	6.2%	1,241	4.8%
\$35,000 - \$39,999	1,396	5.6%	1,426	5.6%	1,304	5.1%
\$40,000 - \$44,999	1,469	5.9%	1,283	5.0%	1,368	5.3%
\$45,000 - \$49,999	1,311	5.2%	1,037	4.0%	950	3.7%
\$50,000 - \$59,999	2,479	9.9%	2,370	9.2%	1,956	7.6%
\$60,000 - \$74,999	2,757	11.0%	2,974	11.6%	3,870	15.0%
\$75,000 - \$99,999	2,536	10.1%	4,159	16.2%	4,401	17.1%
\$100,000 - \$124,999	1,040	4.2%	1,663	6.5%	2,212	8.6%
\$125,000 - \$149,999	488	1.9%	717	2.8%	981	3.8%
\$150,000 - \$199,999	314	1.3%	693	2.7%	783	3.0%
\$200,000 - \$249,999	384	1.5%	273	1.1%	485	1.9%
\$250,000 - \$499,999	N/A		312	1.2%	407	1.6%
\$500,000+	N/A		71	0.3%	153	0.6%
Median Household Income	\$40,781		\$51,507		\$61,205	
Average Household Income	\$52,367		\$64,898		\$75,042	
Per Capita Income	\$21,571		\$27,479		\$32,098	

	Census 2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
Families by Income						
Family Income Base	16,733	100.0%	16,573	100.0%	16,378	100.0%
< \$10,000	619	3.7%	498	3.0%	412	2.5%
\$10,000 - \$14,999	746	4.5%	443	2.7%	293	1.8%
\$15,000 - \$19,999	806	4.8%	470	2.8%	380	2.3%
\$20,000 - \$24,999	1,109	6.6%	647	3.9%	413	2.5%
\$25,000 - \$29,999	1,052	6.3%	860	5.2%	544	3.3%
\$30,000 - \$34,999	976	5.8%	851	5.1%	718	4.4%
\$35,000 - \$39,999	993	5.9%	826	5.0%	679	4.1%
\$40,000 - \$44,999	1,010	6.0%	715	4.3%	699	4.3%
\$45,000 - \$49,999	967	5.8%	819	4.9%	696	4.2%
\$50,000 - \$59,999	1,788	10.7%	1,629	9.8%	1,221	7.5%
\$60,000 - \$74,999	2,389	14.3%	2,146	12.9%	1,930	11.8%
\$75,000 - \$99,999	2,246	13.4%	3,101	18.7%	3,233	19.7%
\$100,000 - \$124,999	920	5.5%	1,485	9.0%	2,566	15.7%
\$125,000 - \$149,999	463	2.8%	928	5.6%	1,051	6.4%
\$150,000 - \$199,999	291	1.7%	595	3.6%	797	4.9%
\$200,000 - \$249,999	358	2.1%	243	1.5%	355	2.2%
\$250,000 - \$499,999	N/A		268	1.6%	297	1.8%
\$500,000+	N/A		49	0.3%	94	0.6%
Median Family Income	\$50,405		\$63,042		\$76,099	
Average Family Income	\$62,621		\$77,118		\$90,162	

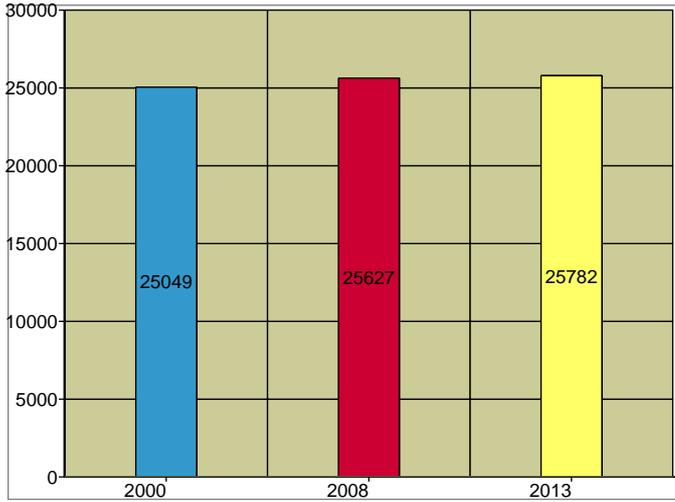
Data Note: Income represents the annual income for the preceding year, expressed in current dollars, including an adjustment for inflation (for 2008 and 2013). In 2000, the Census Bureau reported income to an upper interval of \$200,000+. ESRI forecasts extend income to \$500,000+. N/A means Not Available.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.

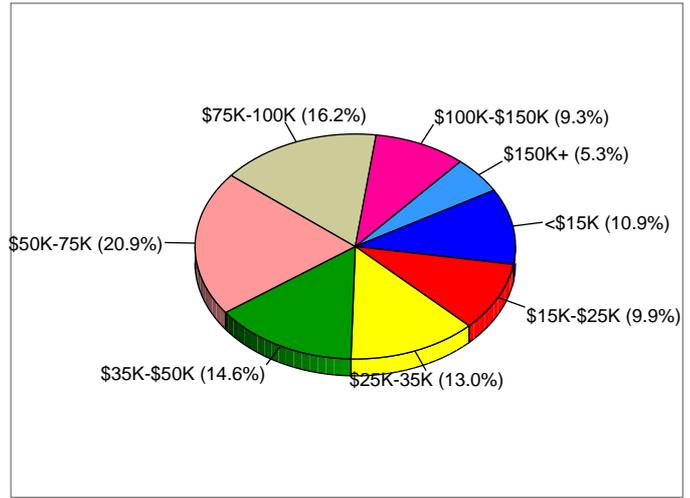
EMA16625_region 1

Study Area: Custom Shapes

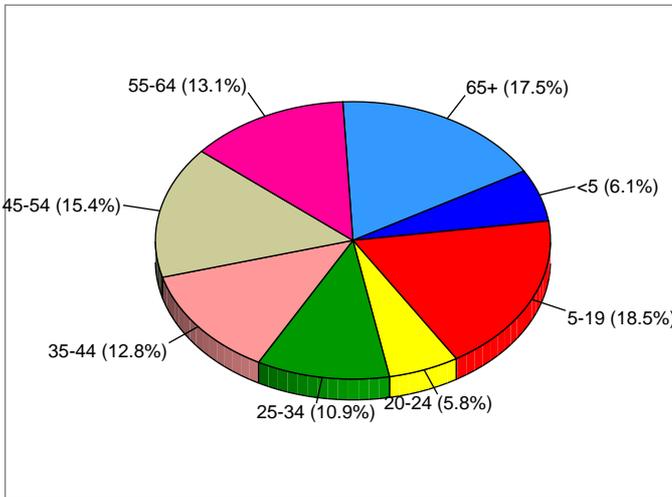
Households



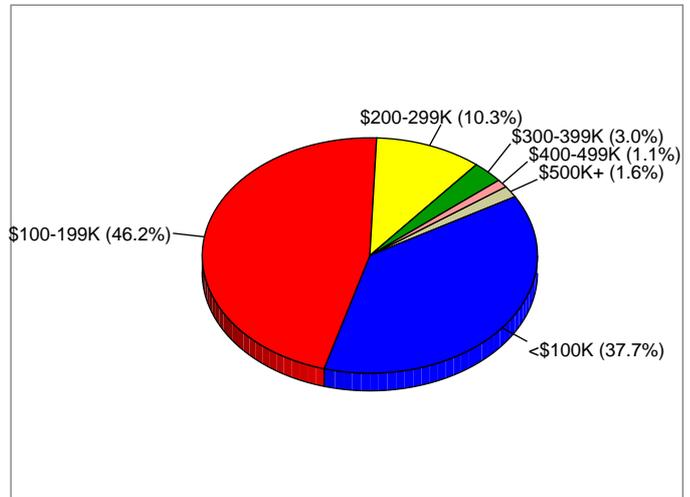
2008 Households by Income



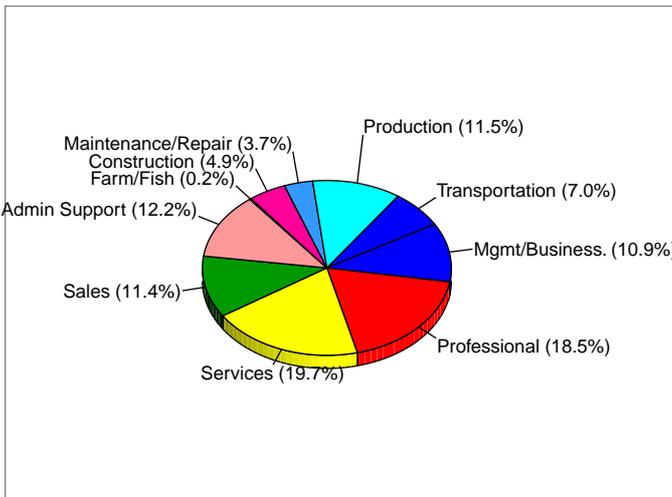
2008 Population by Age



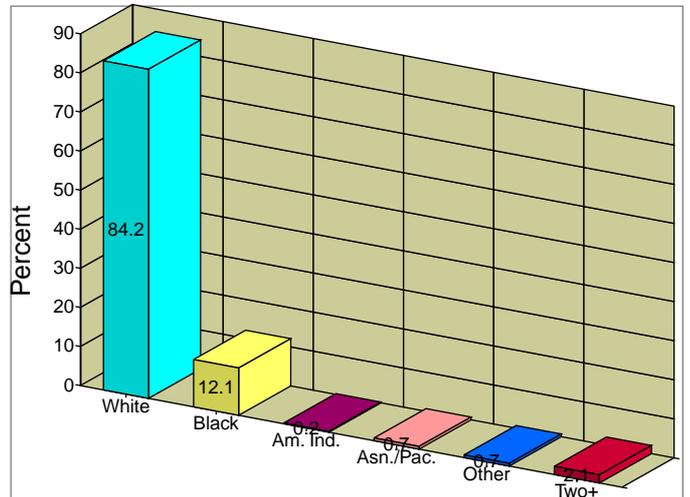
2008 Owner Occupied HUs by Value



2008 Employed 16+ by Occupation



2008 Population by Race



2008 Percent Hispanic Origin: 2.6%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.

	2000 Total Population	61,626
	2000 Group Quarters	1,790
	2008 Total Population	61,293
	2013 Total Population	61,011
	2008 - 2013 Annual Rate	-0.09%
	2000 Households	25,049
	2000 Average Household Size	2.39
	2008 Households	25,627
	2008 Average Household Size	2.32
	2013 Households	25,782
	2013 Average Household Size	2.3
	2008 - 2013 Annual Rate	0.12%
	2000 Families	16,595
	2000 Average Family Size	2.95
	2008 Families	16,573
	2008 Average Family Size	2.9
	2013 Families	16,376
	2013 Average Family Size	2.9
	2008 - 2013 Annual Rate	-0.24%
	2000 Housing Units	28,847
	Owner Occupied Housing Units	60.4%
	Renter Occupied Housing Units	26.5%
	Vacant Housing Units	13.1%
	2008 Housing Units	30,284
	Owner Occupied Housing Units	59.5%
	Renter Occupied Housing Units	25.1%
	Vacant Housing Units	15.4%
	2013 Housing Units	30,870
	Owner Occupied Housing Units	58.0%
	Renter Occupied Housing Units	25.5%
	Vacant Housing Units	16.5%
	Median Household Income	
	2000	\$40,781
	2008	\$51,507
	2013	\$61,205
	Median Home Value	
	2000	\$101,302
	2008	\$117,070
	2013	\$121,832
	Per Capita Income	
	2000	\$21,571
	2008	\$27,479
	2013	\$32,098
	Median Age	
	2000	39.5
	2008	42.0
	2013	43.3

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



2000 Households by Income

Household Income Base	25,049
< \$15,000	15.1%
\$15,000 - \$24,999	14.6%
\$25,000 - \$34,999	13.8%
\$35,000 - \$49,999	16.7%
\$50,000 - \$74,999	20.9%
\$75,000 - \$99,999	10.1%
\$100,000 - \$149,999	6.1%
\$150,000 - \$199,999	1.3%
\$200,000+	1.5%
Average Household Income	\$52,367

2008 Households by Income

Household Income Base	25,627
< \$15,000	10.9%
\$15,000 - \$24,999	9.9%
\$25,000 - \$34,999	13.0%
\$35,000 - \$49,999	14.6%
\$50,000 - \$74,999	20.9%
\$75,000 - \$99,999	16.2%
\$100,000 - \$149,999	9.3%
\$150,000 - \$199,999	2.7%
\$200,000+	2.6%
Average Household Income	\$64,898

2013 Households by Income

Household Income Base	25,781
< \$15,000	9.1%
\$15,000 - \$24,999	8.5%
\$25,000 - \$34,999	9.3%
\$35,000 - \$49,999	14.0%
\$50,000 - \$74,999	22.6%
\$75,000 - \$99,999	17.1%
\$100,000 - \$149,999	12.4%
\$150,000 - \$199,999	3.0%
\$200,000+	4.1%
Average Household Income	\$75,042

2000 Owner Occupied HUs by Value

Total	17,402
<\$50,000	10.8%
\$50,000 - 99,999	38.4%
\$100,000 - 149,999	27.2%
\$150,000 - 199,999	11.8%
\$200,000 - \$299,999	7.9%
\$300,000 - 499,999	2.7%
\$500,000 - 999,999	1.0%
\$1,000,000+	0.1%
Average Home Value	\$125,260

2000 Specified Renter Occupied HUs by Contract Rent

Total	7,598
With Cash Rent	94.5%
No Cash Rent	5.5%
Median Rent	\$407
Average Rent	\$410

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



2000 Population by Age

Total	61,625
0 - 4	6.1%
5 - 9	6.9%
10 - 14	7.2%
15 - 19	6.7%
20 - 24	4.9%
25 - 34	11.5%
35 - 44	15.3%
45 - 54	14.7%
55 - 64	10.1%
65 - 74	8.4%
75 - 84	6.1%
85+	2.0%
18+	75.5%

2008 Population by Age

Total	61,292
0 - 4	6.1%
5 - 9	5.9%
10 - 14	6.2%
15 - 19	6.5%
20 - 24	5.8%
25 - 34	10.9%
35 - 44	12.8%
45 - 54	15.4%
55 - 64	13.1%
65 - 74	8.4%
75 - 84	6.4%
85+	2.6%
18+	77.8%

2013 Population by Age

Total	61,010
0 - 4	6.0%
5 - 9	5.7%
10 - 14	5.9%
15 - 19	6.1%
20 - 24	5.6%
25 - 34	11.1%
35 - 44	11.6%
45 - 54	14.7%
55 - 64	14.6%
65 - 74	9.4%
75 - 84	6.3%
85+	2.9%
18+	78.5%

2000 Population by Sex

Males	48.4%
Females	51.6%

2008 Population by Sex

Males	48.6%
Females	51.4%

2013 Population by Sex

Males	48.7%
Females	51.3%



2000 Population by Race/Ethnicity

Total	61,626
White Alone	86.1%
Black Alone	10.9%
American Indian Alone	0.2%
Asian or Pacific Islander Alone	0.4%
Some Other Race Alone	0.6%
Two or More Races	1.8%
Hispanic Origin	2.2%
Diversity Index	27.9

2008 Population by Race/Ethnicity

Total	61,293
White Alone	84.2%
Black Alone	12.1%
American Indian Alone	0.2%
Asian or Pacific Islander Alone	0.7%
Some Other Race Alone	0.7%
Two or More Races	2.1%
Hispanic Origin	2.6%
Diversity Index	31.3

2013 Population by Race/Ethnicity

Total	61,010
White Alone	83.0%
Black Alone	12.9%
American Indian Alone	0.2%
Asian or Pacific Islander Alone	0.9%
Some Other Race Alone	0.8%
Two or More Races	2.3%
Hispanic Origin	3.0%
Diversity Index	33.6



2000 Population 3+ by School Enrollment

Total	59,388
Enrolled in Nursery/Preschool	1.5%
Enrolled in Kindergarten	1.7%
Enrolled in Grade 1-8	12.2%
Enrolled in Grade 9-12	6.0%
Enrolled in College	2.8%
Enrolled in Grad/Prof School	0.6%
Not Enrolled in School	75.2%

2008 Population 25+ by Educational Attainment

Total	42,690
Less than 9th Grade	3.3%
9th - 12th Grade, No Diploma	9.9%
High School Graduate	40.8%
Some College, No Degree	20.5%
Associate Degree	6.7%
Bachelor's Degree	12.2%
Graduate/Professional Degree	6.5%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



2008 Population 15+ by Marital Status

Total	50,181
Never Married	24.4%
Married	55.9%
Widowed	8.1%
Divorced	11.7%



2000 Population 16+ by Employment Status

Total	48,226
In Labor Force	62.7%
Civilian Employed	59.6%
Civilian Unemployed	3.0%
In Armed Forces	0.0%
Not in Labor Force	37.3%

2008 Civilian Population 16+ in Labor Force

Civilian Employed	93.0%
Civilian Unemployed	7.0%

2013 Civilian Population 16+ in Labor Force

Civilian Employed	93.3%
Civilian Unemployed	6.7%

2000 Females 16+ by Employment Status and Age of Children

Total	25,194
Own Children < 6 Only	7.2%
Employed/in Armed Forces	4.9%
Unemployed	0.4%
Not in Labor Force	2.0%
Own Children < 6 and 6-17 Only	5.3%
Employed/in Armed Forces	3.7%
Unemployed	0.0%
Not in Labor Force	1.6%
Own Children 6-17 Only	17.5%
Employed/in Armed Forces	13.8%
Unemployed	0.5%
Not in Labor Force	3.2%
No Own Children < 18	70.0%
Employed/in Armed Forces	33.0%
Unemployed	1.7%
Not in Labor Force	35.2%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008.



2008 Employed Population 16+ by Industry

Total	33,336
Agriculture/Mining	1.0%
Construction	5.0%
Manufacturing	18.6%
Wholesale Trade	2.5%
Retail Trade	11.8%
Transportation/Utilities	3.8%
Information	1.8%
Finance/Insurance/Real Estate	4.4%
Services	47.7%
Public Administration	3.4%

2008 Employed Population 16+ by Occupation

Total	33,337
White Collar	53.0%
Management/Business/Financial	10.9%
Professional	18.5%
Sales	11.4%
Administrative Support	12.2%
Services	19.7%
Blue Collar	27.3%
Farming/Forestry/Fishing	0.2%
Construction/Extraction	4.9%
Installation/Maintenance/Repair	3.7%
Production	11.5%
Transportation/Material Moving	7.0%



2000 Workers 16+ by Means of Transportation to Work

Total	28,177
Drove Alone - Car, Truck, or Van	87.0%
Carpooled - Car, Truck, or Van	8.0%
Public Transportation	0.5%
Walked	1.8%
Other Means	0.7%
Worked at Home	2.1%

2000 Workers 16+ by Travel Time to Work

Total	28,177
Did Not Work at Home	97.9%
Less than 5 minutes	6.6%
5 to 9 minutes	20.3%
10 to 19 minutes	38.7%
20 to 24 minutes	10.7%
25 to 34 minutes	11.5%
35 to 44 minutes	3.0%
45 to 59 minutes	3.3%
60 to 89 minutes	2.3%
90 or more minutes	1.5%
Worked at Home	2.1%
Average Travel Time to Work (in min)	18.0

2000 Households by Vehicles Available

Total	25,040
None	6.8%
1	35.9%
2	41.2%
3	12.0%
4	2.9%
5+	1.1%
Average Number of Vehicles Available	1.7

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



2000 Households by Type

Total	25,049
Family Households	66.2%
Married-couple Family	50.3%
With Related Children	20.9%
Other Family (No Spouse)	15.9%
With Related Children	11.0%
Nonfamily Households	33.8%
Householder Living Alone	29.1%
Householder Not Living Alone	4.6%
Households with Related Children	32.0%
Households with Persons 65+	26.4%

2000 Households by Size

Total	25,049
1 Person Household	29.1%
2 Person Household	34.8%
3 Person Household	15.3%
4 Person Household	12.6%
5 Person Household	5.6%
6 Person Household	1.7%
7+ Person Household	0.8%

2000 Households by Year Householder Moved In

Total	25,040
Moved in 1999 to March 2000	17.5%
Moved in 1995 to 1998	26.0%
Moved in 1990 to 1994	16.0%
Moved in 1980 to 1989	16.2%
Moved in 1970 to 1979	10.4%
Moved in 1969 or Earlier	13.9%
Median Year Householder Moved In	1993



2000 Housing Units by Units in Structure

Total	28,858
1, Detached	67.4%
1, Attached	4.4%
2	6.5%
3 or 4	4.8%
5 to 9	4.1%
10 to 19	3.8%
20+	4.3%
Mobile Home	4.5%
Other	0.2%

2000 Housing Units by Year Structure Built

Total	28,873
1999 to March 2000	1.2%
1995 to 1998	4.7%
1990 to 1994	5.5%
1980 to 1989	8.6%
1970 to 1979	13.9%
1969 or Earlier	66.1%
Median Year Structure Built	1960

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.

Top 3 Tapestry Segments

- | | | |
|----|--|--------------------------|
| 1. | | Cozy and Comfortable |
| 2. | | Rustbelt Traditions |
| 3. | | Prosperous Empty Nesters |

 **2008 Consumer Spending** shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Apparel & Services: Total \$	\$51,005,090
Average Spent	\$1,990.29
Spending Potential Index	74
Computers & Accessories: Total \$	\$5,288,640
Average Spent	\$206.37
Spending Potential Index	86
Education: Total \$	\$32,004,071
Average Spent	\$1,248.84
Spending Potential Index	91
Entertainment/Recreation: Total \$	\$84,626,104
Average Spent	\$3,302.22
Spending Potential Index	89
Food at Home: Total \$	\$112,051,796
Average Spent	\$4,372.41
Spending Potential Index	90
Food Away from Home: Total \$	\$78,297,091
Average Spent	\$3,055.26
Spending Potential Index	89
Health Care: Total \$	\$98,602,589
Average Spent	\$3,847.61
Spending Potential Index	94
HH Furnishings & Equipment: Total \$	\$48,542,137
Average Spent	\$1,894.18
Spending Potential Index	82
Investments: Total \$	\$23,665,418
Average Spent	\$923.46
Spending Potential Index	91
Retail Goods: Total \$	\$598,837,704
Average Spent	\$23,367.45
Spending Potential Index	86
Shelter: Total \$	\$343,663,079
Average Spent	\$13,410.20
Spending Potential Index	86
TV/Video/Sound Equipment: Total \$	\$32,826,638
Average Spent	\$1,280.94
Spending Potential Index	89
Travel: Total \$	\$42,543,025
Average Spent	\$1,660.09
Spending Potential Index	88
Vehicle Maintenance & Repairs: Total \$	\$22,232,366
Average Spent	\$867.54
Spending Potential Index	87

Data Note: The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Expenditure data are derived from the 2004 and 2005 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI.



EMA16625_region 1

Study Area: Custom Shapes

	Number	Percent
Total Population	61,626	100.0%
Population Reporting One Race	60,517	98.2%
White	53,063	86.1%
Black or African American	6,698	10.9%
American Indian or Alaska Native	126	0.2%
Asian	267	0.4%
Native Hawaiian or Other Pacific Islander	4	0.0%
Some Other Race	359	0.6%
Population Reporting Two or More Races	1,109	1.8%
Population Reporting Two Races		
White and Black	528	0.9%
White and American Indian	178	0.3%
White and Asian	65	0.1%
White and Pacific Islander	2	0.0%
White and Other Race	172	0.3%
Black and American Indian	46	0.1%
Black and Asian	16	0.0%
Black and Pacific Islander	6	0.0%
Black and Other Race	29	0.0%
American Indian and Asian	2	0.0%
American Indian and Pacific Islander	0	0.0%
American Indian and Other Race	10	0.0%
Asian and Pacific Islander	0	0.0%
Asian and Other Race	8	0.0%
Pacific Islander and Other Race	0	0.0%
Population Reporting Race in Any Combination		
Sum	2,266	3.7%
White in Any Combination	988	1.6%
Black in Any Combination	661	1.1%
American Indian in Any Combination	262	0.4%
Asian in Any Combination	104	0.2%
Pacific Islander in Any Combination	14	0.0%
Some Other Race in Any Combination	237	0.4%
Population Reporting Race Alone or in Any Combination		
Sum	62,783	101.9%
White	54,051	87.7%
Black or African American	7,359	11.9%
American Indian or Alaska Native	388	0.6%
Asian	371	0.6%
Native Hawaiian or Other Pacific Islander	18	0.0%
Some Other Race	596	1.0%

Data Note: Population Reporting Two or More Races includes unique counts of the population who reported at least two races. Population Reporting Race in Any Combination counts people who reported multiple races in each race group. For example, a person reporting "White" and "Black" is added to each group here. The Population Reporting Race Alone or in Any Combination is the sum of the Population Reporting One Race and the Population Reporting Race in Any Combination. The sum is greater than the Total Population. Percents are calculated using Total Population as the base. Detail may not sum to totals due to rounding.

Source: U.S. Census Bureau, Census 2000 Redistricting Data (P.L. 94-171).



EMA16625_region 1

Study Area: Custom Shapes

	Number	Percent
Total Hispanic Population	1,344	2.2%
Hispanic Population Reporting One Race	1,166	86.7%
White	777	57.8%
Black or African American	56	4.2%
American Indian or Alaska Native	26	1.9%
Asian	1	0.1%
Native Hawaiian or Other Pacific Islander	2	0.1%
Some Other Race	304	22.6%
Hispanic Population Reporting Two or More Races	179	13.3%
Hispanic Population Reporting Two Races		
White and Black	14	1.0%
White and American Indian	13	1.0%
White and Asian	6	0.4%
White and Pacific Islander	0	0.0%
White and Other Race	105	7.8%
Black and American Indian	0	0.0%
Black and Asian	1	0.1%
Black and Pacific Islander	0	0.0%
Black and Other Race	13	1.0%
American Indian and Asian	0	0.0%
American Indian and Pacific Islander	0	0.0%
American Indian and Other Race	10	0.7%
Asian and Pacific Islander	0	0.0%
Asian and Other Race	3	0.2%
Pacific Islander and Other Race	0	0.0%
Hispanic Population Reporting Race in Any Combination		
Sum: Hispanic Race	372	27.7%
White in Any Combination	151	11.2%
Black in Any Combination	36	2.7%
American Indian in Any Combination	32	2.4%
Asian in Any Combination	12	0.9%
Pacific Islander in Any Combination	0	0.0%
Some Other Race in Any Combination	141	10.5%
Hispanic Population Reporting Race Alone or in Any Combination		
Sum: Hispanic Race	1,538	114.3%
White	928	69.0%
Black or African American	92	6.8%
American Indian or Alaska Native	58	4.3%
Asian	13	1.0%
Native Hawaiian or Other Pacific Islander	2	0.1%
Some Other Race	445	33.1%

Data Note: Hispanic population can be of any race. Hispanic Population Reporting Two or More Races includes unique counts of the Hispanic population who reported at least two races. Hispanic Population Reporting Race in Any Combination counts Hispanic multiple race reporters in every race group reported. Hispanic Population Reporting Race Alone or in Any Combination is the sum of the Hispanic Population Reporting One Race and Hispanic Population Reporting Race in Any Combination. The sum is greater than the Hispanic population. Percents are calculated using Total Hispanic Population as the base, except for the Total Hispanic Population percent, which uses Total Population as the base.

Source: U.S. Census Bureau, Census 2000 Redistricting Data (P.L. 94-171).



EMA16625_region 1

Study Area: Custom Shapes

	Number	Percent
Total Population 18 Years and Over	46,516	75.5%
Population 18+ of One Race	46,104	99.1%
White	41,086	88.3%
Black or African American	4,514	9.7%
American Indian or Alaska Native	90	0.2%
Asian	191	0.4%
Native Hawaiian or Other Pacific Islander	4	0.0%
Some Other Race	219	0.5%
Population 18+ of Two or More Races	412	0.9%
Total Hispanic Population 18 Years and Over	779	58.0%
Hispanic Population 18+ of One Race	717	92.0%
White	463	59.4%
Black or African American	24	3.1%
American Indian or Alaska Native	18	2.3%
Asian	1	0.1%
Native Hawaiian or Other Pacific Islander	2	0.3%
Some Other Race	209	26.8%
Hispanic Population 18+ of Two or More Races	62	8.0%

Data Note: Hispanic population can be of any race. Population 18+ of Two or More Races includes unique counts of the population 18+ who reported at least two races. Hispanic Population 18+ of Two or More Races includes unique counts of the Hispanic Population 18+ who reported at least two races. For the Population 18+ percent, the base is Total Population and for the Hispanic Population 18+ percent, the base is Hispanic Population. Percents for Population 18+ of One Race and Population 18+ of Two or More Races are calculated using Population 18+ as the base. Percents for Hispanic Population 18+ of One Race and Hispanic Population 18+ of Two or More Races are calculated using Hispanic Population 18+ as the base.

Source: U.S. Census Bureau, Census 2000 Redistricting Data (P.L. 94-171).



1990-2000 Comparison Profile

Prepared by Danter Company

EMA16625_region 1

Study Area: Custom Shapes

	1990		Census 2000		1990-2000 Annual Rate
	Number	Percent	Number	Percent	
Total Population	60,657	-	61,626	-	0.16%
Total Households	23,340	100.0%	25,049	100.0%	0.71%
Average Household Size	2.55	-	2.39	-	-0.65%
Total Families	16,377	70.2%	16,595	66.3%	0.13%
Average Family Size	3.1	-	2.95	-	-0.49%
Per Capita Income	\$13,731	-	\$21,571	-	4.62%
Total Housing Units	26,828	-	28,847	-	0.73%
Population by Sex					
Male	29,290	48.3%	29,856	48.4%	0.19%
Female	31,366	51.7%	31,770	51.6%	0.13%
Population by Age					
Total	60,658	100.0%	61,623	100.0%	0.16%
Age 0 - 4	4,343	7.2%	3,788	6.1%	-1.36%
Age 5 - 9	4,448	7.3%	4,232	6.9%	-0.50%
Age 10 - 14	4,382	7.2%	4,410	7.2%	0.06%
Age 15 - 19	4,229	7.0%	4,151	6.7%	-0.19%
Age 20 - 24	3,632	6.0%	3,043	4.9%	-1.75%
Age 25 - 29	4,525	7.5%	3,466	5.6%	-2.63%
Age 30 - 34	4,969	8.2%	3,638	5.9%	-3.07%
Age 35 - 39	4,531	7.5%	4,522	7.3%	-0.02%
Age 40 - 44	4,371	7.2%	4,899	7.9%	1.15%
Age 45 - 49	3,585	5.9%	4,688	7.6%	2.72%
Age 50 - 54	2,992	4.9%	4,370	7.1%	3.86%
Age 55 - 59	2,976	4.9%	3,481	5.6%	1.58%
Age 60 - 64	3,038	5.0%	2,765	4.5%	-0.94%
Age 65 - 69	3,013	5.0%	2,651	4.3%	-1.27%
Age 70 - 74	2,245	3.7%	2,515	4.1%	1.14%
Age 75 - 79	1,629	2.7%	2,272	3.7%	3.38%
Age 80 - 84	944	1.6%	1,497	2.4%	4.72%
Age 85+	806	1.3%	1,235	2.0%	4.36%
Median Age	34.8		39.5		1.27%
Age 18+	44,894	74.0%	46,516	75.5%	0.36%
Age 65+	8,637	14.2%	10,170	16.5%	1.65%
Households by Household Income					
Household Income Base	23,302	100.0%	25,049	100.0%	0.73%
<\$15,000	5,544	23.8%	3,778	15.1%	-3.76%
\$15,000 - \$24,999	4,607	19.8%	3,648	14.6%	-2.31%
\$25,000 - \$34,999	3,514	15.1%	3,449	13.8%	-0.19%
\$35,000 - \$49,999	4,472	19.2%	4,176	16.7%	-0.68%
\$50,000 - \$74,999	3,712	15.9%	5,236	20.9%	3.50%
\$75,000 - \$99,999	834	3.6%	2,536	10.1%	11.76%
\$100,000 - \$149,999	370	1.6%	1,528	6.1%	15.24%
\$150,000+	249	1.1%	698	2.8%	10.86%
Median Household Income	\$28,879		\$40,781		3.51%
Average Household Income	\$35,312		\$52,367		4.02%

Data Note: Detail may not sum to totals due to rounding. Census 2000 medians are computed from reported data distributions. The "1990-2000 Annual Rate" is an annual compound rate.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI converted 1990 Census data into 2000 geography.



EMA16625_region 1

Study Area: Custom Shapes

	1990		Census 2000		1990-2000 Annual Rate
	Number	Percent	Number	Percent	
Families by Family Income					
Family Income Base	16,417	100.0%	16,733	100.0%	0.19%
<\$15,000	2,296	14.0%	1,365	8.2%	-5.07%
\$15,000 - \$24,999	2,891	17.6%	1,915	11.4%	-4.04%
\$25,000 - \$34,999	2,772	16.9%	2,028	12.1%	-3.08%
\$35,000 - \$49,999	3,722	22.7%	2,970	17.7%	-2.23%
\$50,000 - \$74,999	3,368	20.5%	4,177	25.0%	2.18%
\$75,000 - \$99,999	788	4.8%	2,246	13.4%	11.04%
\$100,000 - \$149,999	349	2.1%	1,383	8.3%	14.76%
\$150,000+	231	1.4%	649	3.9%	10.88%
Median Family Income	\$35,945		\$50,405		3.44%
Average Family Income	\$41,390		\$62,621		4.23%
Households by Poverty Status and Household Type					
Total	23,301	100.0%	25,047	100.0%	0.73%
Below Poverty Level	2,450	10.5%	2,377	9.5%	-0.30%
Married-couple Family	567	2.4%	372	1.5%	-4.13%
Other Family - Male Householder, No Wife	99	0.4%	91	0.4%	-0.84%
Other Family - Female Householder, No Husband	605	2.6%	706	2.8%	1.56%
Nonfamily Households	1,179	5.1%	1,208	4.8%	0.24%
At or Above Poverty Level	20,851	89.5%	22,670	90.5%	0.84%
Married-couple Family	12,815	55.0%	12,629	50.4%	-0.15%
Other Family - Male Householder, No Wife	525	2.3%	750	3.0%	3.63%
Other Family - Female Householder, No Husband	1,754	7.5%	2,186	8.7%	2.23%
Nonfamily Households	5,757	24.7%	7,105	28.4%	2.13%
Households by Type					
Total	23,340	100.0%	25,049	100.0%	0.71%
Family Households	16,377	70.2%	16,594	66.2%	0.13%
Married-couple Families	13,076	56.0%	12,601	50.3%	-0.37%
With Related Children	6,041	25.9%	5,247	20.9%	-1.40%
Other Family (No Spouse Present)	3,301	14.1%	3,993	15.9%	1.92%
With Related Children	2,171	9.3%	2,759	11.0%	2.43%
Nonfamily Households	6,963	29.8%	8,455	33.8%	1.96%
Householder Living Alone	6,091	26.1%	7,298	29.1%	1.82%
Householder not Living Alone	872	3.7%	1,157	4.6%	2.87%
Households with Related Children	8,212	35.2%	8,006	32.0%	-0.25%
Households by Vehicles Available					
Total	23,331	100.0%	25,040	100.0%	0.71%
None	1,622	7.0%	1,715	6.8%	0.56%
1	8,436	36.2%	8,991	35.9%	0.64%
2	9,370	40.2%	10,326	41.2%	0.98%
3	3,007	12.9%	3,002	12.0%	-0.02%
4	649	2.8%	721	2.9%	1.06%
5+	247	1.1%	285	1.1%	1.44%
Average Number of Vehicles Available	1.7		1.7		0.00%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI converted 1990 Census data into 2000 geography.



EMA16625_region 1

Study Area: Custom Shapes

	1990		Census 2000		1990-2000 Annual Rate
	Number	Percent	Number	Percent	
Housing Units by Occupancy					
Total	26,815	100.0%	28,831	100.0%	0.73%
Occupied Housing Units	23,339	87.0%	25,049	86.9%	0.71%
Owner Occupied Housing Units	15,959	59.5%	17,406	60.4%	0.87%
Renter Occupied Housing Units	7,380	27.5%	7,643	26.5%	0.35%
Vacant Housing Units	3,476	13.0%	3,782	13.1%	0.85%
For Rent	574	2.1%	835	2.9%	3.82%
For Sale Only	372	1.4%	307	1.1%	-1.90%
Rented or Sold, not Occupied	206	0.8%	155	0.5%	-2.80%
For Seasonal/Recreational/Occasional Use	1,982	7.4%	2,040	7.1%	0.29%
For Migrant Workers	2	0.0%	4	0.0%	7.18%
Other Vacant	340	1.3%	441	1.5%	2.64%
Housing Units by Units in Structure					
Total	26,826	100.0%	28,858	100.0%	0.73%
1, Detached	18,111	67.5%	19,436	67.4%	0.71%
1, Attached	812	3.0%	1,256	4.4%	4.46%
2	1,832	6.8%	1,881	6.5%	0.26%
3 or 4	1,289	4.8%	1,384	4.8%	0.71%
5 to 9	1,113	4.1%	1,181	4.1%	0.59%
10 to 19	1,067	4.0%	1,111	3.8%	0.40%
20+	1,032	3.8%	1,255	4.3%	1.98%
Mobile Home	1,196	4.5%	1,305	4.5%	0.88%
Other	374	1.4%	49	0.2%	-18.39%
Specified Owner Occupied HUs by Value					
Total	13,217	100.0%	15,164	100.0%	1.38%
<\$50,000	4,178	31.6%	965	6.4%	-13.63%
\$50,000 - \$99,999	6,931	52.4%	6,096	40.2%	-1.28%
\$100,000 - \$149,999	1,286	9.7%	4,475	29.5%	13.28%
\$150,000 - \$199,999	441	3.3%	1,836	12.1%	15.33%
\$200,000 - \$299,999	296	2.2%	1,233	8.1%	15.34%
\$300,000 - \$499,999	69	0.5%	397	2.6%	19.12%
\$500,000+	16	0.1%	162	1.1%	26.05%
Median Home Value	\$63,290		\$105,191		5.21%
Average Home Value	\$74,440		\$129,145		5.66%
Specified Renter Occupied HUs by Rent					
Total	7,223	100.0%	7,598	100.0%	0.51%
With Cash Rent	6,862	95.0%	7,179	94.5%	0.45%
<\$200	1,394	19.3%	611	8.0%	-7.92%
\$200 - \$499	5,294	73.3%	4,812	63.3%	-0.95%
\$500 - \$749	147	2.0%	1,549	20.4%	26.55%
\$750 - \$999	18	0.2%	115	1.5%	20.38%
\$1,000+	9	0.1%	92	1.2%	26.17%
No Cash Rent	361	5.0%	419	5.5%	1.50%
Median Rent	\$286		\$407		3.59%
Average Rent	\$283		\$410		3.78%

Data Note: Specified owner occupied HUs include only single family units on less than 10 acres, with no business or medical office on site. Specified renter occupied HUs exclude single family units on 10+ acres. Average Rent excludes units paying no cash rent. Rent, Home Value, and Units in Structure data are complete counts in 1990 and sample counts in 2000, so changes in enumeration can affect comparability.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI converted 1990 Census data into 2000 geography.



EMA16625_region 1

Study Area: Custom Shapes

	1990		Census 2000		1990-2000 Annual Rate
	Number	Percent	Number	Percent	
Population 16+ by Employment Status					
Total	46,393	100.0%	48,225	100.0%	0.39%
In Labor Force	29,547	63.7%	30,217	62.7%	0.22%
Civilian Employed	27,602	59.5%	28,732	59.6%	0.40%
Civilian Unemployed	1,890	4.1%	1,465	3.0%	-2.52%
In Armed Forces	55	0.1%	20	0.0%	-9.62%
Not in Labor Force	16,846	36.3%	18,008	37.3%	0.67%
Workers 16+ by Place of Work					
Total	27,021	100.0%	28,177	100.0%	0.42%
Worked in State of Residence	26,902	99.6%	28,074	99.6%	0.43%
Worked in County of Residence	20,854	77.2%	21,755	77.2%	0.42%
Worked outside County of Residence	6,048	22.4%	6,319	22.4%	0.44%
Worked outside State of Residence	119	0.4%	103	0.4%	-1.43%
Workers 16+ by Transportation to Work					
Total	27,022	100.0%	28,177	100.0%	0.42%
Drove Alone - Car, Truck, or Van	22,522	83.3%	24,526	87.0%	0.86%
Carpooled - Car, Truck, or Van	2,891	10.7%	2,250	8.0%	-2.48%
Public Transportation	72	0.3%	129	0.5%	6.00%
Walked	800	3.0%	495	1.8%	-4.69%
Other Means	208	0.8%	189	0.7%	-0.95%
Worked at Home	529	2.0%	588	2.1%	1.06%
Workers 16+ by Travel Time to Work					
Total	27,022	100.0%	28,177	100.0%	0.42%
Did not Work at Home	26,493	98.0%	27,589	97.9%	0.41%
Less than 5 minutes	1,676	6.2%	1,863	6.6%	1.06%
5 to 9 minutes	5,492	20.3%	5,723	20.3%	0.41%
10 to 19 minutes	11,322	41.9%	10,909	38.7%	-0.37%
20 to 24 minutes	2,927	10.8%	3,004	10.7%	0.26%
25 to 34 minutes	2,606	9.6%	3,238	11.5%	2.20%
35 to 44 minutes	699	2.6%	858	3.0%	2.07%
45 to 59 minutes	861	3.2%	922	3.3%	0.69%
60 to 89 minutes	582	2.2%	662	2.3%	1.30%
90 or more minutes	328	1.2%	410	1.5%	2.26%
Worked at Home	529	2.0%	588	2.1%	1.06%
Average Travel Time to Work (in minutes)	16.7		18.0		0.75%
Population 15+ by Sex and Marital Status					
Total	47,485	100.0%	49,083	100.0%	0.33%
Females	24,909	52.5%	25,571	52.1%	0.26%
Never Married	5,099	10.7%	5,169	10.5%	0.14%
Married, not Separated	13,478	28.4%	13,733	28.0%	0.19%
Married, Separated	452	1.0%	399	0.8%	-1.24%
Widowed	3,258	6.9%	3,325	6.8%	0.20%
Divorced	2,622	5.5%	2,945	6.0%	1.17%
Males	22,576	47.5%	23,512	47.9%	0.41%
Never Married	5,853	12.3%	6,180	12.6%	0.55%
Married, not Separated	13,579	28.6%	13,575	27.7%	0.00%
Married, Separated	355	0.7%	442	0.9%	2.22%
Widowed	729	1.5%	846	1.7%	1.50%
Divorced	2,060	4.3%	2,469	5.0%	1.83%

Data Note: Marital status data are complete counts in 1990 and sample counts in Census 2000, so changes in enumeration can affect comparability.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI converted 1990 Census data into 2000 geography.



EMA16625_region 1

Study Area: Custom Shapes

	1990		Census 2000		1990-2000 Annual Rate
	Number	Percent	Number	Percent	
Population by Race					
Total	60,658	100.0%	61,626	100.0%	0.16%
White Alone	52,980	87.3%	53,063	86.1%	0.02%
Black or African American Alone	6,232	10.3%	6,698	10.9%	0.72%
American Indian or Alaskan Native Alone	124	0.2%	126	0.2%	0.16%
Asian Alone	237	0.4%	267	0.4%	1.20%
Pacific Islander Alone	7	0.0%	4	0.0%	-5.44%
Some Other Race Alone	351	0.6%	359	0.6%	0.23%
Two or More Races	727	1.2%	1,109	1.8%	4.31%
Diversity Index	25.0		27.9		1.10%
Hispanic Population by Race					
Total	952	100.0%	1,345	100.0%	3.52%
White Alone	593	62.3%	777	57.8%	2.74%
Black or African American Alone	48	5.0%	56	4.2%	1.55%
American Indian or Alaskan Native Alone	10	1.1%	26	1.9%	10.03%
Asian or Pacific Islander Alone	9	0.9%	3	0.2%	-10.40%
Some Other Race Alone	275	28.9%	304	22.6%	1.01%
Two or More Races	17	1.8%	179	13.3%	26.54%
Population 3+ by School Enrollment					
Total	58,011	100.0%	59,388	100.0%	0.23%
Enrolled in Public Preschool/Kindergarten	827	1.4%	1,400	2.4%	5.41%
Enrolled in Private Preschool/Kindergarten	465	0.8%	492	0.8%	0.57%
Enrolled in Public Elementary/High School	9,216	15.9%	9,583	16.1%	0.39%
Enrolled in Private Elementary/High School	1,355	2.3%	1,230	2.1%	-0.96%
Enrolled in Public College	1,902	3.3%	1,521	2.6%	-2.21%
Enrolled in Private College	508	0.9%	505	0.9%	-0.06%
Not Enrolled in School	43,738	75.4%	44,657	75.2%	0.21%
Population 25+ by Educational Attainment					
Total	39,571	100.0%	42,040	100.0%	0.61%
Less than 9th Grade	3,025	7.6%	1,757	4.2%	-5.29%
9th - 12th Grade, No Diploma	6,396	16.2%	5,012	11.9%	-2.41%
High School Graduate	15,988	40.4%	16,750	39.8%	0.47%
Some College, No Degree	6,327	16.0%	8,941	21.3%	3.52%
Associate Degree	2,024	5.1%	2,423	5.8%	1.82%
Bachelor's Degree	3,861	9.8%	4,736	11.3%	2.06%
Master's/Professional/Doctorate Degree	1,950	4.9%	2,421	5.8%	2.19%

Data Note: The 1990 Census reported population by single races only. ESRI estimates the multiracial population from 1990 Census data for the total population. In the 1990 Census, "Asian" and "Pacific Islander" were not reported separately for the Hispanic Origin population. To compare the data, "Asian" and "Pacific Islander" are combined in 2000. The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI converted 1990 Census data into 2000 geography.



Census 2000 Summary Profile

Prepared by Danter Company

EMA16625_region 1

Study Area: Custom Shapes

Summary	1990	Census 2000	1990-2000 Annual Rate
Total Population	60,657	61,626	0.16%
Total Households	23,340	25,049	0.71%
Total Families	16,377	16,595	0.13%
Total Housing Units	26,828	28,847	0.73%
Average Household Size	2.55	2.39	-0.65%
Average Family Size	3.1	2.95	-0.49%
Median Household Income	\$28,879	\$40,781	3.51%
Average Household Income	\$35,312	\$52,367	4.02%
Per Capita Income	\$13,731	\$21,571	4.62%

	Number	Percent
Population by Race		
Total	61,626	100.0%
Population Reporting One Race	60,517	98.2%
White	53,063	86.1%
Black or African American	6,698	10.9%
American Indian or Alaska Native	126	0.2%
Asian	267	0.4%
Native Hawaiian or Other Pacific Islander	4	0.0%
Some Other Race	359	0.6%
Population Reporting Two or More Races	1,109	1.8%
Total Hispanic Population	1,344	2.2%
Population by Sex		
Male	29,856	48.4%
Female	31,770	51.6%
Population by Age		
Total	61,625	100.0%
Age 0 - 4	3,788	6.1%
Age 5 - 9	4,231	6.9%
Age 10 - 14	4,410	7.2%
Age 15 - 19	4,151	6.7%
Age 20 - 24	3,043	4.9%
Age 25 - 29	3,467	5.6%
Age 30 - 34	3,639	5.9%
Age 35 - 39	4,522	7.3%
Age 40 - 44	4,899	7.9%
Age 45 - 49	4,688	7.6%
Age 50 - 54	4,370	7.1%
Age 55 - 59	3,481	5.6%
Age 60 - 64	2,766	4.5%
Age 65 - 69	2,651	4.3%
Age 70 - 74	2,515	4.1%
Age 75 - 79	2,272	3.7%
Age 80 - 84	1,497	2.4%
Age 85+	1,235	2.0%
Median Age	39.5	
Age 18+	46,516	75.5%
Age 65+	10,170	16.5%

Data Note: Population Reporting Two of More Races includes unique counts of the population who reported at least two races. Hispanic population can be of any race. Detail may not sum to totals due to rounding. Census 2000 medians are computed from reported data distributions. The "1990-2000 Annual Rate" is an annual compound rate.

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3. ESRI converted 1990 Census data into 2000 geography.



EMA16625_region 1

Study Area: Custom Shapes

	Number	Percent
Population by Relationship and HH Type		
Total	61,626	100.0%
In Households	59,836	97.1%
In Family Households	49,973	81.1%
Householder	16,557	26.9%
Spouse	12,569	20.4%
Child	17,508	28.4%
Other Relatives	2,271	3.7%
Nonrelatives	1,068	1.7%
In Nonfamily Households	9,863	16.0%
In Group Quarters	1,790	2.9%
Institutionalized Population	1,518	2.5%
Noninstitutionalized Population	272	0.4%
Population by Place of Birth and Citizenship Status		
Total	61,617	100.0%
Native	60,561	98.3%
Born in United States	60,290	97.8%
Born outside United States	271	0.4%
Foreign Born	1,056	1.7%
Naturalized Citizen	738	1.2%
Not a Citizen	318	0.5%
Population 15+ by Sex and Marital Status		
Total	49,083	100.0%
Females	25,571	52.1%
Never Married	5,169	10.5%
Married, not Separated	13,733	28.0%
Married, Separated	399	0.8%
Widowed	3,325	6.8%
Divorced	2,945	6.0%
Males	23,512	47.9%
Never Married	6,180	12.6%
Married, not Separated	13,575	27.7%
Married, Separated	442	0.9%
Widowed	846	1.7%
Divorced	2,469	5.0%
Population 3+ by School Enrollment		
Total	59,388	100.0%
Enrolled in Nursery/Preschool: Public School	525	0.9%
Enrolled in Nursery/Preschool: Private School	367	0.6%
Enrolled in Kindergarten: Public School	875	1.5%
Enrolled in Kindergarten: Private School	125	0.2%
Enrolled in Grade 1-8: Public School	6,313	10.6%
Enrolled in Grade 1-8: Private School	938	1.6%
Enrolled in Grade 9-12: Public School	3,270	5.5%
Enrolled in Grade 9-12: Private School	292	0.5%
Enrolled in College: Public School	1,296	2.2%
Enrolled in College: Private School	357	0.6%
Enrolled in Grad/Professional School: Public	225	0.4%
Enrolled in Grad/Professional School: Private	148	0.2%
Not Enrolled in School	44,657	75.2%

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3.



EMA16625_region 1

Study Area: Custom Shapes

	Number	Percent
Population 25+ by Educational Attainment		
Total	42,040	100.0%
Less than 9th Grade	1,757	4.2%
9th - 12th Grade, No Diploma	5,012	11.9%
High School Graduate	16,750	39.8%
Some College, No Degree	8,941	21.3%
Associate Degree	2,423	5.8%
Bachelor's Degree	4,736	11.3%
Master's/Professional/Doctorate Degree	2,421	5.8%
Population 16+ by Sex and Employment Status		
Total	48,226	100.0%
Females in Labor Force	14,606	30.3%
Civilian Employed	13,966	29.0%
Civilian Unemployed	640	1.3%
In Armed Forces	0	0.0%
Females not in Labor Force	10,588	22.0%
Males in Labor Force	15,612	32.4%
Civilian Employed	14,767	30.6%
Civilian Unemployed	825	1.7%
In Armed Forces	20	0.0%
Males not in Labor Force	7,420	15.4%
Population 16+ by Sex and Work Status in 1999		
Total	48,226	100.0%
Females	25,194	52.2%
Worked Full-time	8,158	16.9%
Worked Part-time	7,955	16.5%
Did Not Work	9,081	18.8%
Males	23,032	47.8%
Worked Full-time	11,657	24.2%
Worked Part-time	5,296	11.0%
Did Not Work	6,079	12.6%
Females 16+ by Employment Status and Age of Children		
Total	25,194	100.0%
Own Children <6 Only	1,822	7.2%
Employed/in Armed Forces	1,234	4.9%
Unemployed	93	0.4%
Not in Labor Force	495	2.0%
Own Children 6-17 Only	4,402	17.5%
Employed/in Armed Forces	3,474	13.8%
Unemployed	114	0.5%
Not in Labor Force	814	3.2%
Own Children <6 and 6-17	1,346	5.3%
Employed/in Armed Forces	932	3.7%
Unemployed	12	0.0%
Not in Labor Force	402	1.6%
No Own Children <18	17,624	70.0%
Employed/in Armed Forces	8,325	33.0%
Unemployed	421	1.7%
Not in Labor Force	8,878	35.2%

Source: U.S. Census Bureau, Census 2000 Summary File 3.



EMA16625_region 1

Study Area: Custom Shapes

	Number	Percent
Civilian Employed Population 16+ by Occupation		
Total	28,731	100.0%
Management/Professional	7,603	26.5%
Service	4,932	17.2%
Sales/Office and Admin Support	7,152	24.9%
Farming/Fishing/Forestry	77	0.3%
Construction/Extraction/Maintenance	2,450	8.5%
Production/Transportation/Material Moving	6,517	22.7%
Civilian Employed Population 16+ by Industry		
Total	28,734	100.0%
Agriculture/Forestry/Fishing/Hunting/Mining	287	1.0%
Construction	1,383	4.8%
Manufacturing	6,834	23.8%
Wholesale Trade	775	2.7%
Retail Trade	3,544	12.3%
Transportation/Warehousing/Utilities	1,135	4.0%
Information	643	2.2%
Finance/Insurance/Real Estate/Rental/Leasing	1,183	4.1%
Professional/Scientific/Mgmt/Admin/Waste Mgmt Services	1,514	5.3%
Educational/Health/Social Services	5,829	20.3%
Arts/Entertainment/Recreation/Accommodation/Food Services	3,166	11.0%
Other Services	1,404	4.9%
Public Administration	1,037	3.6%
Workers 16+ by Place of Work		
Total	28,177	100.0%
Worked in State of Residence	28,074	99.6%
Worked in County of Residence	21,755	77.2%
Worked outside County of Residence	6,319	22.4%
Worked outside State of Residence	103	0.4%
Workers 16+ by Means of Transportation to Work		
Total	28,177	100.0%
Drove Alone - Car, Truck, or Van	24,526	87.0%
Carpooled - Car, Truck, or Van	2,250	8.0%
Public Transportation	129	0.5%
Walked	495	1.8%
Other Means	189	0.7%
Worked at Home	588	2.1%
Workers 16+ by Travel Time to Work		
Total	28,177	100.0%
Did not Work at Home	27,589	97.9%
Less than 5 minutes	1,863	6.6%
5 to 9 minutes	5,723	20.3%
10 to 19 minutes	10,909	38.7%
20 to 24 minutes	3,004	10.7%
25 to 34 minutes	3,238	11.5%
35 to 44 minutes	858	3.0%
45 to 59 minutes	922	3.3%
60 to 89 minutes	662	2.3%
90 or more minutes	410	1.5%
Worked at Home	588	2.1%
Average Travel Time to Work (in minutes)	18.0	

Source: U.S. Census Bureau, Census 2000 Summary File 3.



EMA16625_region 1

Study Area: Custom Shapes

	Number	Percent
Households by Type		
Total	25,049	100.0%
Family Households	16,594	66.2%
Married-couple Families	12,601	50.3%
With Related Children	5,247	20.9%
Other Family (No Spouse Present)	3,993	15.9%
With Related Children	2,759	11.0%
Nonfamily Households	8,455	33.8%
Householder Living Alone	7,298	29.1%
Householder Not Living Alone	1,157	4.6%
Households with Related Children	8,006	32.0%
Households by Age of Householder		
Total	25,049	100.0%
Householder Age 15 - 24	1,058	4.2%
Householder Age 25 - 34	3,558	14.2%
Householder Age 35 - 44	5,175	20.7%
Householder Age 45 - 54	5,243	20.9%
Householder Age 55 - 64	3,799	15.2%
Householder Age 65 - 74	3,232	12.9%
Householder Age 75 - 84	2,341	9.3%
Householder Age 85+	643	2.6%
Households by Size		
Total	25,049	100.0%
1 Person Household	7,298	29.1%
2 Person Household	8,728	34.8%
3 Person Household	3,832	15.3%
4 Person Household	3,168	12.6%
5 Person Household	1,394	5.6%
6 Person Household	424	1.7%
7+ Person Household	205	0.8%
Households by Poverty Status in 1999 and HH Type		
Total	25,047	100.0%
Below Poverty Level	2,377	9.5%
Married-couple Family	372	1.5%
Other Family - Male Householder, No Wife Present	91	0.4%
Other Family - Female Householder, No Husband Present	706	2.8%
Nonfamily Households	1,208	4.8%
At or Above Poverty Level	22,670	90.5%
Married-couple Family	12,629	50.4%
Other Family - Male Householder, No Wife Present	750	3.0%
Other Family - Female Householder, No Husband Present	2,186	8.7%
Nonfamily Households	7,105	28.4%

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3.



EMA16625_region 1

Study Area: Custom Shapes

	Number	Percent
Households by Household Income in 1999		
Household Income Base	25,049	100.0%
< \$15,000	3,778	15.1%
\$15,000 - \$24,999	3,648	14.6%
\$25,000 - \$34,999	3,449	13.8%
\$35,000 - \$49,999	4,176	16.7%
\$50,000 - \$74,999	5,236	20.9%
\$75,000 - \$99,999	2,536	10.1%
\$100,000 - \$149,999	1,528	6.1%
\$150,000 - \$199,999	314	1.3%
\$200,000 +	384	1.5%
Median Household Income	\$40,781	-
Average Household Income	\$52,367	-
Families by Family Income in 1999		
Family Income Base	16,733	100.0%
< \$15,000	1,365	8.2%
\$15,000 - \$24,999	1,915	11.4%
\$25,000 - \$34,999	2,028	12.1%
\$35,000 - \$49,999	2,970	17.7%
\$50,000 - \$74,999	4,177	25.0%
\$75,000 - \$99,999	2,246	13.4%
\$100,000 - \$149,999	1,383	8.3%
\$150,000 - \$199,999	291	1.7%
\$200,000+	358	2.1%
Median Family Income	\$50,405	-
Average Family Income	\$62,621	-
Owner Occupied HUs by Value		
Total	17,402	100.0%
< \$50,000	1,874	10.8%
\$50,000 - \$99,999	6,690	38.4%
\$100,000 - \$149,999	4,742	27.2%
\$150,000 - \$199,999	2,045	11.8%
\$200,000 - \$299,999	1,371	7.9%
\$300,000 - \$499,999	476	2.7%
\$500,000 - \$999,999	178	1.0%
\$1,000,000+	26	0.1%
Median Home Value	\$101,302	-
Average Home Value	\$125,260	-
Specified Renter Occupied HUs by Contract Rent		
Total	7,598	100.0%
With Cash Rent	7,179	94.5%
< \$200	611	8.0%
\$200 - \$499	4,812	63.3%
\$500 - \$749	1,549	20.4%
\$750 - \$999	115	1.5%
\$1,000 - \$1,499	68	0.9%
\$1,500 - \$1,999	15	0.2%
\$2000+	9	0.1%
No Cash Rent	419	5.5%
Median Rent	\$407	-
Average Rent	\$410	-

Data Note: Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent. Census 2000 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2000 Summary File 3.



EMA16625_region 1

Study Area: Custom Shapes

	Number	Percent
Housing Units by Occupancy		
Total	28,831	100.0%
Occupied Housing Units	25,049	86.9%
Owner Occupied Housing Units	17,406	60.4%
Average Household Size	2.49	-
Renter Occupied Housing Units	7,643	26.5%
Average Household Size	2.16	-
Vacant Housing Units	3,782	13.1%
For Rent	835	2.9%
For Sale Only	307	1.1%
Rented or Sold, not Occupied	155	0.5%
For Seasonal/Recreational/Occasional Use	2,040	7.1%
For Migrant Workers	4	0.0%
Other Vacant	441	1.5%
Housing Units by Units in Structure		
Total	28,858	100.0%
1 Detached	19,436	67.4%
1 Attached	1,256	4.4%
2	1,881	6.5%
3 or 4	1,384	4.8%
5 to 9	1,181	4.1%
10 to 19	1,111	3.8%
20+	1,255	4.3%
Mobile Home	1,305	4.5%
Other	49	0.2%
Housing Units by Year Structure Built		
Total	28,873	100.0%
1999 to March 2000	338	1.2%
1995 to 1998	1,351	4.7%
1990 to 1994	1,588	5.5%
1980 to 1989	2,495	8.6%
1970 to 1979	4,004	13.9%
1969 or Earlier	19,097	66.1%
Median Year Structure Built	1960	-
Households by Year Householder Moved In		
Total	25,040	100.0%
Moved in 1999 to March 2000	4,383	17.5%
Moved in 1995 to 1998	6,500	26.0%
Moved in 1990 to 1994	4,017	16.0%
Moved in 1980 to 1989	4,063	16.2%
Moved in 1970 to 1979	2,603	10.4%
Moved in 1969 or Earlier	3,474	13.9%
Median Year Householder Moved In	1993	-
Households by Vehicles Available		
Total	25,040	100.0%
None	1,715	6.8%
1	8,991	35.9%
2	10,326	41.2%
3	3,002	12.0%
4	721	2.9%
5+	285	1.1%
Average Number of Vehicles Available	1.7	-

Source: U.S. Census Bureau, Census 2000 Summary File 1 and 3.

VII. FIELD SURVEY OF CONDOMINIUMS

The following analyses represent data from a field survey of condominiums in the Huron, Ohio Site Effective Market Area. Each development was surveyed to establish amenities, absorption, and price characteristics. The collected data have been analyzed as follows:

- A project information analysis listing the name and status (active or established) of each development surveyed.
- An analysis of absorption, including units up or under construction, units sold to date, date of first sale, date of last sale, and monthly absorption rate.
- An estimated annual absorption of condominium product within the EMA.
- A summary of active developments, including unit descriptions, prices, size, and price per square foot.
- Available unit amenities offered at active developments.
- A listing of project amenities at active developments.
- A summary of homeowners association fees at active developments.

Each condominium complex is listed in the analysis by map code and the corresponding map can be found after the text summarizing the active developments.

DISTRIBUTION OF CONDOMINIUM UNITS AND PROJECTS
 ACTIVE AND ESTABLISHED
 HURON, OHIO
 SITE EFFECTIVE MARKET AREA
 AUGUST 2008

CONDOMINIUMS	PROJECTS	UNITS		
		TOTAL	SOLD	AVAILABLE
ACTIVE	7	449	272	177
ESTABLISHED	2	10	10	-
TOTAL	9	459	282	177



DISTRIBUTION OF CONDOMINIUM DEVELOPMENTS
 BY AVERAGE MONTHLY ABSORPTION
 ESTABLISHED AND ACTIVE DEVELOPMENTS
 HURON, OHIO
 SITE EFFECTIVE MARKET AREA
 AUGUST 2008

AVERAGE MONTHLY ABSORPTION	DISTRIBUTION OF CONDOMINIUM DEVELOPMENTS			
	ESTABLISHED		ACTIVE	
UNITS PER MONTH	NUMBER	PERCENT	NUMBER	PERCENT
LESS THAN 0.5	2	100.0%	2	28.6%
0.5 TO 0.9	-	-	2	28.6%
1.0 TO 1.9	-	-	1	14.3%
2.0 TO 2.9	-	-	0	14.3%
3.0 TO 3.9	-	-	-	-
4.0 TO 4.9	-	-	-	-
5.0 TO 5.9	-	-	1	14.3%
6.0 OR OVER	-	-	1	14.3%
TOTAL	2	100.0%	7	100.0%

CONDOMINIUM ANALYSIS
HURON, OHIO
SITE EFFECTIVE MARKET AREA
AUGUST 2008

MAP CODE	DEVELOPMENT	YEAR BUILT/ RENOVATED	STATUS	TOTAL UNITS
1	HUBBARD BUILDING 105 WATER STREET SANDUSKY, OHIO	1852/2005	ACTIVE	9
2	CHESAPEAKE LOFTS 401 SHORELINE DRIVE SANDUSKY, OHIO	1920s/2006- 2007	ACTIVE	196
3	LAKE VIEW CONDOMINIUMS 300 EAST WATER STREET SANDUSKY, OHIO	1860/2008	ACTIVE	10
4	THE SANCTUARY AT PLUM BROOK 2900 WINDSOR BRIDGE CIRCLE HURON, OHIO	MARCH 2008	ACTIVE	92
5	BAYBERRY COVE 1402-1408 BAYBERRY HURON, OHIO	2001	ESTABLISHED	4
6	NORTH PORT CONDO 117-135 NORTH PORT LANE HURON, OHIO	2006	ACTIVE	38
7	MARINER'S GOLF VILLAS 321-323 SAWMILL CREEK HURON, OHIO	2004 - 2006	ESTABLISHED	6
8	PINE LAKE LAKE FOREST DRIVE HURON, OHIO	2003 - 2006	ACTIVE	92
9	WEST COVE 420-452 BAY BREEZE SANDUSKY, OHIO	2004 - 2005	ACTIVE	12



ESTABLISHED CONDOMINIUM DEVELOPMENTS
HURON, OHIO
SITE EFFECTIVE MARKET AREA
AUGUST 2008

MAP CODE	DEVELOPMENT	TOTAL UNITS	MARKETING PERIOD	ESTIMATED MONTHLY ABSORPTION
5	BAYBERRY COVE	4	5/2002 - 8/2004	0.15
7	MARINER'S GOLF VILLAS	6	8/2004 - 8/2006	0.25

CONDOMINIUM SALES ANALYSIS
 ACTIVE CONDOMINIUM DEVELOPMENTS
 HURON, OHIO
 SITE EFFECTIVE MARKET AREA
 AUGUST 2008

MAP CODE	DEVELOPMENT	TOTAL UNITS	UNITS UP OR UNDER CONSTRUCTION	TOTAL UNITS SOLD	DATE OF OPENING	LAST SALE	AVERAGE MONTHLY ABSORPTION (UNITS)
1	HUBBARD BUILDING	9	9	4	10/05	4/06	0.57
2	CHESAPEAKE LOFTS	196	196	161	6/20/07	8/08	11.50
3	LAKE VIEW CONDOMINIUMS	10	10	0	-	-	-
4	THE SANCTUARY AT PLUM BROOK	92	32	27*	3/08	8/08	5.40
6	NORTH PORT CONDO	38	4	4	1/07	8/08	0.57
8	PINE LAKE	92	75	67	5/03	8/08	1.06
9	WEST COVE	12	12	9	9/04	9/06	0.38
TOTAL		461	350	27			

*In contract



DISTRIBUTION OF AVAILABLE UNITS
 BY BEDROOM AND UNIT TYPE
 HURON, OHIO
 SITE EFFECTIVE MARKET AREA
 AUGUST 2008

UNIT	UNIT TYPE			TOTAL	
	RANCH	LOFT	TOWNHOUSE	NUMBER	PERCENT
ONE-BEDROOM	-	15	-	15	8.5%
TWO-BEDROOM	17	29	1	47	26.6%
THREE-BEDROOM	107	6	2	115	64.9%
TOTAL	124	50	3	177	100.0%



UNIT ANALYSIS
ACTIVE CONDOMINIUM DEVELOPMENTS
HURON, OHIO
SITE EFFECTIVE MARKET AREA
AUGUST 2008

MAP CODE	DEVELOPMENT	UNIT DESCRIPTION			NUMBER OF UNITS	
		BEDROOMS	BATHS	STYLE	TOTAL	AVAILABLE
1	HUBBARD BUILDING	2	2	L	9	5
2	CHESAPEAKE LOFTS	1	1	L	196	15
		2	1	L		8
		2	2	L		10
		3	2	L		2
3	LAKE VIEW CONDOMINIUMS	2	2	R	6	6
		3	2-3	R	4	4
4	THE SANCTUARY AT PLUM BROOK	2	2	R	92	65
		3	2	R		
6	NORTH PORT CONDO	3	2	R	38	34
8	PINE LAKE	3	2	R	92	25
9	WEST COVE	2	3	T	12	1
		3	3	T		2
TOTAL					459	177

L - Loft
R - Ranch
T - Townhouse



SALES PRICE ANALYSIS
 BY UNIT TYPE
 ACTIVE CONDOMINIUM DEVELOPMENTS
 HURON, OHIO
 SITE EFFECTIVE MARKET AREA
 AUGUST 2008

MAP CODE	DEVELOPMENT	UNIT DESCRIPTION			SQUARE FEET	SALES PRICE	PRICE PER SQUARE FOOT
		BEDROOMS	BATHS	STYLE			
1	HUBBARD BUILDING	2	2	L	1,607	\$399,000	\$24.8.29
2	CHESAPEAKE LOFTS	1	1	L	643-1,116	\$115,000-	\$178.85-
		2	1	L	911-1,928	\$230,000	\$206.09
		2	2	L	915-1,462	\$190,000-	\$208.86-
		3	2	L	1,443-	\$281,900	\$249.91
					1,953	\$145,000-	\$158.47-
					\$346,200	\$240.00	
					\$349,900-	\$205.58-	
					\$401,500	\$242.48	
3	LAKE VIEW CONDOMINIUMS	2	2	L	1,627-	\$306,307-	\$188.51-
		3	2-3	L	1,936	\$387,552	\$200.18
					2,131-	\$389,122-	\$190.98-
					2,723	\$530,973	\$195.00
4	THE SANCTUARY AT PLUM BROOK	2	2	R	1,325	\$189,900	\$143.32
		3	2	R	1,881	\$232,250-	\$123.47-
					\$242,250	\$128.79	
6	NORTH PORT CONDO	3	2	R	1,550-	\$205,900-	\$129.13-
					1,610	\$207,900	\$132.84
8	PINE LAKE	3	2	R	1,734	\$189,500-	\$109.28-
						\$190,690	\$109.97
9	WEST COVE	2	3	T	2,300	\$328,000	\$142.61
		3	3	T	2,184-	\$324,000	\$136.13-
					2,380		\$148.35

L - Loft
 R - Ranch
 T - Townhouse



PROJECT AMENITY ANALYSIS
ACTIVE CONDOMINIUM DEVELOPMENTS
HURON, OHIO
SITE EFFECTIVE MARKET AREA
AUGUST 2008

MAP CODE	DEVELOPMENT	COMMUNITY BUILDING/ MEETING ROOM	SWIMMING POOL	EXERCISE ROOM	LAKE ERIE/MARINA VIEWS AVAILABLE	OTHER
1	HUBBARD BUILDING					STORAGE AREA
2	CHESAPEAKE LOFTS		X	X	X	SECURED ENTRY
3	LAKE VIEW CONDOMINIUMS	X			X	ROOFTOP DECK; INDOOR PARKING
4	THE SANCTUARY AT PLUM BROOK	X	X	X		
6	NORTH PORT CONDO				X	ADJACENT HOLIDAY HARBOR MARINA
8	PINE LAKE	X	X			PAVILION
9	WEST COVE				X	

MONTHLY CONDOMINIUM FEE SUMMARY
ACTIVE CONDOMINIUM DEVELOPMENTS
HURON, OHIO
SITE EFFECTIVE MARKET AREA
AUGUST 2008

MAP CODE	DEVELOPMENT	MONTHLY CONDOMINIUM FEE
1	HUBBARD BUILDING	\$211.00
2	CHESAPEAKE LOFTS	\$70.00-\$130.00
3	LAKE VIEW CONDOMINIUMS	\$180.00-\$250.00
4	THE SANCTUARY AT PLUM BROOK	\$165.00
6	NORTH PORT CONDO	NOT DETERMINED YET
8	PINE LAKE	\$131.00
9	WEST COVE	\$158.83



ACTIVE CONDOMINIUM DEVELOPMENTS
HURON, OHIO
SITE EFFECTIVE MARKET AREA
AUGUST 2008

MAP CODE	DEVELOPMENT	DEVELOPER
1	HUBBARD BUILDING	DPD OF SANDUSKY LLC
2	CHESAPEAKE LOFTS	MID-STATES DEVELOPMENT CORPORATION
3	LAKE VIEW CONDOMINIUMS	KRABILL MARKETING
4	THE SANCTUARY AT PLUM BROOK	RH VILLAGE COMMUNITIES
6	NORTH PORT CONDO	STEVEN JAMES COMPANY LLC
8	PINE LAKE	PRETE BUILDERS, INCORPORATED
9	WEST COVE	RWS DEVELOPMENT

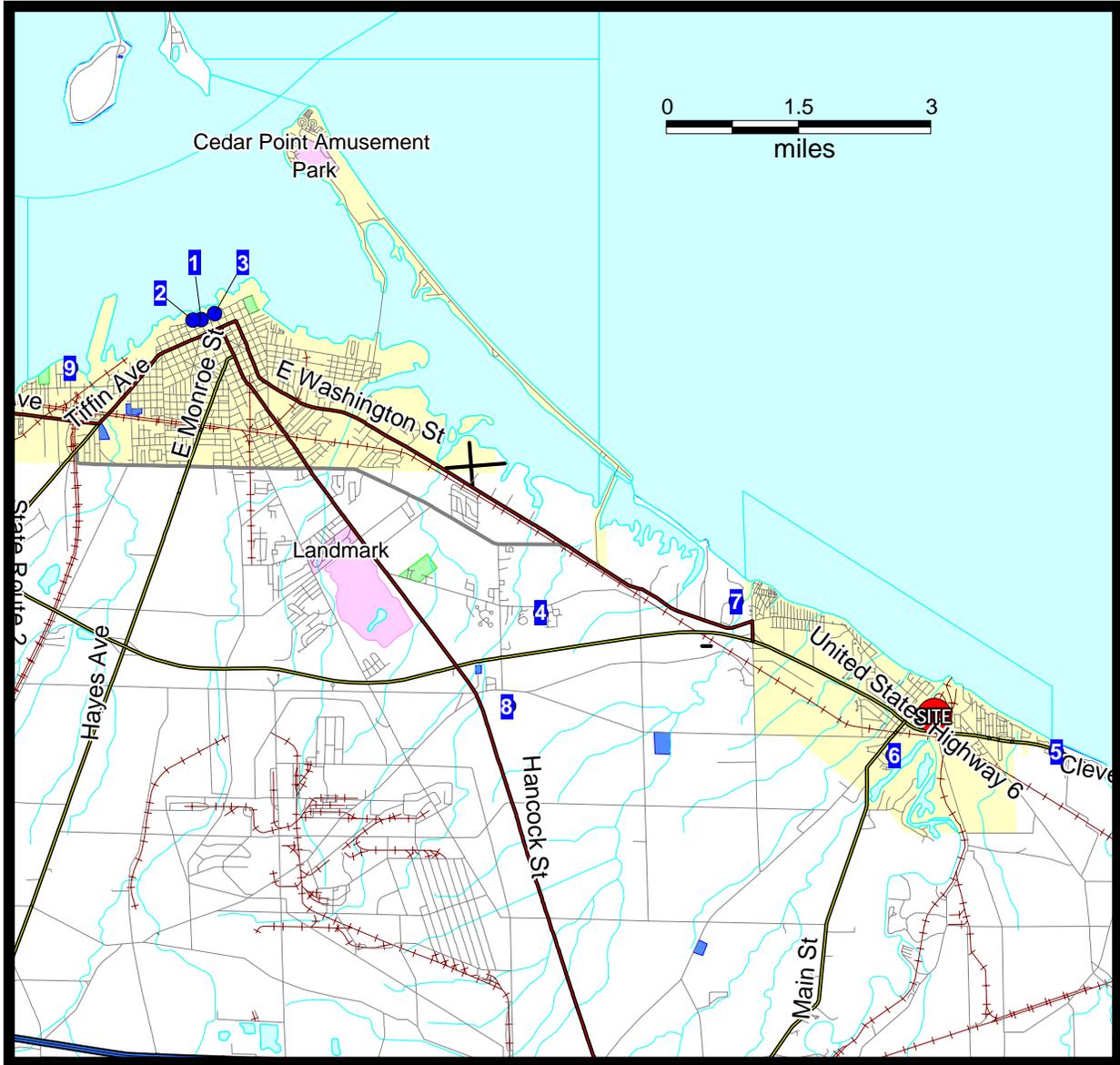


SUMMARY OF PROJECT TYPE
 ACTIVE CONDOMINIUM DEVELOPMENTS
 HURON, OHIO
 SITE EFFECTIVE MARKET AREA
 AUGUST 2008

MAP CODE	DEVELOPMENT	TYPE
1	HUBBARD BUILDING	MID-RISE REHAB
2	CHESAPEAKE LOFTS	THREE-STORY LOFT REHAB
3	LAKE VIEW CONDOMINIUMS	MID-RISE REHAB
4	THE SANCTUARY AT PLUM BROOK	ATTACHED RANCH
6	NORTH PORT CONDO	RANCH
8	PINE LAKE	DETACHED RANCH
9	WEST COVE	ATTACHED TOWNHOMES



CONDO LOCATIONS



HURON, OHIO



VIII. FIELD SURVEY OF MOTELS

A. INTRODUCTION

This section represents data from a 100% field survey of the modern lodging facilities in the Huron, Ohio CMA. Each development was surveyed by room rate, number of rooms, AAA rating, occupancy, type of customer, amenities, and overall marketability. The facilities have been listed by map code, followed by these analyses:

- An area lodging facility analysis, which contains the number of rooms, exterior features, and published room rates for each facility.
- Analyses of single- and double-occupancy room rates, distributed by number of units and percent of units in each rate category. In some markets, these rates are further divided into peak- and off-season rate analyses. When available, the percent of increase in room rates from previous years has been included.
- An amenity analysis that details food and beverage, meeting, and pool facilities for each property. Any special amenities are noted for each facility.
- The occupancy levels of the site area lodging facilities are analyzed through an estimated combined occupancy of all CMA properties by season (for confidentiality reasons, individual occupancies are not published, instead occupancy data is provided in aggregate in the conclusions section of the report).

The corresponding map of lodging facilities locations can be found at the end of this section.

B. MARKET AREA PROPERTIES

AREA LODGING FACILITIES
HURON, OHIO
COMPETITIVE MARKET AREA, JULY 2008

MAP CODE	FACILITY
1	MICROTEL INN & SUITES 601 RYE BEACH ROAD HURON, OHIO 44839 (419) 433-7829
2	THE LODGE AT SAWMILL CREEK RESORT 400 SAWMILL CREEK HURON, OHIO 44839 (419) 433-3800
3	COMFORT INN-CEDAR POINT 2119 WEST CLEVELAND ROAD HURON, OHIO 44839 (419) 433-5359
4	RIVER'S EDGE INN 132 MAIN STREET HURON, OHIO 44839 (419) 433-8000
5	HOLIDAY INN EXPRESS 2417 STATE ROUTE 60 NORTH VERMILION, OHIO 44089 (440) 967-8770
6	COMFORT INN-SANDUSKY 5909 MILAN ROAD SANDUSKY, OHIO 44870 (419) 621-0200
7	COMFORT SUITES-SANDUSKY 6011 MILAN ROAD SANDUSKY, OHIO 44870 (419) 627-9595
8	FAIRFIELD INN & SUITES 6220 MILAN ROAD SANDUSKY, OHIO 44870 (419) 621-9500

AREA LODGING FACILITIES
HURON, OHIO
COMPETITIVE MARKET AREA, JULY 2008

MAP CODE	FACILITY
9	HAMPTON INN-SANDUSKY CENTRAL 6100 MILAN ROAD SANDUSKY, OHIO 44870 (419) 609-9000
10	BEST BUDGET INN-SOUTH 5918 MILAN ROAD SANDUSKY, OHIO 44870 (419) 625-7252
11	TRAVELODGE-SANDUSKY CEDAR POINT 5906 MILAN ROAD SANDUSKY, OHIO 44870 (419) 627-8971
12	AMERICAS BEST VALUE INN 5608 MILAN ROAD SANDUSKY, OHIO 44870 (419) 626-9890
13	SUPER 8-SANDUSKY NORTH 5410 MILAN ROAD SANDUSKY, OHIO 44870 (419) 625-7070
14	SLEEP INN-SANDUSKY 5509 MILAN ROAD SANDUSKY, OHIO 44870 (419) 625-6989
15	MAUI SANDS RESORT 5513 MILAN ROAD SANDUSKY, OHIO 44870 (419) 626-6671
16	HOLIDAY INN EXPRESS-SANDUSKY 5513-1/2 MILAN ROAD SANDUSKY, OHIO 44870 (419) 624-0028
17	GREAT WOLF LODGE-SANDUSKY 4600 MILAN ROAD SANDUSKY, OHIO 44870 (866) 257-5627



AREA LODGING FACILITIES
HURON, OHIO
COMPETITIVE MARKET AREA, JULY 2008

MAP CODE	FACILITY
18	DAYS INN OF SANDUSKY 4315 MILAN ROAD SANDUSKY, OHIO 44870 (419) 627-8884
19	LA QUINTA INN-SANDUSKY 3304 MILAN ROAD SANDUSKY, OHIO 44870 (419) 626-6766
20	ECONO LODGE INN & SUITES-CEDAR POINT SOUTH 3309 MILAN ROAD SANDUSKY, OHIO 44870 (419) 626-8720
21	HOWARD JOHNSON EXPRESS-SOUTH 2809 MILAN ROAD SANDUSKY, OHIO 44870 (419) 626-3742
22	ROADWAY INN-CEDAR POINT SOUTH 2905 MILAN ROAD SANDUSKY, OHIO 44870 (419) 625-1291
23	KALAHARI RESORT 7000 KALAHARI DRIVE SANDUSKY, OHIO 44870 (877) 525-2427
24	ROADWAY INN-CEDAR POINT NORTH 1021 CLEVELAND ROAD SANDUSKY, OHIO 44870 (419) 626-6852
25	BEST WESTERN-CEDAR POINT 1530 CLEVELAND ROAD SANDUSKY, OHIO 44870 (419) 625-9234
26	COMFORT INN-CEDAR POINT MAIN GATE 1711 CLEVELAND ROAD SANDUSKY, OHIO 44870 (419) 625-4700



AREA LODGING FACILITIES
HURON, OHIO
COMPETITIVE MARKET AREA, JULY 2008

MAP CODE	FACILITY
27	ECONO LODGE-SANDUSKY CEDAR POINT 1904 CLEVELAND ROAD SANDUSKY, OHIO 44870 (419) 627-8000
28	HOWARD JOHNSON EXPRESS-NORTH 1932 CLEVELAND ROAD SANDUSKY, OHIO 44870 (419) 625-1333
29	QUALITY INN & SUITES-RAINWATER PARK 1935 CLEVELAND ROAD SANDUSKY, OHIO 44870 (419) 626-6761
30	CASTAWAY BAY 2001 CLEVELAND ROAD SANDUSKY, OHIO 44870 (419) 627-2500
31	SOUTH SHORE INN 2047 CLEVELAND ROAD SANDUSKY, OHIO 44870 (800) 860-4436
32	KNIGHTS INN-SANDUSKY 2405 CLEVELAND ROAD SANDUSKY, OHIO 44870 (419) 621-9000
33	BREAKERS EXPRESS 1201 CEDAR POINT ROAD SANDUSKY, OHIO 44870 (419) 627-2109
34	BREAKERS HOTEL ONE CEDAR POINT DRIVE SANDUSKY, OHIO 44870 (419) 627-2106
35	SANDCASTLE SUITES ONE CEDAR POINT DRIVE SANDUSKY, OHIO 44870 (419) 627-2106



AREA LODGING FACILITIES
HURON, OHIO
COMPETITIVE MARKET AREA, JULY 2008

MAP CODE	FACILITY
36	SOUTH BEACH RESORT 8620 EAST BAYSHORE ROAD MARBLEHEAD, OHIO 43440 (419) 798-4900
37	LIGHTHOUSE RESORT HOTEL 614 EAST MAIN STREET MARBLEHEAD, OHIO 43440 (419) 798-9600
38	HOLIDAY INN & SUITES 50 NORTHEAST CATAWBA ROAD PORT CLINTON, OHIO 43452 (419) 732-7322
39	FAIRFIELD INN 3760 EAST STATE ROAD PORT CLINTON, OHIO 43452 (419) 732-2434
40	SLEEP INN & SUITES 947 STATE ROUTE 53 NORTH PORT CLINTON, OHIO 43452 (419) 732-7707
41	SUPER 8 1704 PERRY STREET PORT CLINTON, OHIO 43452 (419) 734-4446
42	BEST WESTERN-PORT CLINTON 1734 EAST PERRY STREET PORT CLINTON, OHIO 43452 (419) 734-2274
43	COMMODORE PERRY INN & BUSINESS CENTER 255 WEST LAKESHORE DRIVE PORT CLINTON, OHIO 43452 (419) 732-2645



AREA LODGING FACILITIES
HURON, OHIO
COMPETITIVE MARKET AREA, JULY 2008

MAP CODE	FACILITY
44	COMMODORE RESORT HOTEL 272 DELAWARE AVENUE PUT-IN-BAY, OHIO 42456 (419) 285-3101
45	PUT-IN-BAY RESORT HOTEL & CONFERENCE CENTER 439 LORAIN AVENUE PUT-IN-BAY, OHIO 43456 (888) 742-7829



AREA LODGING FACILITIES
PROPERTY ANALYSIS
HURON, OHIO
COMPETITIVE MARKET AREA, JULY 2008

MAP CODE	FACILITY	ROOMS	YEAR BUILT	CORRIDOR	STORIES
1	MICROTEL INN & SUITES	82	2001	INTERIOR	3
2	THE LODGE AT SAWMILL CREEK RESORT	236	1973	INTERIOR/ EXTERIOR	2
3	COMFORT INN-CEDAR POINT	43	1982	INTERIOR	2
4	RIVER'S EDGE INN	65	1996	INTERIOR	3
5	HOLIDAY INN EXPRESS	66	1997 2006 (R)	INTERIOR	3
6	COMFORT INN-SANDUSKY	209	1994	INTERIOR	3
7	COMFORT SUITES-SANDUSKY	89	2005	INTERIOR	3
8	FAIRFIELD INN & SUITES	88	1992	INTERIOR	3
9	HAMPTON INN-SANDUSKY CENTRAL	50	1999	INTERIOR	3
10	BEST BUDGET INN-SOUTH	62		INTERIOR	2
11	TRAVELODGE-SANDUSKY CEDAR POINT	92	1990	INTERIOR/ EXTERIOR	2
12	AMERICAS BEST VALUE INN	100	1967	INTERIOR	2
13	SUPER 8-SANDUSKY NORTH	68		EXTERIOR	2
14	SLEEP INN-SANDUSKY	70	1996	INTERIOR	3
15	MAUI SANDS RESORT	96	2008	INTERIOR	4
16	HOLIDAY INN EXPRESS-SANDUSKY	40	1996/ 2004 (R)	INTERIOR	2
17	GREAT WOLF LODGE-SANDUSKY	271	2001	INTERIOR	4
18	DAYS INN OF SANDUSKY	95	1974/ 2008 (R)	INTERIOR	2
19	LA QUINTA INN-SANDUSKY	62	1987/ 2004 (R)		2
20	ECONO LODGE INN & SUITES-CEDAR POINT SOUTH	32	1972	EXTERIOR	2
21	HOWARD JOHNSON EXPRESS-SOUTH	30	1968/ 2004 (R)	EXTERIOR	2
22	ROADWAY INN-CEDAR POINT SOUTH	112	1974	INTERIOR/ EXTERIOR	1
23	KALAHARI RESORT	308	2005	INTERIOR	3/4
24	ROADWAY INN-CEDAR POINT NORTH	65	1940/ 1990 (R)	INTERIOR/ EXTERIOR	2
25	BEST WESTERN-CEDAR POINT	103	1951/ 2004 (R)	INTERIOR/ EXTERIOR	2

NR - Not Rated
(R) - Renovated

AREA LODGING FACILITIES
PROPERTY ANALYSIS
HURON, OHIO
COMPETITIVE MARKET AREA, JULY 2008

MAP CODE	FACILITY	ROOMS	YEAR BUILT	CORRIDOR	STORIES
26	COMFORT INN-CEDAR POINT MAIN GATE	63	1940/ 1990 (R)	EXTERIOR	2
27	ECONO LODGE-SANDUSKY CEDAR POINT	114	1985	EXTERIOR	2
28	HOWARD JOHNSON EXPRESS- NORTH	66	1988	EXTERIOR	2
29	QUALITY INN & SUITES- RAINWATER PARK	89	1963	INTERIOR	2
30	CASTAWAY BAY	237	1988	INTERIOR	4
31	SOUTH SHORE INN	100	1970/ 2001 (R)	INTERIOR/ EXTERIOR	2
32	KNIGHTS INN-SANDUSKY	64	1993	INTERIOR	2
33	BREAKERS EXPRESS	350	2000	INTERIOR	3
34	BREAKERS HOTEL	650	1905/ 2005 (R)	INTERIOR	10
35	SANDCASTLE SUITES	187	1990/ 2008 (R)	INTERIOR	3
36	SOUTH BEACH RESORT	55	2001	INTERIOR/ EXTERIOR	4
37	LIGHTHOUSE RESORT HOTEL	68	1994	INTERIOR	3
38	HOLIDAY INN & SUITES	102	1996/ 2000 (R)	INTERIOR	3
39	FAIRFIELD INN	64	1994	INTERIOR	3
40	SLEEP INN & SUITES	71	2000	INTERIOR	2
41	SUPER 8	56		INTERIOR	2
42	BEST WESTERN-PORT CLINTON	41	1984	INTERIOR/ EXTERIOR	2
43	COMMODORE PERRY INN & BUSINESS CENTER	69	2003	INTERIOR	3
44	COMMODORE RESORT HOTEL	74	1998	INTERIOR/ EXTERIOR	3
45	PUT-IN-BAY RESORT HOTEL & CONFERENCE CENTER	70	2005	EXTERIOR	3
TOTAL					

NR - Not Rated
(R) - Renovated



AREA LODGING FACILITIES
 PEAK SEASON ROOM RATE ANALYSIS
 HURON, OHIO
 COMPETITIVE MARKET AREA, JULY 2008

MAP CODE	FACILITY	PEAK SEASON ROOM RATES			
		SINGLE-OCCUPANCY	DOUBLE-OCCUPANCY	SUITES	EXTRA PERSON
1	MICROTEL INN & SUITES	\$109.00	\$119.00	\$129.00	-
2	THE LODGE AT SAWMILL CREEK RESORT	-	\$149.00- \$215.00	\$294.00- \$360.00	-
3	COMFORT INN-CEDAR POINT	-	\$79.99- \$109.99	\$149.99	-
4	RIVER'S EDGE INN	-	\$89.00- \$139.00	-	-
5	HOLIDAY INN EXPRESS	-	\$104.99- \$144.99	\$119.99- \$164.99	-
6	COMFORT INN-SANDUSKY	-	\$79.00- \$149.00	-	-
7	COMFORT SUITES-SANDUSKY	-	\$109.00- \$249.00	-	-
8	FAIRFIELD INN & SUITES	-	\$109.99- \$179.99	\$139.99- \$179.99	-
9	HAMPTON INN-SANDUSKY CENTRAL	-	\$109.00- \$299.00	-	-
10	BEST BUDGET INN-SOUTH	-	\$69.95- \$199.99	-	-
11	TRAVELODGE-SANDUSKY CEDAR POINT	-	\$69.95- \$199.95	-	-
12	AMERICAS BEST VALUE INN	-	\$79.00- \$119.00	-	-
13	SUPER 8-SANDUSKY NORTH	-	\$79.00- \$169.99	-	-
14	SLEEP INN-SANDUSKY	-	\$114.99- \$189.99	\$159.00- \$199.99	\$10.00
15	MAUI SANDS RESORT	-	\$199.00- \$499.99	-	-
16	HOLIDAY INN EXPRESS-SANDUSKY	-	\$149.00- \$229.00	-	-
17	GREAT WOLF LODGE-SANDUSKY	-	\$189.95- \$209.95	\$279.95- \$299.95	\$20.00
18	DAYS INN OF SANDUSKY	-	\$69.99- \$159.00	-	-



AREA LODGING FACILITIES
 PEAK SEASON ROOM RATE ANALYSIS
 HURON, OHIO
 COMPETITIVE MARKET AREA, JULY 2008

MAP CODE	FACILITY	PEAK SEASON ROOM RATES			
		SINGLE-OCCUPANCY	DOUBLE-OCCUPANCY	SUITES	EXTRA PERSON
19	LA QUINTA INN-SANDUSKY	-	\$83.00- \$100.00	-	-
20	ECONO LODGE INN & SUITES-CEDAR POINT SOUTH	-	\$69.99- \$139.99	-	-
21	HOWARD JOHNSON EXPRESS-SOUTH	-	\$69.95- \$209.95	-	-
22	ROADWAY INN-CEDAR POINT SOUTH	-	\$89.95- \$169.95	-	-
23	KALAHARI RESORT	-	\$129.00- \$409.00	-	-
24	ROADWAY INN-CEDAR POINT NORTH	-	\$59.00- \$144.99	-	-
25	BEST WESTERN-CEDAR POINT	-	\$109.95- \$199.99	-	-
26	COMFORT INN-CEDAR POINT MAIN GATE	-	\$129.00- \$249.00	-	-
27	ECONO LODGE-SANDUSKY CEDAR POINT	-	\$89.00- \$119.00	-	-
28	HOWARD JOHNSON EXPRESS-NORTH	-	\$79.99- \$129.99	-	-
29	QUALITY INN & SUITES- RAINWATER PARK	-	\$119.00- \$209.00	-	-
30	CASTAWAY BAY	-	\$254.00- \$284.00	\$324.00- \$369.00	-
31	SOUTH SHORE INN	-	\$68.00- \$189.00	\$108.00- \$218.00	-
32	KNIGHTS INN-SANDUSKY	-	\$83.00- \$129.00	-	-
33	BREAKERS EXPRESS	-	\$129.00- \$179.00	-	-
34	BREAKERS HOTEL	-	\$180.00- \$255.00	\$300.00- \$600.00	-
35	SANDCASTLE SUITES	-	-	\$259.00- \$360.00	-



AREA LODGING FACILITIES
 PEAK SEASON ROOM RATE ANALYSIS
 HURON, OHIO
 COMPETITIVE MARKET AREA, JULY 2008

MAP CODE	FACILITY	PEAK SEASON ROOM RATES			
		SINGLE- OCCUPANCY	DOUBLE- OCCUPANCY	SUITES	EXTRA PERSON
36	SOUTH BEACH RESORT	-	\$169.00- \$329.00	-	-
37	LIGHTHOUSE RESORT HOTEL	-	\$139.00- \$209.00	-	-
38	HOLIDAY INN & SUITES	-	\$129.00- \$199.99	\$169.99- \$257.99	-
39	FAIRFIELD INN	-	\$119.00- \$169.00	-	-
40	SLEEP INN & SUITES	-	\$99.95- \$189.95	-	-
41	SUPER 8	-	\$99.00- \$169.00	-	-
42	BEST WESTERN-PORT CLINTON	-	\$89.99- \$189.99	-	-
43	COMMODORE PERRY INN & BUSINESS CENTER	-	\$99.00- \$189.00	-	-
44	COMMODORE RESORT HOTEL	-	\$119.00- \$229.00	-	-
45	PUT-IN-BAY RESORT HOTEL & CONFERENCE CENTER	-	\$139.00- \$289.00	-	-

AREA LODGING FACILITIES
OFF-PEAK SEASON ROOM RATE ANALYSIS
HURON, OHIO
COMPETITIVE MARKET AREA, JULY 2008

MAP CODE	FACILITY	OFF-PEAK SEASON ROOM RATES			
		SINGLE-OCCUPANCY	DOUBLE-OCCUPANCY	SUITES	EXTRA PERSON
1	MICROTEL INN & SUITES	\$49.99	\$59.99	\$69.99	-
2	THE LODGE AT SAWMILL CREEK RESORT	-	\$129.00-\$195.00	\$274.00-\$340.00	-
3	COMFORT INN-CEDAR POINT	-	\$59.99	\$99.99	-
4	RIVER'S EDGE INN	-	\$59.00-\$69.00	-	-
5	HOLIDAY INN EXPRESS	-	\$84.99	\$99.99-\$109.99	-
6	COMFORT INN-SANDUSKY	-	\$59.00	-	-
7	COMFORT SUITES-SANDUSKY	-	\$69.00	-	-
8	FAIRFIELD INN & SUITES	-	\$79.99	\$89.99	-
9	HAMPTON INN-SANDUSKY CENTRAL	-	\$80.00-\$119.00	-	-
10	BEST BUDGET INN-SOUTH	CLOSED NOVEMBER TO MAY			
11	TRAVELODGE-SANDUSKY CEDAR POINT	CLOSED NOVEMBER TO MAY			
12	AMERICAS BEST VALUE INN	-	\$49.00-\$54.00	-	-
13	SUPER 8-SANDUSKY NORTH	-	\$49.99-\$59.99	-	-
14	SLEEP INN-SANDUSKY	-	\$69.99	\$119.99	\$10.00
15	MAUI SANDS RESORT	-	-	-	-
16	HOLIDAY INN EXPRESS-SANDUSKY	-	\$69.00-\$89.00	-	-
17	GREAT WOLF LODGE-SANDUSKY	-	\$159.95	\$259.95	\$20.00
18	DAYS INN OF SANDUSKY	CLOSED SEPTEMBER TO MAY			
19	LA QUINTA INN-SANDUSKY	-	\$59.00-\$79.00	-	-
20	ECONO LODGE INN & SUITES-CEDAR POINT SOUTH	-	\$49.99-\$59.99	-	-



AREA LODGING FACILITIES
OFF-PEAK SEASON ROOM RATE ANALYSIS
HURON, OHIO
COMPETITIVE MARKET AREA, JULY 2008

MAP CODE	FACILITY	OFF-PEAK SEASON ROOM RATES			
		SINGLE- OCCUPANCY	DOUBLE- OCCUPANCY	SUITES	EXTRA PERSON
21	HOWARD JOHNSON EXPRESS-SOUTH	CLOSED NOVEMBER TO MAY			
22	ROADWAY INN-CEDAR POINT SOUTH	CLOSED NOVEMBER TO MAY			
23	KALAHARI RESORT	-	\$109.00- \$169.00	-	-
24	ROADWAY INN-CEDAR POINT NORTH	CLOSED NOVEMBER TO MAY			
25	BEST WESTERN-CEDAR POINT	CLOSED NOVEMBER TO MAY			
26	COMFORT INN-CEDAR POINT MAIN GATE	CLOSED NOVEMBER TO MAY			
27	ECONO LODGE-SANDUSKY CEDAR POINT	CLOSED OCTOBER TO MAY			
28	HOWARD JOHNSON EXPRESS-NORTH	CLOSED NOVEMBER TO MAY			
29	QUALITY INN & SUITES-RAINWATER PARK	-	\$89.00- \$129.00	-	-
30	CASTAWAY BAY	-	\$224.00- \$264.00	\$304.00- \$349.00	-
31	SOUTH SHORE INN	CLOSED NOVEMBER TO MAY			
32	KNIGHTS INN-SANDUSKY	-	\$45.00- \$55.00	-	-
33	BREAKERS EXPRESS	CLOSED NOVEMBER TO MAY			
34	BREAKERS HOTEL	CLOSED NOVEMBER TO MAY			
35	SANDCASTLE SUITES	CLOSED NOVEMBER TO MAY			
36	SOUTH BEACH RESORT	-	\$139.00- \$199.99		-
37	LIGHTHOUSE RESORT HOTEL	CLOSED NOVEMBER TO MAY			
38	HOLIDAY INN & SUITES	-	\$79.99- \$89.99	\$109.99	-
39	FAIRFIELD INN	-	\$79.00- \$99.00	-	-



AREA LODGING FACILITIES
 OFF-PEAK SEASON ROOM RATE ANALYSIS
 HURON, OHIO
 COMPETITIVE MARKET AREA, JULY 2008

MAP CODE	FACILITY	OFF-PEAK SEASON ROOM RATES			
		SINGLE-OCCUPANCY	DOUBLE-OCCUPANCY	SUITES	EXTRA PERSON
40	SLEEP INN & SUITES	-	\$49.95- \$59.95	-	-
41	SUPER 8	-	\$49.95- \$69.95	-	-
42	BEST WESTERN-PORT CLINTON	-	\$49.99- \$59.99	-	-
43	COMMODORE PERRY INN & BUSINESS CENTER	-	\$49.00- \$89.00	-	-
44	COMMODORE RESORT HOTEL	CLOSED NOVEMBER TO MAY			
45	PUT-IN-BAY RESORT HOTEL & CONFERENCE CENTER	CLOSED NOVEMBER TO MAY			



AREA LODGING FACILITIES
 AMENITY ANALYSIS
 HURON, OHIO
 COMPETITIVE MARKET AREA, JULY 2008

MAP CODE	FACILITY	FOOD AND BEVERAGE FACILITY			MEETING ROOMS	SUITES
		RESTAURANT	LOUNGE	BANQUET		
1	MICROTEL INN & SUITES	*			X	X
2	THE LODGE AT SAWMILL CREEK RESORT	X	X		X	X
3	COMFORT INN-CEDAR POINT	*				X
4	RIVER'S EDGE INN				X	
5	HOLIDAY INN EXPRESS				X	X
6	COMFORT INN-SANDUSKY	*	X			
7	COMFORT SUITES-SANDUSKY	*			X	
8	FAIRFIELD INN & SUITES	*			X	X
9	HAMPTON INN-SANDUSKY CENTRAL	*				
10	BEST BUDGET INN-SOUTH	*				
11	TRAVELODGE-SANDUSKY CEDAR POINT	*				
12	AMERICAS BEST VALUE INN	X				
13	SUPER 8-SANDUSKY NORTH	*				
14	SLEEP INN-SANDUSKY	*			X	X
15	MAUI SANDS RESORT	X	X			
16	HOLIDAY INN EXPRESS-SANDUSKY	X				
17	GREAT WOLF LODGE-SANDUSKY	*			X	X
18	DAYS INN OF SANDUSKY	X				
19	LA QUINTA INN-SANDUSKY	*			X	
20	ECONO LODGE INN & SUITES-CEDAR POINT SOUTH	X				
21	HOWARD JOHNSON EXPRESS-SOUTH	*				
22	ROADWAY INN-CEDAR POINT SOUTH	X				
23	KALAHARI RESORT	X	X			

*Restaurants nearby

AREA LODGING FACILITIES



AMENITY ANALYSIS
HURON, OHIO
COMPETITIVE MARKET AREA, JULY 2008

MAP CODE	FACILITY	FOOD AND BEVERAGE FACILITY			MEETING ROOMS	SUITES
		RESTAURANT	LOUNGE	BANQUET		
24	ROADWAY INN-CEDAR POINT NORTH	*				
25	BEST WESTERN-CEDAR POINT	*				
26	COMFORT INN-CEDAR POINT MAIN GATE	*				
27	ECONO LODGE-SANDUSKY CEDAR POINT	*				
28	HOWARD JOHNSON EXPRESS-NORTH	*				
29	QUALITY INN & SUITES-RAINWATER PARK	X	X			
30	CASTAWAY BAY	X			X	X
31	SOUTH SHORE INN	X			X	X
32	KNIGHTS INN-SANDUSKY	*				
33	BREAKERS EXPRESS	*				
34	BREAKERS HOTEL	X			X	X
35	SANDCASTLE SUITES	X				X
36	SOUTH BEACH RESORT	X			X	
37	LIGHTHOUSE RESORT HOTEL	X				
38	HOLIDAY INN & SUITES	*			X	X
39	FAIRFIELD INN	*				
40	SLEEP INN & SUITES	*			X	
41	SUPER 8	*				
42	BEST WESTERN-PORT CLINTON	*				
43	COMMODORE PERRY INN & BUSINESS CENTER	X			X	
44	COMMODORE RESORT HOTEL	X				
45	PUT-IN-BAY RESORT HOTEL & CONFERENCE CENTER	X		X	X	

*Restaurants nearby



AREA LODGING FACILITIES
 AMENITY ANALYSIS
 HURON, OHIO
 COMPETITIVE MARKET AREA, JULY 2008

MAP CODE	FACILITY	POOL	CABLE TV	CONTINENTAL BREAKFAST	LARGE VEHICLE PARKING	OTHER AMENITIES
1	MICROTEL INN & SUITES	I	X			FAX & COPY SERVICE; WIRELESS INTERNET; HAIR DRYER & COFFEE MAKER IN ROOM; REFRIGERATOR & MICROWAVE ARE OPTIONAL IN ROOM; HOT TUB/WHIRLPOOL; EXERCISE ROOM; LAUNDRY FACILITY
2	THE LODGE AT SAWMILL CREEK RESORT		X		X	FAX & COPY SERVICE; WIRELESS INTERNET; HAIR DRYER, IRON & IRONING BOARD, & COFFEE MAKER IN ROOM; REFRIGERATOR, FIREPLACE, & SLEEPER SOFA IN SOME ROOMS; SOME HOT TUB/ WHIRLPOOL; LAUNDRY FACILITY; PICNIC AREA; PLAYGROUND; TENNIS COURTS; SAND VOLLEYBALL; 35,000-SQUARE- FOOT CONVENTION CENTER; 18-HOLE TOM FAZIO GOLF COURSE
3	COMFORT INN-CEDAR POINT		X		X	FAX & COPY SERVICE; WIRELESS INTERNET; IRON & IRONING BOARD & SAFE IN ROOM; ARCADE/GAME ROOM; LAUNDRY FACILITY; HOT TUBS IN SOME ROOMS; CEDAR POINT DISCOUNT TICKETS
4	RIVER'S EDGE INN		X	X		WIRELESS INTERNET; IN-ROOM/ PREMIUM MOVIES; HOT TUB/ WHIRLPOOL; EXERCISE ROOM; RIVER VIEWS; BOAT DOCKAGE FOR GUEST FREE
5	HOLIDAY INN EXPRESS	I	X	X	X	BUSINESS CENTER; FAX & COPY SERVICE; WIRELESS INTERNET; HAIR DRYER, IRON & IRONING BOARD, COFFEE MAKER, & SAFE IN ROOM; REFRIGERATOR & MICROWAVE IN SOME ROOMS; HOT TUB/WHIRLPOOL; EXERCISE ROOM; LAUNDRY FACILITY

I - Indoor pool



AREA LODGING FACILITIES
 AMENITY ANALYSIS
 HURON, OHIO
 COMPETITIVE MARKET AREA, JULY 2008

MAP CODE	FACILITY	POOL	CABLE TV	CONTINENTAL BREAKFAST	LARGE VEHICLE PARKING	OTHER AMENITIES
6	COMFORT INN-SANDUSKY	I/O*	X	X	X	BUSINESS CENTER; FAX & COPY SERVICE; WIRELESS INTERNET; IN-ROOM/PREMIUM MOVIES; HAIR DRYER, IRON & IRONING BOARD, & COFFEE MAKER IN ROOM; SOME HOT TUB/WHIRLPOOL; LAUNDRY FACILITY
7	COMFORT SUITES-SANDUSKY	I*	X	X	X	FAX & COPY SERVICE; WIRELESS INTERNET; IN-ROOM/PREMIUM MOVIES; HAIR DRYER, IRON & IRONING BOARD, COFFEE MAKER, REFRIGERATOR, & MICROWAVE IN ROOM; HOT TUB/WHIRLPOOL; EXERCISE ROOM; LAUNDRY FACILITY; CEDAR POINT PACKAGES
8	FAIRFIELD INN & SUITES	I*	X	X	X	FAX & COPY SERVICE; WIRELESS INTERNET; IN-ROOM/PREMIUM MOVIES; HAIR DRYER, IRON & IRONING BOARD, & COFFEE MAKER IN ROOM; REFRIGERATOR & MICROWAVE ARE OPTIONAL IN ROOM; EXERCISE ROOM; SOFA BED AVAILABLE; CD PLAYER AVAILABLE
9	HAMPTON INN-SANDUSKY CENTRAL	I	X	X	X	BUSINESS CENTER; FAX & COPY SERVICE; WIRELESS INTERNET; HAIR DRYER, IRON & IRONING BOARD, & COFFEE MAKER IN ROOM; REFRIGERATOR & MICROWAVE IN SOME ROOMS; HOT TUB/WHIRLPOOL; EXERCISE ROOM; LAUNDRY FACILITY
10	BEST BUDGET INN-SOUTH	O	X	X		BUSINESS CENTER; FAX & COPY SERVICE; HAIR DRYER & IRON & IRONING BOARD ARE OPTIONAL IN ROOM; LAUNDRY FACILITY
11	TRAVELODGE-SANDUSKY CEDAR POINT	O*	X	X	X	FAX & COPY SERVICE; WIRELESS INTERNET; HAIR DRYER, IRON & IRONING BOARD, COFFEE MAKER, REFRIGERATOR, MICROWAVE, & SAFE IN ROOM; ARCADE/GAME ROOM

*Heated pool
 I - Indoor pool
 O - Outdoor pool



AREA LODGING FACILITIES
 AMENITY ANALYSIS
 HURON, OHIO
 COMPETITIVE MARKET AREA, JULY 2008

MAP CODE	FACILITY	POOL	CABLE TV	CONTINENTAL BREAKFAST	LARGE VEHICLE PARKING	OTHER AMENITIES
12	AMERICAS BEST VALUE INN	O	X	X	X	FAX & COPY SERVICE; WIRELESS INTERNET; HAIR DRYER, IRON & IRONING BOARD, & COFFEE MAKER IN ROOM
13	SUPER 8-SANDUSKY NORTH	O	X	X	X	FAX & COPY SERVICE; WIRELESS INTERNET; IN-ROOM/PREMIUM MOVIES; REFRIGERATOR & MICROWAVE IN ROOM; HAIR DRYER & IRON & IRONING BOARD ARE OPTIONAL IN ROOM; PICNIC AREA; JACUZZI ROOMS AVAILABLE; FREE DAILY NEWSPAPER
14	SLEEP INN-SANDUSKY	I	X	X	X	FAX & COPY SERVICE; WIRELESS INTERNET; IN-ROOM/PREMIUM MOVIES; HAIR DRYER, IRON & IRONING BOARD, & COFFEE MAKER IN ROOM; HOT TUB/ WHIRLPOOL; EXERCISE ROOM; CAR RENTAL; FREE NEWSPAPER; JOGGING TRACK AROUND POOL
15	MAUI SANDS RESORT					55,000-SQUARE-FOOT INDOOR WATER PARK; FULL SERVICE SPA
16	HOLIDAY INN EXPRESS-SANDUSKY	O	X	X	X	BUSINESS CENTER; FAX & COPY SERVICE; WIRELESS INTERNET; HAIR DRYER, IRON & IRONING BOARD, COFFEE MAKER, REFRIGERATOR, & MICROWAVE IN ROOM; HOT TUB/WHIRLPOOL; EXERCISE ROOM; LAUNDRY FACILITY; TENNIS COURT; NON SMOKING
17	GREAT WOLF LODGE-SANDUSKY	I*	X		X	FAX & COPY SERVICE; WIRELESS INTERNET; IN-ROOM/PREMIUM MOVIES; HAIR DRYER, IRON & IRONING BOARD, COFFEE MAKER, REFRIGERATOR, MICROWAVE, MINI-BARS, & SAFE IN ROOM; BALCONY; HOT TUB/WHIRLPOOL; SAUNA; ARCADE/GAME ROOM; 42,000-SQUARE-FOOT INDOOR WATER PARK; FIREPLACES

*Heated pool
 I - Indoor pool
 O - Outdoor pool



AREA LODGING FACILITIES
 AMENITY ANALYSIS
 HURON, OHIO
 COMPETITIVE MARKET AREA, JULY 2008

MAP CODE	FACILITY	POOL	CABLE TV	CONTINENTAL BREAKFAST	LARGE VEHICLE PARKING	OTHER AMENITIES
18	DAYS INN OF SANDUSKY	O	X	X	X	FAX & COPY SERVICE; WIRELESS INTERNET; HAIR DRYER, IRON & IRONING BOARD, COFFEE MAKER, AND SAFE IN ROOM; REFRIGERATOR & MICROWAVE IN SOME ROOMS; LAUNDRY FACILITY; PLAYGROUND
19	LA QUINTA INN-SANDUSKY	O	X		X	FAX & COPY SERVICE; WIRELESS INTERNET; HAIR DRYER, IRON & IRONING BOARD, & COFFEE MAKER IN ROOM; HOT TUB/ WHIRLPOOL; LAUNDRY FACILITY
20	ECONO LODGE INN & SUITES-CEDAR POINT SOUTH	O	X	X		FAX & COPY SERVICE; WIRELESS INTERNET; COFFEE MAKER, REFRIGERATOR, & MICROWAVE IN ROOM; FREE WEEKLY NEWSPAPER
21	HOWARD JOHNSON EXPRESS-SOUTH	O	X	X	X	FAX & COPY SERVICE; WIRELESS INTERNET; HAIR DRYER, IRON & IRONING BOARD, COFFEE MAKER, & SAFE IN ROOM; JACUZZI ROOMS AVAILABLE; LAUNDRY FACILITY
22	ROADWAY INN-CEDAR POINT SOUTH	O	X	X	X	FAX & COPY SERVICE; WIRELESS INTERNET; COFFEE MAKER IN ROOM; ARCADE/GAME ROOM; LAUNDRY FACILITY; COLD WEATHER HOOKUPS; MANAGERS NIGHTLY RECEPTION; COFFEE SHOP
23	KALAHARI RESORT	I*	X			FAX & COPY SERVICE; WIRELESS INTERNET; HAIR DRYER, IRON & IRONING BOARD, REFRIGERATOR, MICROWAVE, & SAFE IN ROOM; HOT TUB/WHIRLPOOL
24	ROADWAY INN-CEDAR POINT NORTH	I	X		X	FAX SERVICE; WIRELESS INTERNET; IRON & IRONING BOARD, COFFEE MAKER, REFRIGERATOR, MICROWAVE, & SAFE IN ROOM; GIFT SHOP

*Heated pool
 I - Indoor pool
 O - Outdoor pool



AREA LODGING FACILITIES
 AMENITY ANALYSIS
 HURON, OHIO
 COMPETITIVE MARKET AREA, JULY 2008

MAP CODE	FACILITY	POOL	CABLE TV	CONTINENTAL BREAKFAST	LARGE VEHICLE PARKING	OTHER AMENITIES
25	BEST WESTERN-CEDAR POINT	O*	X	X	X	FAX & COPY SERVICE; WIRELESS INTERNET; HAIR DRYER, IRON & IRONING BOARD, & COFFEE MAKER IN ROOM; ARCADE/GAME ROOM; LAUNDRY FACILITY
26	COMFORT INN-CEDAR POINT MAIN GATE	O*	X	X		BUSINESS CENTER; FAX & COPY SERVICE; WIRELESS INTERNET; IN-ROOM/PREMIUM MOVIES; HAIR DRYER, IRON & IRONING BOARD, COFFEE MAKER, REFRIGERATOR, & MICROWAVE IN ROOM; ARCADE/GAME ROOM
27	ECONO LODGE-SANDUSKY CEDAR POINT	O*	X		X	FAX & COPY SERVICE; WIRELESS INTERNET; IN-ROOM/PREMIUM MOVIES; BALCONY
28	HOWARD JOHNSON EXPRESS-NORTH	O*	X		X	FAX & COPY SERVICE; WIRELESS INTERNET; HAIR DRYER, IRON & IRONING BOARD, COFFEE MAKER, & SAFE IN ROOM; LAUNDRY FACILITY
29	QUALITY INN & SUITES-RAINWATER PARK	I*	X	X	X	BUSINESS CENTER; FAX & COPY SERVICE; WIRELESS INTERNET; HAIR DRYER, IRON & IRONING BOARD, COFFEE MAKER, & SAFE IN ROOM; ARCADE/GAME ROOM; LAUNDRY FACILITY; 32-LANE BOWLING CENTER; LAZER RUNNER; INDOOR WATER PARK; COFFEE SHOP; MANAGERS RECEPTION
30	CASTAWAY BAY	I	X		X	FAX & COPY SERVICE; WIRELESS INTERNET; IRON & IRONING BOARD, COFFEE MAKER; REFRIGERATOR, & MICROWAVE IN ROOM; BALCONY; HOT TUB/ WHIRLPOOL; EXERCISE ROOM; GIFT SHOP; ARCADE/GAME ROOM; LAUNDRY FACILITY; PICNIC AREA; PLAYGROUND; FREE NEWSPAPER; ATM; CHILDREN'S PROGRAMS; INDOOR WATER PARK (CLOSED ON TUESDAY & WEDNESDAY)

*Heated pool
 I - Indoor pool
 O - Outdoor pool



AREA LODGING FACILITIES
 AMENITY ANALYSIS
 HURON, OHIO
 COMPETITIVE MARKET AREA, JULY 2008

MAP CODE	FACILITY	POOL	CABLE TV	CONTINENTAL BREAKFAST	LARGE VEHICLE PARKING	OTHER AMENITIES
31	SOUTH SHORE INN	O	X		X	BUSINESS CENTER; FAX & COPY SERVICE; IN-ROOM/PREMIUM MOVIES; HAIR DRYER, IRON & IRONING BOARD, COFFEE MAKER, REFRIGERATOR, & MICROWAVE IN ROOM; HOT TUB/WHIRLPOOL
32	KNIGHTS INN-SANDUSKY	O*	X	X	X	FAX & COPY SERVICE; WIRELESS INTERNET; HAIR DRYER, IRON & IRONING BOARD, COFFEE MAKER, REFRIGERATOR, & MICROWAVE IN ROOM; HOT TUB/WHIRLPOOL; EXERCISE ROOM; PICNIC AREA; TRANSPORTATION
33	BREAKERS EXPRESS	O	X	X		FAX & COPY SERVICE; WIRELESS INTERNET; HAIR DRYER, IRON & IRONING BOARD, & COFFEE MAKER IN ROOM; HOT TUB/ WHIRLPOOL; ARCADE/GAME ROOM; LAUNDRY FACILITY; TRANSPORTATION TO CEDAR POINT
34	BREAKERS HOTEL	I/O*	X		X	FAX & COPY SERVICE; CONCIERGE SERVICE LEVEL; WIRELESS INTERNET; HAIR DRYER, IRON & IRONING BOARD, COFFEE MAKER, SAFE, REFRIGERATOR, & MICROWAVE IN ROOM; ROOM SERVICE; HOT TUB/WHIRLPOOL; EXERCISE ROOM; GIFT SHOP; ARCADE/ GAME ROOM; LAUNDRY FACILITY; TRANSPORTATION TO CEDAR POINT; 208 DELUXE RV CAMPSITES; BABYSITTING/CHILD CARE; BEACHFRONT; ATM; FREE DAILY NEWSPAPER; DVD/VCR

*Heated pool
 I - Indoor pool
 O - Outdoor pool



AREA LODGING FACILITIES
 AMENITY ANALYSIS
 HURON, OHIO
 COMPETITIVE MARKET AREA, JULY 2008

MAP CODE	FACILITY	POOL	CABLE TV	CONTINENTAL BREAKFAST	LARGE VEHICLE PARKING	OTHER AMENITIES
35	SANDCASTLE SUITES	O*	X	X	X	FAX & COPY SERVICE; WIRELESS INTERNET; HAIR DRYER, IRON & IRONING BOARD, & COFFEE MAKER IN ROOM; HOT TUB/ WHIRLPOOL; LAUNDRY FACILITY; TRANSPORTATION TO CEDAR POINT; CEDAR POINT DISCOUNT TICKETS; NON SMOKING; BEACH; TENNIS COURTS; BREAKFAST CAFÉ; SAND BAR
36	SOUTH BEACH RESORT	O	X			FAX & COPY SERVICE; IN-ROOM/ PREMIUM MOVIES; HAIR DRYER, IRON & IRONING BOARD, COFFEE MAKER, REFRIGERATOR, & MICROWAVE IN ROOM; 18 COTTAGES; THREE POOLS; TENNIS COURT; PRIVATE MARINA
37	LIGHTHOUSE RESORT HOTEL	O*	X		X	FAX & COPY SERVICE; WIRELESS INTERNET; HAIR DRYER, IRON & IRONING BOARD, & COFFEE MAKER IN ROOM; REFRIGERATOR & MICROWAVE ARE OPTIONAL IN ROOM; EXERCISE ROOM; GIFT SHOP; PICNIC AREA; TIKI BAR; PLAYGROUND; DVD PLAYER; SLEEPER SOFA IN SOME ROOMS
38	HOLIDAY INN & SUITES	I	X		X	BUSINESS CENTER; FAX & COPY SERVICE; WIRELESS INTERNET; IN-ROOM/PREMIUM MOVIES; HAIR DRYER, IRON & IRONING BOARD, COFFEE MAKER, & SAFE IN ROOM; REFRIGERATOR & MICROWAVE ARE OPTIONAL IN ROOM; HOT TUB/WHIRLPOOL; EXERCISE ROOM; ARCADE/GAME ROOM; LAUNDRY FACILITY; KITCHENETTES IN SUITES ONLY; FREE NEWSPAPER
39	FAIRFIELD INN		X	X		BUSINESS CENTER; FAX & COPY SERVICE; WIRELESS INTERNET; IN-ROOM/PREMIUM MOVIES; HAIR DRYER, IRON & IRONING BOARD, & COFFEE MAKER IN ROOM; NON SMOKING

*Heated pool
 I - Indoor pool
 O - Outdoor pool



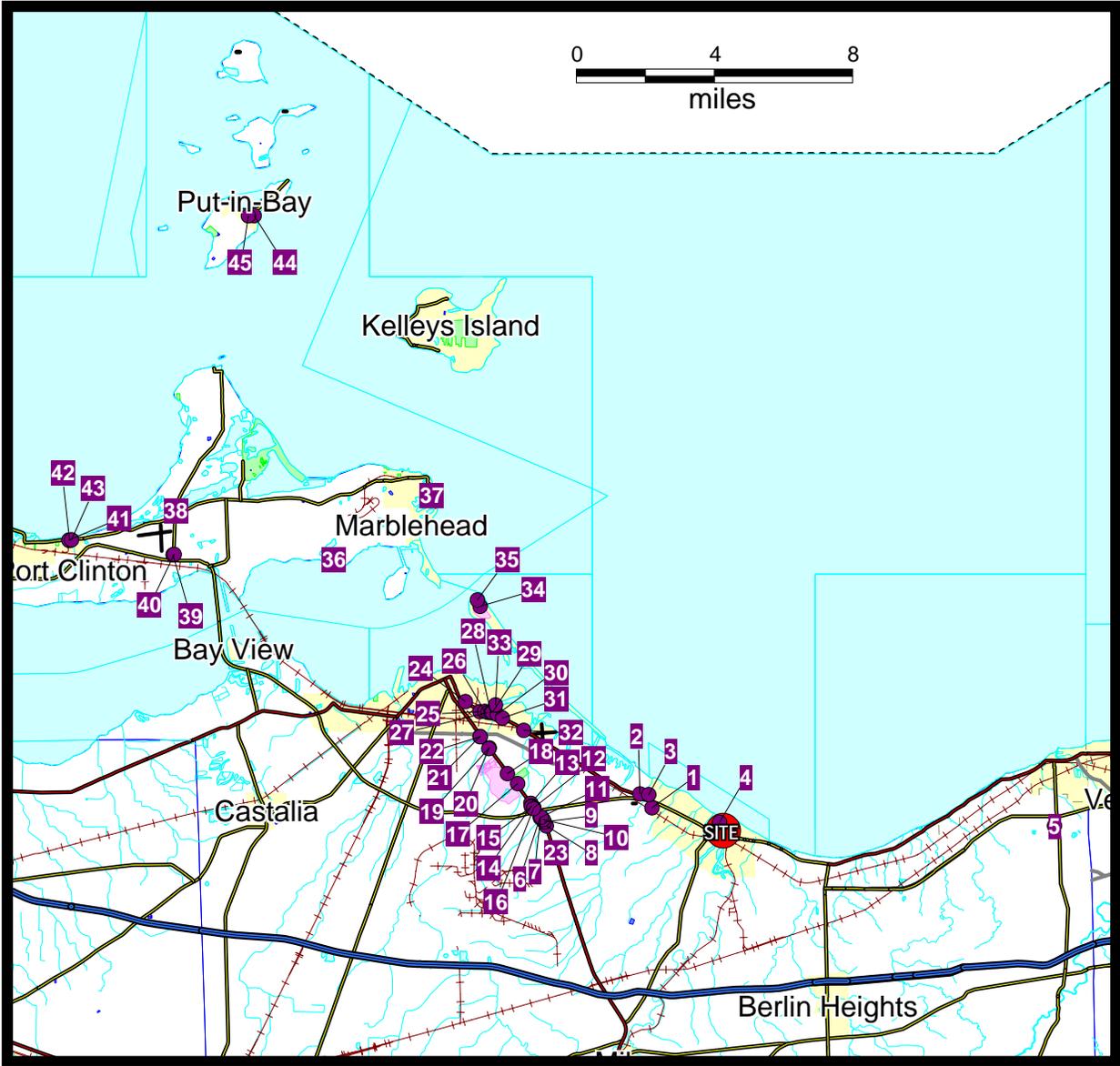
AREA LODGING FACILITIES
 AMENITY ANALYSIS
 HURON, OHIO
 COMPETITIVE MARKET AREA, JULY 2008

MAP CODE	FACILITY	POOL	CABLE TV	CONTINENTAL BREAKFAST	LARGE VEHICLE PARKING	OTHER AMENITIES
40	SLEEP INN & SUITES	I*	X	X		FAX & COPY SERVICE; WIRELESS INTERNET; IN-ROOM/PREMIUM MOVIES; HAIR DRYER, IRON & IRONING BOARD, COFFEE MAKER, REFRIGERATOR, MICROWAVE, & SAFE IN ROOM; ARCADE/GAME ROOM; LAUNDRY FACILITY; SUN DECK
41	SUPER 8		X	X		FAX & COPY SERVICE; WIRELESS INTERNET; REFRIGERATOR & MICROWAVE ARE OPTIONAL IN ROOM; LAUNDRY FACILITY
42	BEST WESTERN-PORT CLINTON	O	X		X	WIRELESS INTERNET; HAIR DRYER, IRON & IRONING BOARD, & COFFEE MAKER IN ROOM; LAUNDRY FACILITY; ADJACENT BEACH; HOT TUB SUITES AVAILABLE
43	COMMODORE PERRY INN & BUSINESS CENTER	I*	X	X	X	FAX & COPY SERVICE; WIRELESS INTERNET; HAIR DRYER, IRON & IRONING BOARD, COFFEE MAKER, REFRIGERATOR, MICROWAVE, & SAFE IN ROOM; EXERCISE ROOM; LAUNDRY FACILITY; SUN DECK
44	COMMODORE RESORT HOTEL		X	X		FAX & COPY SERVICE; WIRELESS INTERNET; HAIR DRYER, IRON & IRONING BOARD, COFFEE MAKER, REFRIGERATOR, & MICROWAVE IN ROOM; LAUNDRY FACILITY; TWO NIGHT MINIMUM STAY ON THE WEEKENDS
45	PUT-IN-BAY RESORT HOTEL & CONFERENCE CENTER	O*	X			FAX & COPY SERVICE; WIRELESS INTERNET; HAIR DRYER, IRON & IRONING BOARD, COFFEE MAKER, & REFRIGERATOR IN ROOM; MICROWAVE OPTIONAL IN ROOM; HOT TUB/WHIRLPOOL; TIKI BAR; GOLF CART, BICYCLE, & MOPED RENTAL; TWO NIGHT MINIMUM STAY ON SUMMER WEEKENDS

*Heated pool
 I - Indoor pool
 O - Outdoor pool



LODGING LOCATIONS



HURON, OHIO

