

DEERFIELD BEACH

**Community Redevelopment Plan Update
for the
Beach/Cove Area**

Prepared by:

**Keith and Associates, Inc.
and
Deerfield Beach Community Redevelopment Agency**

January 2007



City of

**DEERFIELD
BEACH**

Community Redevelopment Agency

Board of Directors

Albert R. Capellini, P.E., Chair

Pam Militello, Vice Chair

Steve Gonot

Sylvia Poitier

Martin Popelsky

Interim City Manager

Ada Graham-Johnson

Economic Development Manager

Carlos P. Baía, EDFP

TABLE OF CONTENTS

I.	EXECUTIVE SUMMARY.....	1
II.	INTRODUCTION.....	2
III.	ECONOMIC INDICATORS.....	3
IV.	KEY PROJECTS.....	18
V.	CAPITAL IMPROVEMENT PROGRAM.....	40
VI.	EXHIBITS.....	43
VII.	AREA 1 - CRA MARKET DATA.....	51
	A. Population and Housing	
	B. Expenditures by Product	
	C. Expenditures by Store Type	
	D. Employment, Businesses and Sales for All Industry Sector by SIC Code	
VIII.	AREA 2 – EXTENDED MARKET DATA.....	80
	a. Population and Housing	
	b. Expenditures by Product	
	c. Expenditures by Store Type	
	d. Employment, Businesses and Sales for All Industry Sector by SIC Code	
IX.	AREA 3 – DEERFIELD BEACH DATA.....	109
	e. Population and Housing	
	f. Expenditures by Product	
	g. Expenditures by Store Type	
	h. Employment, Businesses and Sales for All Industry Sector by SIC Code	
X.	APPENDIX.....	139
	A. Legal Description	
	B. Notice of Public Hearing	
	C. Planning & Zoning Board – Meeting of Minutes Nov. 2006	
	D. Planning & Zoning Board – Meeting of Minutes Dec. 2006	
	E. CRA Resolution No. 2006/011	
	F. Resolution No. 2006/296	

TABLES

Table 1: CRA Area Market Socio-Economic Factors 1999 & 2005.....	3
Table 2: CRA Area Market Socio-Economic Factors Projections.....	5
Table 3: Expenditures by Product Categories 1999 & 2005.....	8
Table 4: Expenditures by Selected Store Type 1999 & 2005.....	12
Table 5a: Manufacturing Sector Characteristics 1999 & 2005.....	14
Table 5b: Retail Sector Characteristics 1999 & 2005.....	14
Table 5c: Characteristics for All Industry Sectors 1999 & 2005.....	15
Table 6: Beach/Cove CRA Area Tax Base Growth 1988-1998.....	16
Table 7: Beach/Cove CRA Area Tax Base Growth 2000-2006.....	16
Table 8: Projected Future CRA Area Tax Increment Revenues.....	17

FIGURES

Figure 1: City of Deerfield Beach Census Tract Map.....	4
Figure 2: Key Projects.....	18
Figure 3: Regional Location Map.....	43
Figure 4: CRA Boundary Map.....	44
Figure 5: Census Tract Map.....	45
Figure 6: Land Use Map.....	46
Figure 7: Current Zoning.....	47
Figure 8: Hillsboro Boulevard Improvements.....	48
Figure 9: NE. 2 nd Street Improvements	49
Figure 10: NE. 2 nd Street Sidewalk Perspective.....	50

I. EXECUTIVE SUMMARY

This document is an update to the Deerfield Beach Community Redevelopment Plan for the Beach/Cove Area. Adopted on November 8, 1999, central underpinnings of the original plan remain in effect while key elements in the area were updated. The plan still conforms to the requisite City's comprehensive plan. It provides an overview of the economic and demographic changes that have occurred since 1999, in the immediate CRA and extended market area, as well as the City of Deerfield Beach as a whole.

The data comparison of the past several years depicts an area that has been experiencing substantial economic vitality. The immediate CRA Area Market has seen substantial growth in each category: expenditures, manufacturing and retail sectors. This growth represents the substantial opportunity captured by CRA Area businesses for local retail, service and entertainment dollars that were previously spent outside the area.

In addition to economic changes, the analysis considers population, households, income and housing activity in the immediate CRA Area Market. Based on the findings, the data indicates the immediate CRA Area Market saw significant increases in income and wealth per household.

Ongoing revitalization provided by key private and public sector projects in the CRA Area Market contribute to the overall enhanced quality of life for its citizens and will ensure the continued success of the Community Redevelopment Area.

II. INTRODUCTION

As outlined in the adopted Community Redevelopment Plan for the City of Deerfield Beach in 1999, updates to the plan should be provided every three years as conditions change. As progress has been made within the CRA, this was deemed an appropriate time to address changing conditions.

Since 1999, the CRA immediate market area has undergone significant change. A comparison of key socio-economic indicators show increases in population, households, income and average household wealth. Furthermore, there has been a sharp increase in private and public sector reinvestment in the area. A number of residential and commercial structures as well as streetscape improvements have enhanced the image of this area.

In the 1999 study, the CRA market area was located within Census Tract 101. As of 2000, some of the Census Tracts were split into multiple tracts (see Figure 1). Census Tract 101 was subdivided into 101.01 and 101.02. The study area falls within Census Tract 101.01 and the total area is still the same.

Updates for the data were obtained from Claritas, Inc. It should be noted that the data are based on current year estimates and five-year projections of the U.S. Census data.

Market Conditions

The success of any community redevelopment plan depends heavily on existing market conditions and future improvement in those conditions through coordinated and planned public and private investment.

Income and Wealth in the Market Area

Table 1 documents a comparison of key socio-economic indicators in 1999 and 2005 for the immediate market area in and around the CRA Area (Census Tract 101.01 and 101.02), for the extended market area west of the CRA Area (Census Tract 102.00) and for Deerfield Beach as a whole. The immediate market area is bounded by the Broward County /Palm Beach County line to the north, SE 3rd street to the south, the intersection of Hillsborough Boulevard and S. Federal Highway, extended to SE 9th Terrace to the west and the Atlantic Ocean to the east. **Figure 1** shows the boundaries of market areas.

Table 1: CRA Area Market Socio-Economic Factors

Socio-Economic Factor	Immediate Market Area			Extended Market Area			Deerfield Beach		
	1999	2005	Change (%)	1999	2005	Change (%)	1999	2005	Change (%)
Population	8,304	9,129	9.9	6,003	6,078	1.2	50,579	77,039	52.3
Households	4,269	4,592	7.6	2,780	2,731	-1.8*	25,040	31,067	24.1
Housing Units	5,695	5,628	-1.2*	3,280	3,082	-6.0*	31,691	40,943	29.2
Per Capita Income	32,319	\$38,334	18.6	\$20,694	\$22,021	6.4	\$22,765	\$26,808	17.8
Average Household Income	\$62,866	\$76,156	21.1	\$44,685	\$49,010	9.7	\$45,900	\$54,002	17.7
Average Household Wealth	\$231,423	\$295,798	27.8	\$144,442	\$182,083	26.1	\$180,164	\$226,073	25.5

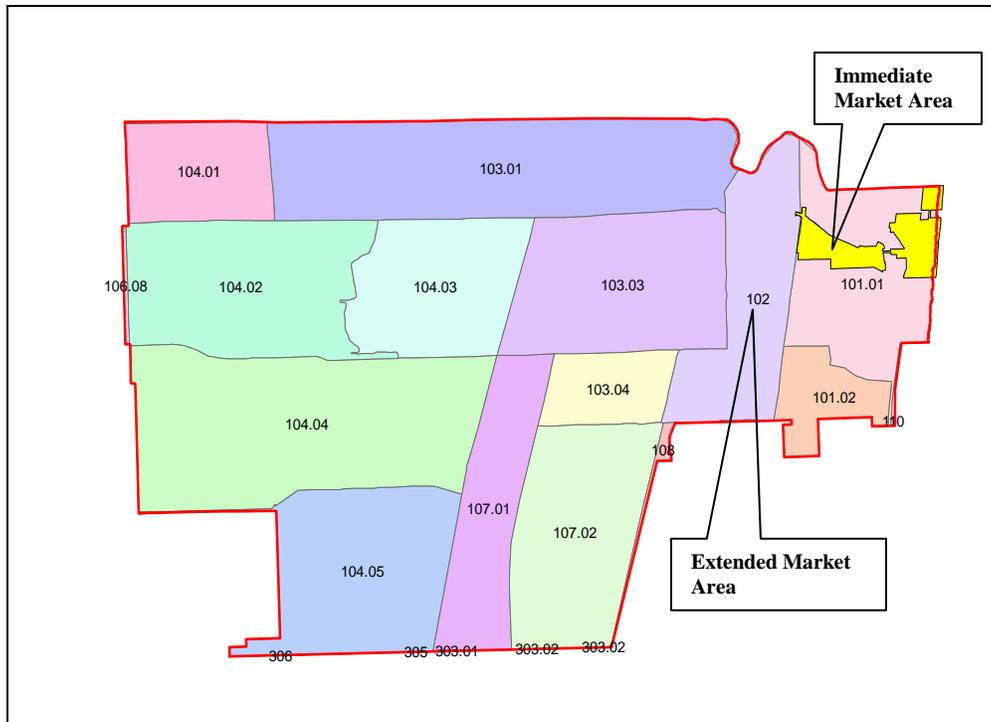
Source: Claritas, Inc., Marketview Comparison Report, 1999; 2006. City of Deerfield Beach, 2006.

- Population growth in the immediate CRA Market Area increased by 9.9%, however future growth projections indicate only a slight increase in population or 1.3% (refer to Table 2).
- The immediate CRA Area Market shows increases in every category with the exception of Housing Units, which represents a decrease of -1.2%. The data is

based on U.S. Census 2000 tables and in fact, the majority of the CRA key residential private sector projects were completed between 2002 and 2005.

- Since the 1999 update, these figures show that the immediate CRA Area Market is still significantly higher in income and wealth per household than both the Extended Market Area and Deerfield Beach.
- Within the Extended Market Area, Households and Housing Units decreased by 1.8% and 6.0 %, respectively while increasing in Deerfield Beach as a whole. Given that this is the best data available, we know, however, the 1990 data is partially flawed as it does not accurately represent the real number of households and/or housing units in the Immediate and Extended Market Areas. Broward County Planning Services Division confirmed the U.S. Census 2000 data was more accurate than Census 1990 data, used in the 1999 report.

Figure 1: City of Deerfield Beach Census Tract Map



Source: U.S. Census Bureau, 2000; Keith & Associates, 2006.

*In contrast to Claritas Demographic Estimates, “smoothed” data items are Census 2000 tables made consistent with current year estimated and 5 year projected base counts. Furthermore, Claritas, Inc. used updated methodologies in calculating 2005 estimates that were unavailable in 1999.

Overall Socio-Economic Factor Projections in the immediate market area, extended market area and Deerfield Beach, indicate only modest growth in population, households and housing units. These projections are due in part to the approaching “build-out” of developable land by 2010. The increase in redevelopment within the CRA should provide additional housing opportunities.

As compared to 2005, in the immediate market area for the CRA, projections indicate increases in the following categories:

- Population, 1.3%
- Households, 1.2%
- Housing Units, .9%

Table 2: CRA Area Market Socio-Economic Factor Projections

Socio-Economic Factor	Immediate Market Area		Extended Market Area		Deerfield Beach	
	2004	2010	2004	2010	2004	2010
Population	8,491	9,246	6,161	6,175	53,250	65,037
Households	4,407	4,645	2,880	2,752	25,040	32,090
Housing Units	5,893	5,676	3,402	3,100	33,667	37,825

* Source: Claritas, Inc., Marketview Comparison Report, 2006.

Spending Patterns

The spending patterns of households in the various market areas around the CRA Area can provide an indication of types of businesses which might be successful in the redevelopment area. Table 3 shows the comparison of expenditures between 1999 and 2005 by selected product categories and Table 4 presents a comparison of expenditures by selected store type. The column labeled "U.S. Index" compares the expenditure amount in each row with the national average for that product category or store type. An index score higher than 100 indicates that a particular expenditure level is higher than the national average.

Since 1999, the area has experienced significant growth in household expenditures. Examination of Table 3 shows that 2005 household expenditures in the immediate market area are higher than the national average in the following categories:

- Food away from home
- Alcoholic beverages at home and away
- Personal care services
- Nonprescription drugs
- Lawn/garden supplies
- Domestic services
- Household textiles
- Furniture
- Small appliances/housewares
- TV, radio & sound equipment
- Other entertainment equipment/services

The most substantial increases in household expenditures in the immediate market area are:

- Household textiles, 314%
- Small appliances/housewares, 408.6%
- Other entertainment equipment/services, 871.7%

The immediate market area experienced decreases in the following categories:

- Nonprescription drugs, -3.1%.
- Housekeeping supplies, -35.1%.
- Transportation, -6.5%.

During the past six years, the increase in household spending patterns within the immediate area indicate CRA area entrepreneurs were able to capture local markets that were initially being fulfilled outside the local area. Furthermore, comparable increases in

expenditures in both the extended market area as well as Deerfield Beach as a whole represent another benefit of investment in the CRA being developed.

Table 3: Expenditures by Product Categories 1999 & 2005

Product Category	Immediate Market Area (in 000s)			U.S. Index		Extended Market Area (in 000s)			U.S. Index		Deerfield Beach (in 000s)			U.S. Index	
	1999	2005	Change (%)	1999	2005	1999	2005	Change (%)	1999	2005	1999	2005	Change (%)	1999	2005
Food at Home	\$15,133	\$23,354	54.3	87	93	\$9,801	\$13,686	39.6	87	91	\$84,623	\$146,676	73.3	83	86
Food Away from Home	\$11,924	\$25,590	114.6	104	118	\$6,938	\$12,765	84.0	83	99	\$58,531	\$144,660	147.2	87	98
Alcoholic Beverages at Home	\$1,106	\$4,310	289.7	102	112	\$676	\$2,183	222.9	96	96	\$5,675	\$25,052	341.4	89	97
Alcoholic Beverages Away	\$764	\$2,383	211.9	101	137	\$435	\$1,113	155.9	88	108	\$3,499	\$13,165	276.3	79	112
Personal Care Products	\$1,639	\$4,417	169.5	99	109	\$1,026	\$2,204	114.8	95	91	\$8,649	\$25,567	195.6	89	93
Nonprescription Drugs	\$699	\$677	-3.1	109	105	\$432	\$362	-16.2	104	94	\$3,872	\$4,351	12.4	103	99
Women's Apparel	\$3,840	\$5,118	33.3	106	95	\$2,070	\$2,328	12.5	87	72	\$18,046	\$25,214	39.7	85	69
Men's Apparel	\$1,910	\$3,792	98.5	92	97	\$1,092	\$1,803	65.1	81	78	\$8,944	\$18,925	111.6	73	72
Girls' Apparel	\$241	\$908	276.8	64	76	\$178	\$499	180.3	72	71	\$1,306	\$5,029	285.1	59	63

Table 3: Expenditures by Product Categories 1999 & 2005 (continued)

Product Category	Immediate Market Area (in 000s)			U.S. Index		Extended Market Area (in 000s)			U.S. Index		Deerfield Beach (in 000s)			U.S. Index	
	1999	2005	Change (%)	1999	2005	1999	2005	Change (%)	1999	2005	1999	2005	Change (%)	1999	2005
Boys' Apparel	\$328	\$801	144.2	67	70	\$240	\$486	102.5	76	72	\$1,827	\$4,833	164.5	64	63
Infants' Apparel	\$287	\$386	34.5	75	80	\$191	\$227	18.8	77	79	\$1,582	2,265	43.2	70	69
Footwear	\$1,417	\$1,957	38.1	90	87	\$878	\$1,008	14.8	86	75	\$7,394	\$10,092	36.5	80	66
Housekeeping Supplies	\$2,248	\$1,460	-35.1	103	97	\$1,359	\$805	-40.8	95	90	\$11,729	\$8,773	-25.2	91	86
Lawn/Garden Supplies	\$456	\$1,111	143.6	125	151	\$257	\$528	105.4	108	121	\$2,371	6,389	169.5	111	129
Domestic Services	\$2,556	\$3,268	27.9	113	139	\$1,357	1,496	10.2	92	107	\$12,097	\$18,062	49.3	91	114
Household Textiles	691	\$2,861	314.0	105	118	391	\$1,150	194.1	91	80	\$3,399	\$14,367	322.7	87	89
Furniture	\$2,281	\$4,136	81.3	97	115	\$1,389	\$1,578	13.6	91	74	\$11,503	\$19,736	71.6	83	81
Small Appliances/ Housewares	\$631	\$3,209	408.6	105	112	\$359	\$1,234	243.7	91	73	\$3,067	\$15,464	404.2	87	80

Table 3: Expenditures by Product Categories 1999 & 2005 (continued)

Product Category	Immediate Market Area (in 000s)			U.S. Index		Extended Market Area (in 000s)			U.S. Index		Deerfield Beach (in 000s)			U.S. Index	
	1999	2005	Change (%)	1999	2005	1999	2005	Change (%)	1999	2005	1999	2005	Change (%)	1999	2005
TV, Radio & Sound Equipment	\$2,913	\$8,273	184.0	92	105	\$1,798	\$3,697	105.6	87	79	\$14,269	\$42,215	195.9	77	79
Other Entertainment Equip./ Services	\$2,886	\$28,042	871.7	83	107	\$1,822	11,374	524.3	80	73	\$12,732	136,576	972.7	62	77
Transportation	\$31,070	\$29,044	-6.5	98	89	\$18,443	\$13,965	-24.3	90	72	\$146,545	153,150	4.5	79	69

Source: Claritas, Inc., Marketview Comparison Report 1999; 2006.

In 2005, store types with the highest expenditures compared to the national average were:

- Building materials and supply
- Hardware stores
- Retail nursery/garden supply
- Drug stores
- Eating and drinking establishments
- Department stores
- Home furnishing stores
- Household appliance stores
- TV, computer, radio, music stores

Since 1999, the most substantial increases in expenditures in the immediate market area are:

- Building materials and supply, 171.9%
- Drug stores, 196.9%
- Apparel stores, 170%

These store types, along with other store types where expenditures are high, represent additional commercial opportunities in the CRA Area.

The immediate market area experienced decreases in the following categories:

- Auto supply, -30.9%
- Service stations, -2.9%
- Home furnishings, -6.5%
- TV/computer/radio/music stores, -5.7%

Table 4: Expenditures by Selected Store Type

Store Type	Immediate Market Area (in 000s)			U.S. Index		Extended Market Area (in 000s)			U.S. Index		Deerfield Beach (in 000s)			U.S. Index	
	1999	2005	Change (%)	1999	2005	1999	2005	Change (%)	1999	2005	1999	2005	Change (%)	1999	2005
Building Materials and Supply	\$1,660	\$4,514	171.9	93	119	\$1,019	\$1,940	90.4	87	86	\$8,270	\$24,095	191.4	79	94
Hardware Stores	\$245	\$492	100.8	96	115	\$147	\$211	43.5	89	83	\$1,199	\$2,585	115.6	80	90
Retail Nursery/ Garden Supply	\$413	\$549	32.9	113	117	\$229	\$254	10.9	96	91	\$2,016	\$3,025	50.0	94	95
Auto Supply	\$1,795	\$1,241	-30.9	103	97	\$1,034	\$615	-40.5	91	81	\$8,485	\$6,576	-22.5	83	76
Service Stations	\$7,463	\$7,247	-2.9	95	98	\$4,679	\$4,156	-11.2	91	94	\$36,539	\$43,775	19.8	79	87
Grocery Stores	\$16,855	\$27,120	60.9	90	98	\$10,804	\$15,450	43.0	89	94	\$92,421	\$169,592	83.5	84	90
Drug Stores	\$3,368	\$9,998	196.9	105	123	\$1,989	\$5,111	157.0	95	106	\$17,855	\$65,613	267.5	95	119
Eating Places	\$11,869	\$18,581	56.6	104	117	\$6,874	\$9,440	37.3	92	100	\$57,987	\$106,206	83.2	87	99

Table 4: Expenditures by Selected Store Type (continued)

Store Type	Immediate Market Area (in 000s)			U.S. Index		Extended Market Area (in 000s)			U.S. Index		Deerfield Beach (in 000s)			U.S. Index	
	1999	2005	Change (%)	1999	2005	1999	2005	Change (%)	1999	2005	1999	2005	Change (%)	1999	2005
Drinking Places	\$573	\$969	69.1	104	132	\$323	\$454	40.6	90	104	\$2,686	\$5,351	99.2	83	108
Department Stores	\$7,952	\$13,754	73.0	97	103	\$4,668	\$6,472	38.6	87	81	\$38,912	\$74,641	91.8	81	82
Apparel Stores	\$3,355	\$9,058	170.0	97	99	\$1,895	\$4,018	112.0	84	74	\$16,049	\$44,769	179.0	79	73
Shoe Stores	\$850	\$1,020	20.0	90	88	\$525	\$522	-0.6	86	75	\$4,414	\$5,249	18.9	80	67
Furniture	\$2,095	\$3,644	73.9	98	116	\$1,255	\$1,405	12.0	90	75	\$10,462	\$17,585	68.1	84	83
Home Furnishings	\$1,204	\$2,619	117.5	106	120	\$635	\$1,022	60.9	86	79	\$5,544	\$12,925	133.1	83	88
Household Appliances	\$523	\$886	69.4	102	114	\$305	\$397	30.2	91	86	\$2,614	\$4,783	83.0	87	91
TV/Computer/ Radio/Music Stores	\$1,787	\$2,647	48.1	97	N/A	\$1,035	\$1,677	62.0	86	N/A	\$8,387	\$12,685	51.2	78	N/A

Source: Claritas, Inc., Marketview Comparison Report 1999; 2006.

Business Mix and Sales in CRA Area Market

Tables 5a-5c show the business mix, sales and employment for manufacturing, retailing and all industries. The Appendix contains the detailed listing for all business sectors by Standard Industrial Classification (SIC) Code.

Table 5a: Manufacturing Sector Characteristics 1999 & 2005

Manufacturing Sector Characteristic	Immediate Market Area			Extended Market Area			Deerfield Beach		
	1999	2005	Change (%)	1999	2005	Change (%)	1999	2005	Change (%)
Total Businesses	10	18	80.0	14	21	50.0	141	227	61.0
Total Employment	36	159	341.7	172	147	(14.5)	2,991	4,670	56.1
Sales (in millions)	\$2	\$12.8	540.0	\$12	\$13.6	13.3	\$217	\$359.1	65.5
Businesses with 20+ employees	0	3	N/A	2	1	(50.0)	38	60	57.9

*Source: Claritas Inc., Business Facts Database, 1999; 2006.

- While the manufacturing sector was relatively modest in the immediate CRA Market Area, in 1999, significant increases occurred between 1999 and 2005 in the categories of total employment and sales.
- Total employment grew from 36 to 159, representing an increase of 341 percent and sales increased by 540 percent, from \$2 million to \$12.8 million.

Table 5b: Retail Sector Characteristics 1999 & 2005

Retail Sector Characteristic	Immediate Market Area			Extended Market Area			Deerfield Beach		
	1999	2005	Change (%)	1999	2005	Change (%)	1999	2005	Change (%)
Total Businesses	159	162	1.9	74	91	23.0	634	684	7.9
Total Employment	1,712	1,809	5.7	742	1,346	81.4	7,828	11,651	48.8
Sales (in 000s)	\$ 176	\$189.8	7.8	\$107	\$242.0	126.2	\$1,019	\$2,212.5	117.1
Businesses with 20+ employees	16	17	6.3	10	17	70.0	75	89	18.7

*Source: Claritas Inc., Business Facts Database, 1999; 2006.

- In 2005, the retail sector is much more significant, encompassing approximately 24 percent of the total retail businesses in Deerfield Beach.
- Retail sales in the immediate area are only 9 percent of the total city sales, which would appear to indicate that there is additional opportunity for business owners in the area.

Table 5c: Characteristics for All Industry Sectors

All Industry Sectors	Immediate Market Area			Extended Market Area			Deerfield Beach		
	1999	2005	Change (%)	1999	2005	Change (%)	1999	2005	Change (%)
Total Businesses	486	565	16.3	368	622	69.0	2,596	3,517	35.5
Total Employment	3,591	4,746	32.2	3,102	6,546	111.0	29,972	47,866	59.7
Sales (in 000s)	\$406	\$484.8	19.4	\$320	\$761.8	138.1	\$3,698	\$6,799.7	83.9
Businesses with 20+ employees	31	38	22.6	31	56	80.6	317	426	34.4

*Source: Claritas Inc., Business Facts Database 1999; 2006.

- The immediate CRA Market Area contains about 16 percent of the City's businesses and has 7.1 percent of total citywide sales.
- Between 1999 and 2005, increases in all industry sectors are evident throughout Deerfield Beach, however, the most significant increases occurred in the Extended Market Area. Over the six-year period, total employment increased by 111 percent and sales increased by 138 percent.

Table 6: Beach/ Cove CRA Area Tax Base Growth 1988-1998

Year	Taxable Value (in millions \$)	Assessed Value (in millions \$)
1988	\$86.63	\$92.37
1989	92.05	97.76
1990	93.34	99.18
1991	95.37	101.17
1992	93.29	99.15
1993	95.01	110.61
1994	95.06	100.63
1995	96.73	111.77
1996	99.27	114.20
1997	102.32	117.12
1998 (estimate *)	104.88	120.05

*1998 estimate assumes 2.5% historical growth area.

Source: City of Deerfield Beach 1988-1997; 1998 estimate by HBI Planning Services, Inc.

Table 7: Beach/ Cove CRA Area Tax Base Growth 2000-2006

	2000	2001	2002	2003	2004	2005	2006
Net Tax Value	123,755,430	136,555,400	154,993,300	189,224,090	212,199,230	248,710,990	310,993,870
Base Year Value (1999)	119,383,520	119,383,520	119,383,520	119,383,520	119,383,520	119,383,520	119,383,520
Increase	4,371,910	17,171,880	35,609,780	69,840,570	92,815,710	129,327,470	191,610,350
Tax Increment Payment	\$64,436	\$255,107	\$534,235	\$1,066,045	\$1,391,469	\$1,780,273	\$2,439,199
Increase in tax over 1999	3.66%	14.38%	29.83%	58.50%	77.75%	108.33%	160.50%
<u>Contributing Agencies</u>							
County	28,618	108,772	223,328	438,332	589,919	773,312	1,001,164
City	24,980	105,253	215,895	434,944	574,945	738,923	1,055,773
NBHD	10,838	41,082	83,907	166,760	226,605	268,038	327,653
CSC	n/a	n/a	11,105	26,009	n/a	n/a	n/a

Source: City of Deerfield Beach, 2006.

Table 8: Projected Future CRA Area Tax Increment Financing (TIF)

Year	Estimated Taxable Value
2006	\$2,420,000
2007	\$2,662,000
2008	\$3,011,700
2009	\$3,396,370
2010	\$3,736,007
2011	\$4,109,608
2012	\$4,520,568
2013	\$4,972,625
2014	\$5,469,888
2015	\$6,016,877
2016	\$6,618,564

* Assumes millage rates as follows: City 5.8; County 5.5; Hospital 1.5.

** Assumes an increase in baseline appreciation of 10% annually with spikes in 2008 and 2009 due to anticipated tax roll additions of projects currently planned or under construction that are anticipated to add, at least, \$20 million in new value to area.

DEERFIELD BEACH CRA

KEY PROJECTS



Figure 2

CRA AREA PROJECTS SINCE 1999

Deerfield Beach Community Redevelopment Agency

In 1999 the City of Deerfield Beach established a Community Redevelopment Agency (CRA). The CRA was tasked with utilizing tax increment financing (TIF) to creatively partner with the private sector to increase investment in the CRA district as well as upgrade the area's public infrastructure. Since 1999, the CRA successes have been:

Community Redevelopment Area Projects— Private Sector

Completed Private Sector Projects:

Project No. 1 Ocean Plaza Luxury Townhomes & Condos



Location:	Ocean Way
Number of Units:	56
Unit Sales Price:	\$550,000-\$1.65 million
Estimated Project Value:	\$41,000,000 at build-out
Status:	Completed in 2003

Project No. 2
Puerta del Sol Luxury Condos



Location: A-1-A & Hillsboro Blvd.
Number of Units: 15
Unit Sales Price: \$359,000-\$769,000
Estimated Project Value: \$7,000,000 at build-out
Status: Completed in 2005

Project No. 3
One Ocean Boulevard



Location: A-1-A & Hillsboro Blvd.
Number of Units: 81
Unit Sales Price: \$299,000-\$600,000+
Estimated Project Value: \$35,000,000 at build-out
Status: Completed in 2005

Project No. 4
JB's on the Beach Restaurant



Location: 300 N.E. 20th Avenue (beachfront)
Status: Completed in 2002

Project No. 5
Oceans 234 Restaurant



Location: 234 N.E. 20th Avenue (beachfront)
Status: Completed 2002

**Project No. 6
USA Parking Garage**



Location:	123 N.E. 20th Street, S.R. A-1-A
Commercial:	16,000 s.f. includes new « Bru's Room »
Status:	Completed in 2005

Project No. 7
Hillsboro Square Shopping Center Renovation



Location:	U.S. 1 and Hillsboro Blvd. Largest Publix east of I-95 in Broward or Palm Beach; New Tenants: Starbucks; Tijuana Flats and others.
Owner:	Inland Southeast
Status:	Renovations completed in 2003

Project No. 8
Hillsboro Commons Office Building



Location:	1000 E. Hillsboro Blvd.
New Tenants:	South Florida Business Journal; LA Fitness
Status:	Completed in 2001

**Project No. 9
CVS Drug Store**

Before



After



Location:
Status:

2 South Federal Highway
Replaced abandoned service station;
completed in 2005

Community Redevelopment Area Projects— Private Sector

In-Process Private Sector Projects:

Project No. 10 Riverview Inn

Location:	1741 Riverview Road
Number of Units:	28
Status:	Approved site plan, existing structure torn down

Project No. 11 Antilla Plaza II, LLC

Location:	1997 N.E. 2 nd Street
Number of Units:	3 second floor dwelling units, and 4,215 square feet of ground floor commercial space
Status:	Under construction

Project No. 12 Ocean Club

Location:	2080 E. Hillsboro Blvd.
Proposal:	Renovate and convert an existing 29-unit hotel to multi-family residential and construct an additional 3,100 square feet of floor area
Status:	Under construction

Project No. 13
Villa Toscana



Location:	16 N.E. 19 th Terrace
Proposal:	3-unit townhouse totaling 9,291 square feet
Status:	Recent approval

**Project No. 14
Villa di Capri**



Location:	1942 N.E. 4 th Street
Proposal:	Six, three story townhomes, totaling 16,162 square feet
Status:	Under construction

**Project No. 15
Island Breeze**



Location:
Proposal:
Status:

1931, 1941, 1949 N.E. 2nd Street
18 units totaling 22,385 square feet
Site plan approved, construction
pending

Completed Public Sector Projects:

**Project No. 16
Ocean Way Streetscape**

Before



After



Boundaries:

Ocean Way from Int'l Fishing Pier south to SE 4th Street

Details:

Installation of paver-brick sidewalk; new public showers, sitting walls, decorative lighting, bike lane and sidewalk on west side of roadway.

Project Cost:

\$2,965,260

Status:

Completed in 2005

Project No. 17
S-Curve Streetscape—Phase 1

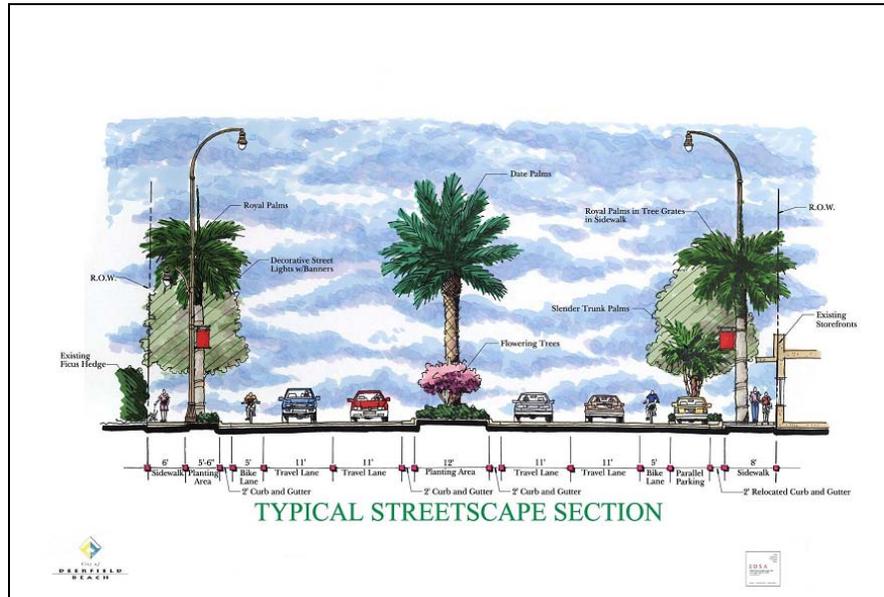


Boundaries:	State Road A1A from Hillsboro Blvd. to N.E. 2 nd St.
Details:	Installation of drainage, curbing, brick paver sidewalk, Landscaping and decorative street lights.
Project Cost:	\$540,000
Status:	Completed in 2005

Community Redevelopment Area Projects—Public Sector

In-process Public Sector Projects:

Project No. 18 Hillsboro Streetscape



Boundaries:

SE 9th Terrace from SE 3rd Ct. to Hillsboro Blvd. Intersection.

Details:

Hillsboro Blvd. east to A-1-A. Burying of all overhead utilities; repaving roadway; installation of mast-arm traffic signals, paver sidewalks, bike lanes, new street furniture and lighting; increased landscaping; signage.

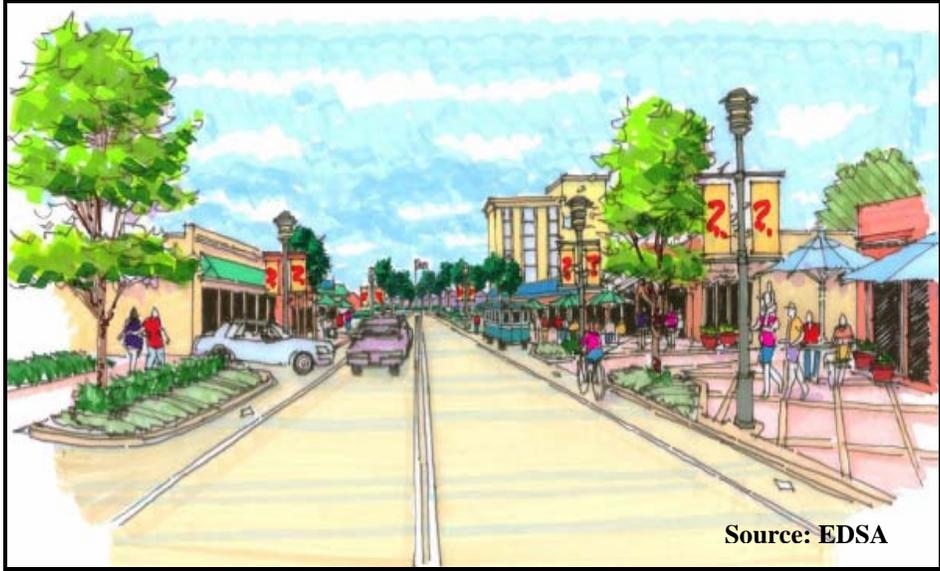
Estimated Project Cost:

\$10,300,000 (construction costs)

Status:

Final design/engineering phase
Construction to begin in 2007

Project No. 19
S-Curve Streetscape—Phase 2



Boundaries:	SR A1A along N.E. 2 nd Street
Details:	Installation of drainage, curbing, brick paver sidewalk, landscaping and decorative street lights.
Estimated Project Cost:	\$500,000
Status:	Construction to begin 1 st quarter 2007

**Project No. 20
North Boardwalk Extension**



Boundaries:	North Boardwalk to Ocean Way Promenade & portion of N.E. 2 nd Street
Details:	Installation of brick paver sidewalks, curbing and bollards
Estimated Project Cost:	\$273,000
Status:	Under construction

Project No. 21
S-Curve Streetscape—Phase 3-Area Master Plan



Boundaries:

Details:

Status:

Remaining portions of beach area

Install pedestrian and aesthetic
improvements

In process

Commercial Façade Program

Completed Projects

**Project No. 22
Antilla Plaza**



Location: 2009 N.E. 2nd Street
CRA Investment: \$30,000
Status: Completed in 2005

**Project No. 23
Dental office of Joseph Ortlieb, DDS**

Location: 313 SE 15th Terrace
(Cove Shopping Center)
CRA Investment: \$10,000
Status: Completed in 2005

Project No. 24
Home Mortgage Options, Inc.



Location:	225 SE 15 th Terrace (Cove Shopping Center)
CRA Investment:	\$10,000
Status:	Completed in 2005

**Project No. 25
Pink Papaya/Fatema Market**

Before



After



Location:	2030 N.E. 2 nd Street
CRA Investment:	\$20,000
Status:	Completed 2005

Project No. 26
Cafe Luna Rosa/Pink Moon Bar



Location:

CRA Investment:

Status:

2096 N.E. 2nd Street

Approved for \$20,000

Completed in 2005 (Not yet
funded)

Capital Improvement Program

Mainland Area

Name	Description	Estimated Cost	Timeframe	Funding Sources
Cove Center Parking Lot Improvements	Re-surfacing, striping, installation of landscaping, irrigation, lighting etc.	Construction: \$ 2,500,000	2007-2008	CRA Fund and Maintenance Fees
Mainstreet Promenade- (From 12 th Avenue to Intracoastal)	Complete promenade through residential area and link to Cove Shopping Center section.	Land: Cost To Be Determined Construction: \$3,000,000	Dependent on private sector redevelopment plans for area	CRA Fund, City CIP, City Gas Tax and private sector contribution
Hillsboro Boulevard Streetscape	Enhance landscaping, sidewalks, burying of all overhead utilities and other street elements from SE 9 th Terrace to SR A1A.	Construction: \$10,300,000	2007-2009	CRA Fund
Cove Center Parking Garage	Build parking garage deck in Cove Shopping Center.	Construction: \$ 7,500,000- \$10,000,000	2008-2010	Parking Revenue Bond, Special Assessments and CRA Fund

Mainland Area- Completed Projects

Name	Description	Estimated Cost	Timeframe	Funding Sources
Sullivan Park/Cove Connection	Improvements to connection under bridge to facilitate possible Sullivan Park Marina or other area improvements.	Construction: \$225,000	1999-2000	FDOT

Beach Area

Name	Description	Estimated Cost	Timeframe	Funding Sources
New Beach Commercial Parking Facility	New parking facility to replace current Howard Johnson's parking lot and provide additional spaces for beach commercial.	Land: Cost To Be Determined Construction: \$7,500,000-\$10,000,000	Dependent on PDE Study, 2014-2015	Parking Revenue, Bond, CRA Fund and private sector
A1A Commercial Sector Improvements	Alterations to existing perpendicular parking, installation of sidewalks, lighting and burial of overhead power lines.	Construction: \$3,600,000	2009 -2011	CRA Fund
A1A Reliever Road	Provide two-way roadway alternative to existing SR A1A from Hillsboro Boulevard behind HOJOs. Complemented by brick pavers, sidewalks, landscaping, streetlights, drainage, furniture and other improvements.	Construction: \$13,500,000	2014-2016	FDOT, MPO, City CIP and CRA Fund
North A1A Streetscape	Install pedestrian, aesthetic improvements and drainage north of "S" curve to City limits.	Construction: \$2,227,500	2009-20011	FDOT and CRA Fund
South A1A Streetscape	Install pedestrian and aesthetic improvements from south of "S" Curve to SE 3 rd St.	Construction: \$1,315,000	2009-20011	FDOT and CRA Fund
North Boardwalk Extension	Installation of pedestrian connection from new Oceanway Promenade to existing boardwalk. Also includes, resurfacing of pier parking lot and construction of sidewalk on NE 2 nd St.	Construction: \$273,000	2006	CRA Fund and private sector contributions
Improvements to central beach city parking lots	Reconfiguration of existing City surface parking lot and/or new parking structure to maximize flow, number of spaces and creation of public open spaces.	Construction: If no garage: \$3,700,000 Construction: If garage: \$9,000,000	2007-2009	Parking Revenue, Bond and CRA Fund

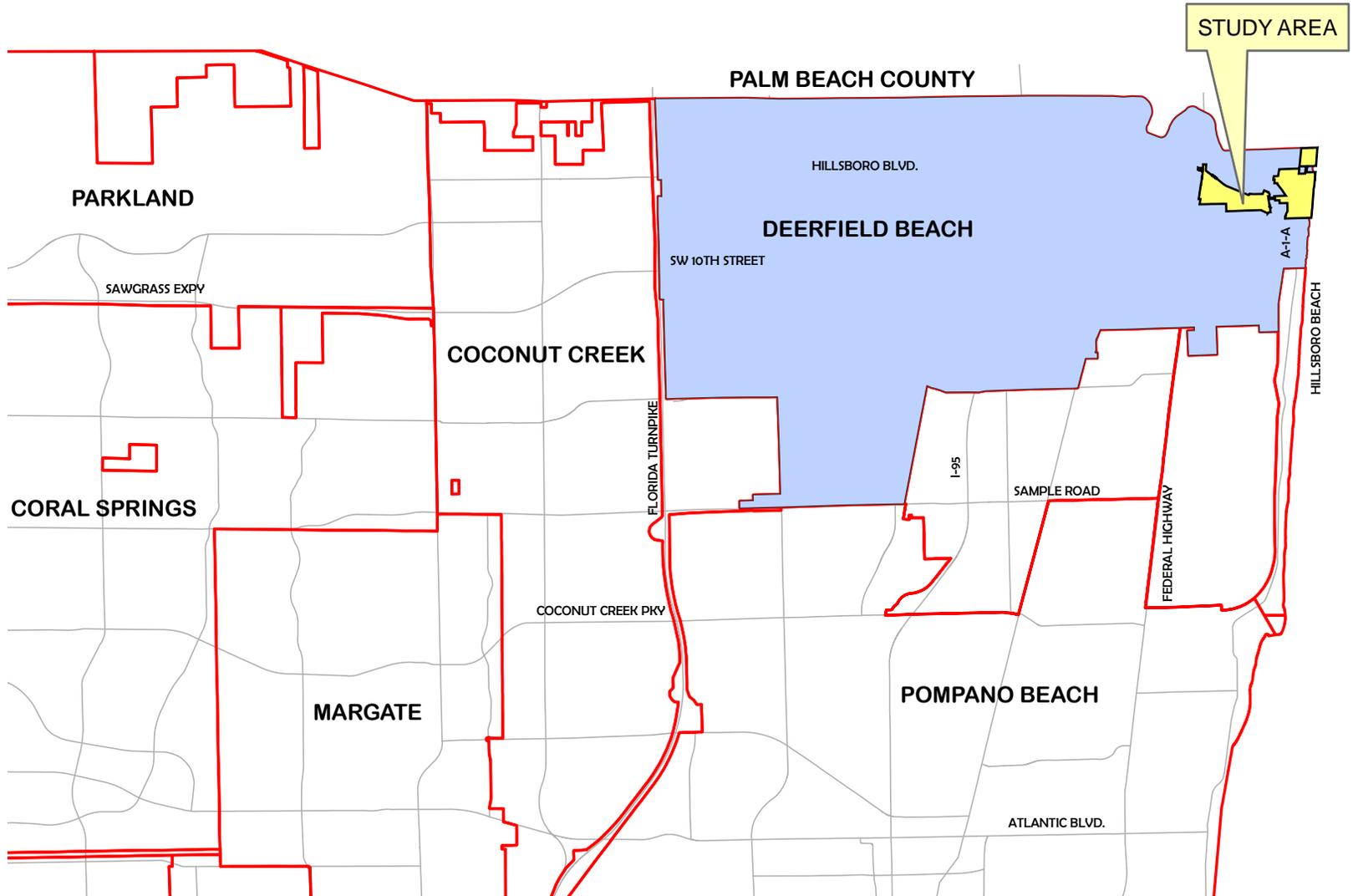
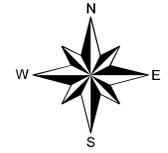
Beach Area- Completed Projects

Name	Description	Estimated Cost	Timeframe	Funding Sources
"S" Curve Streetscape – Phase I	To install brick pavers, sidewalks, landscaping, streetlights, drainage, furniture and other improvements to the SR A1A corridor within the CRA, south to Hillsboro Boulevard Bridge	Construction: \$540,000	2005	CRA Fund
Ocean Way Streetscape	Installation of brick paver sidewalks; new public showers, sitting walls, decorative lighting, bike land and sidewalk on west side of roadway	Construction: \$2,965,260	2005	CRA Fund
Improvements to the Pier entrance and ancillary facilities	Refurbishment of the entrance, restrooms, and adjacent restaurant facility to allow for greater visibility, safe access, and economic revitalization	Construction: \$3,500,000	2010-2011	CRA Fund, City, Private Sector

Area Wide Façade Program

Name	Description	Estimated Cost	Timeframe	Funding Sources
Commercial Façade Program	Continue enhanced grant/loan program to help businesses enhance and coordinate facades	Construction: Up to \$100,000 per building	2006-2010	CRA Fund

REGIONAL LOCATION MAP



0 5,000 10,000
Feet

Figure 3

CITY OF DEERFIELD BEACH

CRA BOUNDARY MAP

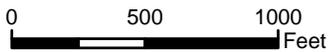
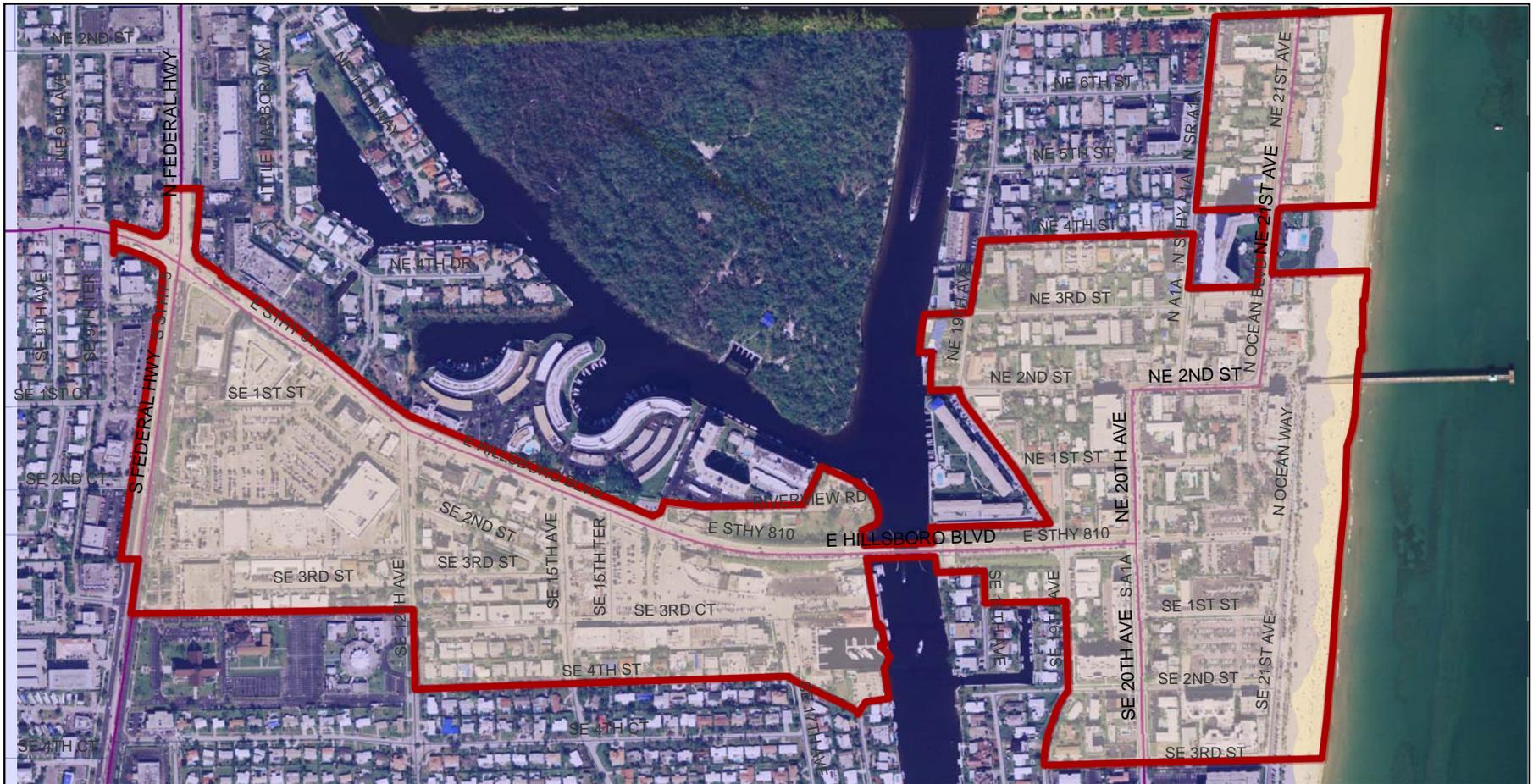


Figure 4

CENSUS TRACT MAP

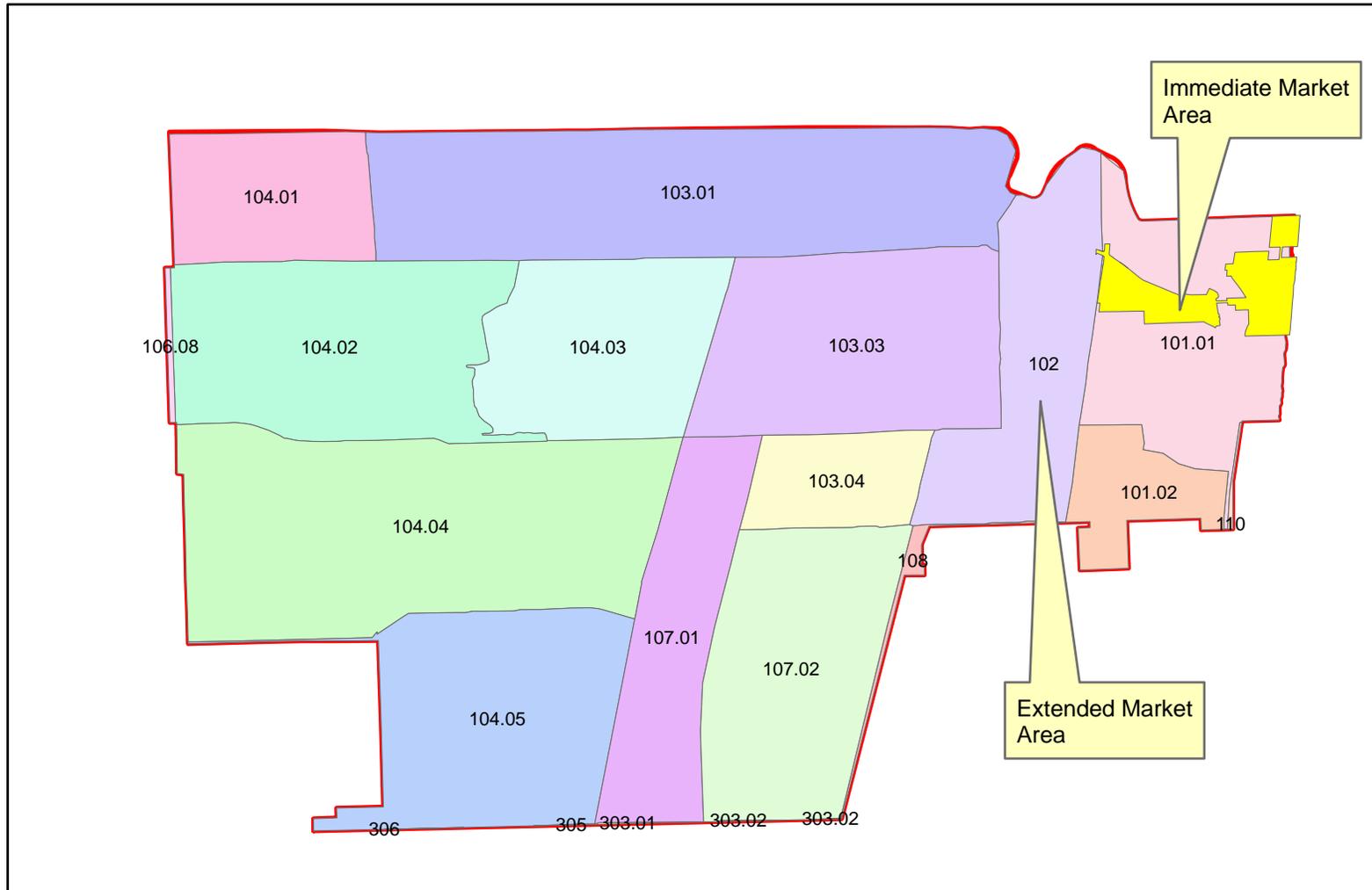
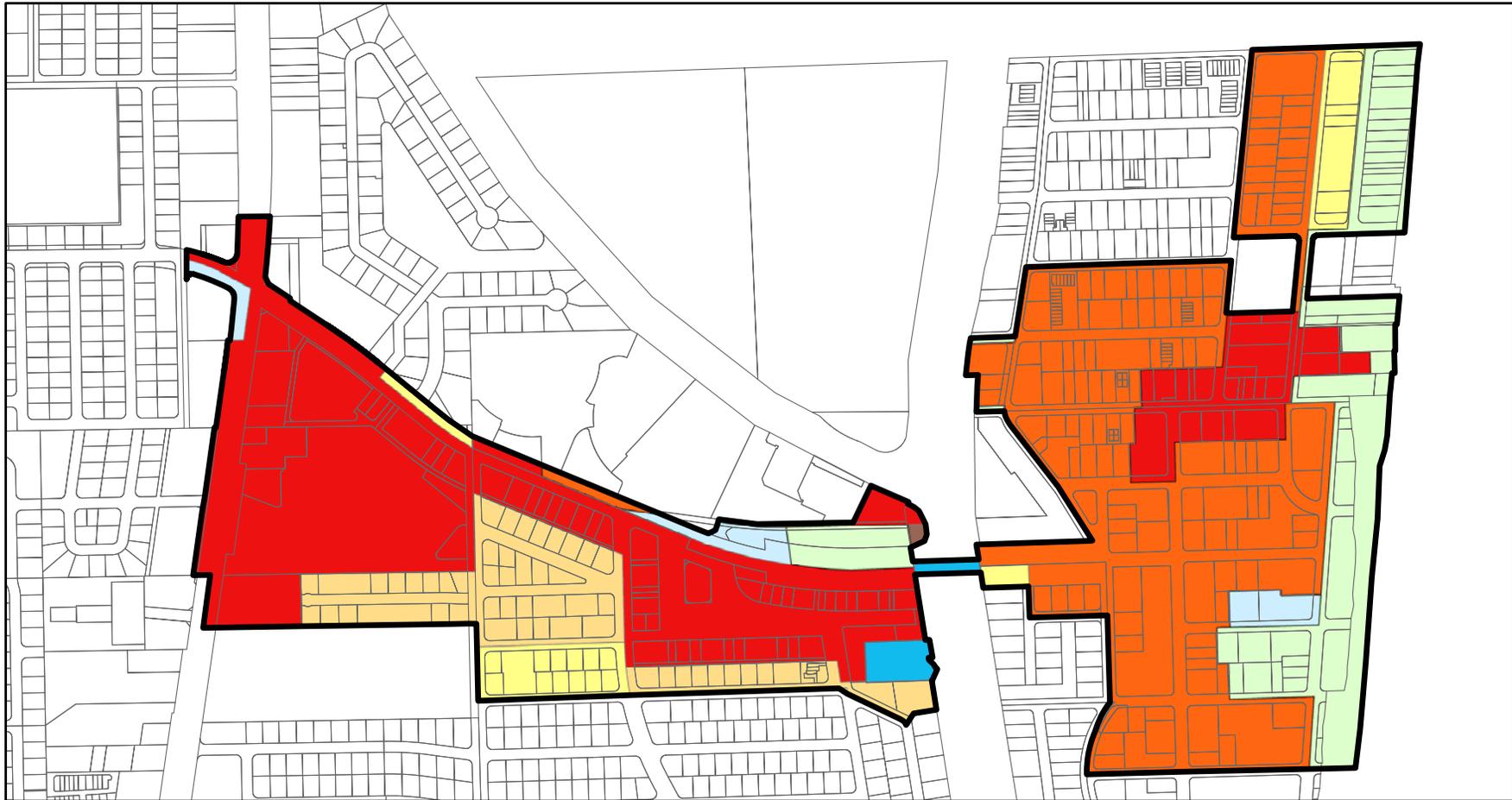
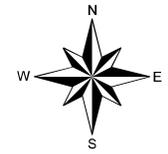


Figure 5

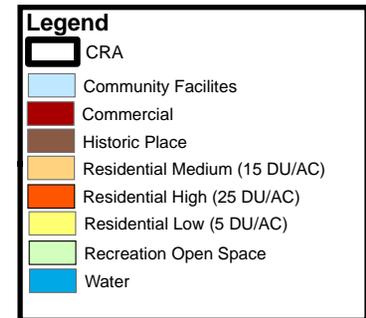
CITY OF DEERFIELD BEACH LAND USE MAP



0 500 1000 Feet

Figure 6

Page 46



CITY OF DEERFIELD BEACH

CURRENT ZONING

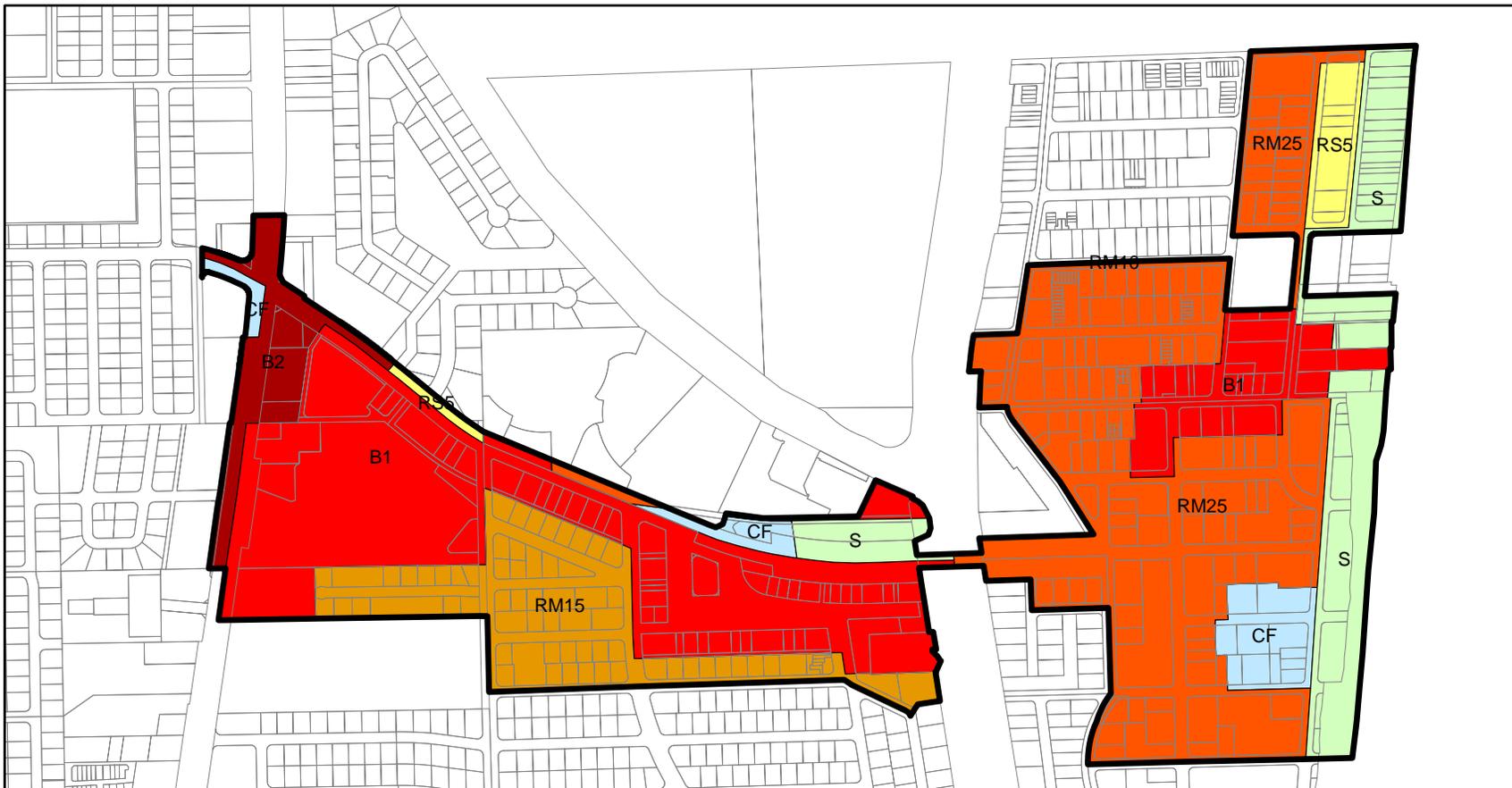
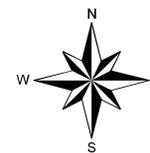


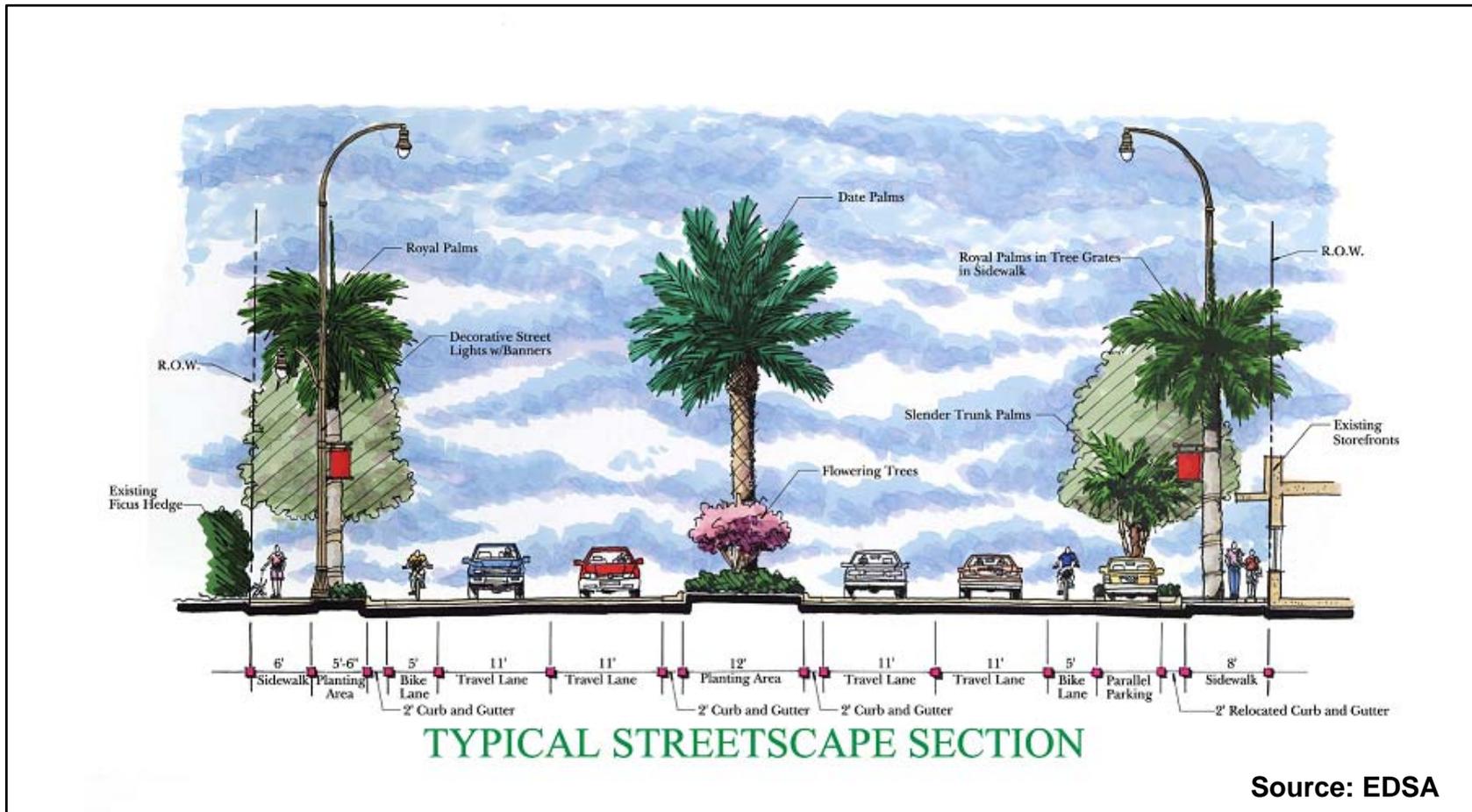
Figure 7

Page 47

ZONING	ACRES
B1	55.90
B2	7.20
CF	6.93
RM10	0.04
RM15	20.93
RM25	60.15
RS5	4.22
S	19.78

Legend	
	CRA
ZONING	
	Business, Community
	Business, Highway
	Community Facilities
	Residential Moderate (10 DU/AC)
	Residential Medium (15 DU/AC)
	Residential High (25 DU/AC)
	Residential Low (5 DU/AC)
	Recreation Open Space

HILLSBORO BOULEVARD IMPROVEMENTS CITY OF DEERFIELD BEACH



NE 2ND STREET (S-CURVE) IMPROVEMENTS



Figure 9

NE 2ND STREET SIDEWALK PERSPECTIVE



Source: EDSA

Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 1574241 - AREA 1

Order #: 963990187
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
Population		
2010 Projection	9,246	
2005 Estimate	9,129	
2000 Census	9,138	
1990 Census	8,273	
Growth 2005-2010	1.28%	
Growth 2000-2005	-0.10%	
Growth 1990-2000	10.46%	
2005 Est. Population by Single Race Classification		
White Alone	9,129	
Black or African American Alone	8,408	92.10
American Indian and Alaska Native Alone	160	1.75
Asian Alone	20	0.22
Native Hawaiian and Other Pacific Islander Alone	117	1.28
Some Other Race Alone	0	0.00
Two or More Races	145	1.59
	279	3.06
2005 Est. Population Hispanic or Latino by Origin*		
Not Hispanic or Latino	9,129	
Hispanic or Latino:	8,214	89.98
Mexican	915	10.02
Puerto Rican	112	12.24
Cuban	110	12.02
All Other Hispanic or Latino	151	16.50
	542	59.23
2005 Est. Hispanic or Latino by Single Race Class.		
White Alone	915	
Black or African American Alone	681	74.43
American Indian and Alaska Native Alone	14	1.53
Asian Alone	3	0.33
Native Hawaiian and Other Pacific Islander Alone	5	0.55
Some Other Race Alone	0	0.00
Two or More Races	116	12.68
	96	10.49



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 1574241 - AREA 1

Order #: 963990187
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
2005 Est. Pop. Asian Alone Race by Category*	117	
Chinese, except Taiwanese	30	25.64
Filipino	13	11.11
Japanese	7	5.98
Asian Indian	25	21.37
Korean	7	5.98
Vietnamese	19	16.24
Cambodian	4	3.42
Hmong	0	0.00
Laotian	0	0.00
Thai	10	8.55
Other Asian	1	0.85
Two or more Asian categories	1	0.85
2005 Est. Population by Ancestry	9,129	
Pop, Arab	16	0.18
Pop, Czech	72	0.79
Pop, Danish	9	0.10
Pop, Dutch	72	0.79
Pop, English	930	10.19
Pop, French (except Basque)	179	1.96
Pop, French Canadian	95	1.04
Pop, German	1,114	12.20
Pop, Greek	99	1.08
Pop, Hungarian	71	0.78
Pop, Irish	1,129	12.37
Pop, Italian	1,121	12.28
Pop, Lithuanian	26	0.28
Pop, United States or American	517	5.66
Pop, Norwegian	72	0.79
Pop, Polish	411	4.50
Pop, Portuguese	71	0.78
Pop, Russian	90	0.99
Pop, Scottish	139	1.52
Pop, Scotch-Irish	115	1.26
Pop, Slovak	12	0.13
Pop, Sub-Saharan African	127	1.39
Pop, Swedish	107	1.17
Pop, Swiss	17	0.19
Pop, Ukrainian	15	0.16
Pop, Welsh	1	0.01
Pop, West Indian (exc Hisp groups)	68	0.74



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 1574241 - AREA 1

Order #: 963990187
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
2005 Est. Population by Ancestry		
Pop, Other ancestries	1,202	13.17
Pop, Ancestry Unclassified	1,232	13.50
2005 Est. Pop Age 5+ by Language Spoken At Home		
Speak Only English at Home	8,732	
Speak Asian/Pacific Islander Language at Home	7,009	80.27
Speak IndoEuropean Language at Home	8	0.09
Speak Spanish at Home	875	10.02
Speak Other Language at Home	773	8.85
	67	0.77
2005 Est. Population by Sex		
Male	9,129	
Female	4,512	49.42
Male/Female Ratio	4,617	50.58
	0.98	
2005 Est. Population by Age		
Age 0 - 4	9,129	
Age 5 - 9	397	4.35
Age 10 - 14	438	4.80
Age 15 - 17	376	4.12
Age 18 - 20	210	2.30
Age 21 - 24	159	1.74
Age 25 - 34	236	2.59
Age 35 - 44	922	10.10
Age 45 - 49	1,610	17.64
Age 50 - 54	780	8.54
Age 55 - 59	673	7.37
Age 60 - 64	667	7.31
Age 65 - 74	573	6.28
Age 75 - 84	1,048	11.48
Age 85 and over	694	7.60
	346	3.79
Age 16 and over	7,856	86.06
Age 18 and over	7,708	84.43
Age 21 and over	7,549	82.69
Age 65 and over	2,088	22.87
2005 Est. Median Age	46.39	
2005 Est. Average Age	45.99	



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 1574241 - AREA 1

Order #: 963990187
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
2005 Est. Male Population by Age	4,512	
Age 0 - 4	201	4.45
Age 5 - 9	212	4.70
Age 10 - 14	182	4.03
Age 15 - 17	99	2.19
Age 18 - 20	89	1.97
Age 21 - 24	125	2.77
Age 25 - 34	480	10.64
Age 35 - 44	859	19.04
Age 45 - 49	419	9.29
Age 50 - 54	342	7.58
Age 55 - 59	334	7.40
Age 60 - 64	282	6.25
Age 65 - 74	491	10.88
Age 75 - 84	288	6.38
Age 85 and over	109	2.42
2005 Est. Median Age, Male	45.11	
2005 Est. Average Age, Male	44.68	
2005 Est. Female Population by Age	4,617	
Age 0 - 4	196	4.25
Age 5 - 9	226	4.89
Age 10 - 14	194	4.20
Age 15 - 17	111	2.40
Age 18 - 20	70	1.52
Age 21 - 24	111	2.40
Age 25 - 34	442	9.57
Age 35 - 44	751	16.27
Age 45 - 49	361	7.82
Age 50 - 54	331	7.17
Age 55 - 59	333	7.21
Age 60 - 64	291	6.30
Age 65 - 74	557	12.06
Age 75 - 84	406	8.79
Age 85 and over	237	5.13
2005 Est. Median Age, Female	47.87	
2005 Est. Average Age, Female	47.28	



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 1574241 - AREA I

Order #: 963990187
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
2005 Est. Population Age 15+ by Marital Status*	7,918	
Total, Never Married	1,835	23.18
Married, Spouse present	3,958	49.99
Married, Spouse absent	326	4.12
Widowed	699	8.83
Divorced	1,100	13.89
Males, Never Married	1,132	14.30
Previously Married	613	7.74
Females, Never Married	703	8.88
Previously Married	1,330	16.80
2005 Est. Pop. Age 25+ by Educational Attainment*	7,313	
Less than 9th grade	262	3.58
Some High School, no diploma	696	9.52
High School Graduate (or GED)	1,647	22.52
Some College, no degree	1,789	24.46
Associate Degree	551	7.53
Bachelor's Degree	1,646	22.51
Master's Degree	452	6.18
Professional School Degree	233	3.19
Doctorate Degree	37	0.51
Households		
2010 Projection	4,645	
2005 Estimate	4,592	
2000 Census	4,616	
1990 Census	4,268	
Growth 2005-2010	1.15%	
Growth 2000-2005	-0.52%	
Growth 1990-2000	8.15%	
2005 Est. Households by Household Type	4,592	
Family Households	2,426	52.83
Nonfamily Households	2,166	47.17
2005 Est. Group Quarters Population	3	
2005 Households by Ethnicity, Hispanic/Latino	349	7.60



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 1574241 - AREA 1

Order #: 963990187
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
2005 Est. Households by Household Income	4,592	
Income Less than \$15,000	428	9.32
Income \$15,000 - \$24,999	544	11.85
Income \$25,000 - \$34,999	456	9.93
Income \$35,000 - \$49,999	613	13.35
Income \$50,000 - \$74,999	917	19.97
Income \$75,000 - \$99,999	577	12.57
Income \$100,000 - \$149,999	645	14.05
Income \$150,000 - \$249,999	282	6.14
Income \$250,000 - \$499,999	94	2.05
Income \$500,000 and more	36	0.78
2005 Est. Average Household Income	\$76,156	
2005 Est. Median Household Income	\$56,958	
2005 Est. Per Capita Income	\$38,334	
2005 Est. Household Type, Presence Own Children*	4,592	
Single Male Householder	812	17.68
Single Female Householder	935	20.36
Married-Couple Family, own children	545	11.87
Married-Couple Family, no own children	1,434	31.23
Male Householder, own children	52	1.13
Male Householder, no own children	115	2.50
Female Householder, own children	107	2.33
Female Householder, no own children	173	3.77
Nonfamily, Male Householder	250	5.44
Nonfamily, Female Householder	169	3.68
2005 Est. Households by Household Size*	4,592	
1-person household	1,747	38.04
2-person household	1,841	40.09
3-person household	530	11.54
4-person household	317	6.90
5-person household	122	2.66
6-person household	28	0.61
7 or more person household	7	0.15
2005 Est. Average Household Size	1.99	



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 1574241 - AREA 1

Order #: 963990187
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
2005 Est. Households by Presence of People*	4,592	
Households with 1 or more People Age 18 or under:		
Married-Couple Family	567	12.35
Other Family, Male Householder	63	1.37
Other Family, Female Householder	124	2.70
Nonfamily, Male Householder	6	0.13
Nonfamily, Female Householder	1	0.02
Households no People Age 18 or under:		
Married-Couple Family	1,412	30.75
Other Family, Male Householder	104	2.26
Other Family, Female Householder	156	3.40
Nonfamily, Male Householder	1,056	23.00
Nonfamily, Female Householder	1,103	24.02
2005 Est. Households by Number of Vehicles*	4,592	
No Vehicles	229	4.99
1 Vehicle	2,392	52.09
2 Vehicles	1,505	32.77
3 Vehicles	332	7.23
4 Vehicles	93	2.03
5 or more Vehicles	41	0.89
2005 Est. Average Number of Vehicles*	1.53	
Family Households		
2010 Projection	2,422	
2005 Estimate	2,426	
2000 Census	2,479	
1990 Census	2,356	
Growth 2005-2010	-0.16%	
Growth 2000-2005	-2.14%	
Growth 1990-2000	5.22%	



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 1574241 - AREA I

Order #: 963990187
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
2005 Est. Family Households by Household Income	2,426	
Income Less than \$15,000	108	4.45
Income \$15,000 - \$24,999	173	7.13
Income \$25,000 - \$34,999	117	4.82
Income \$35,000 - \$49,999	221	9.11
Income \$50,000 - \$74,999	602	24.81
Income \$75,000 - \$99,999	379	15.62
Income \$100,000 - \$149,999	498	20.53
Income \$150,000 - \$249,999	230	9.48
Income \$250,000 - \$499,999	69	2.84
Income \$500,000 and more	29	1.20
2005 Est. Average Family Household Income	\$97,029	
2005 Est. Median Family Household Income	\$74,648	
2005 Est. Families by Poverty Status*	2,426	
Income At or Above Poverty Level:		
Married-Couple Family, own children	516	21.27
Married-Couple Family, no own children	1,373	56.60
Male Householder, own children	29	1.20
Male Householder, no own children	112	4.62
Female Householder, own children	122	5.03
Female Householder, no own children	146	6.02
Income Below Poverty Level:		
Married-Couple Family, own children	24	0.99
Married-Couple Family, no own children	66	2.72
Male Householder, own children	19	0.78
Male Householder, no own children	7	0.29
Female Householder, own children	6	0.25
Female Householder, no own children	6	0.25
2005 Est. Pop Age 16+ by Employment Status*	7,856	
In Armed Forces	1	0.01
Civilian - Employed	4,531	57.68
Civilian - Unemployed	120	1.53
Not in Labor Force	3,204	40.78



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 1574241 - AREA 1

Order #: 963990187
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
2005 Est. Civ Employed Pop 16+ Class of Worker*	4,531	
For-Profit Private Workers	3,338	73.67
Non-Profit Private Workers	181	3.99
Local Government Workers	375	8.28
State Government Workers	102	2.25
Federal Government Workers	22	0.49
Self-Emp Workers	494	10.90
Unpaid Family Workers	19	0.42
2005 Est. Civ Employed Pop 16+ by Occupation*	4,531	
Management, Business, and Financial Operations	998	22.03
Professional and Related Occupations	796	17.57
Service	776	17.13
Sales and Office	1,155	25.49
Farming, Fishing, and Forestry	71	1.57
Construction, Extraction and Maintenance	424	9.36
Production, Transportation and Material Moving	311	6.86
2005 Est. Pop 16+ by Occupation Classification*	4,531	
Blue Collar	735	16.22
White Collar	2,941	64.91
Service and Farm	855	18.87
2005 Est. Workers Age 16+, Transportation To Work*	4,408	
Drove Alone	3,532	80.13
Car Pooled	470	10.66
Public Transportation	19	0.43
Walked	84	1.91
Motorcycle	0	0.00
Bicycle	27	0.61
Other Means	56	1.27
Worked at Home	220	4.99
2005 Est. Workers Age 16+ by Travel Time to Work*	4,188	
Less than 15 Minutes	1,157	27.63
15 - 29 Minutes	1,702	40.64
30 - 44 Minutes	921	21.99
45 - 59 Minutes	206	4.92
60 or more Minutes	202	4.82
2005 Est. Average Travel Time to Work in Minutes*	25.45	



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA 1

Order #: 963990187
Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
2005 Est. Tenure of Occupied Housing Units	4,592	
Owner Occupied	3,502	76.26
Renter Occupied	1,090	23.74
2005 Occ Housing Units, Avg Length of Residence	11	
2005 Est. All Owner-Occupied Housing Values	3,502	
Value Less than \$20,000	0	0.00
Value \$20,000 - \$39,999	0	0.00
Value \$40,000 - \$59,999	30	0.86
Value \$60,000 - \$79,999	8	0.23
Value \$80,000 - \$99,999	60	1.71
Value \$100,000 - \$149,999	282	8.05
Value \$150,000 - \$199,999	610	17.42
Value \$200,000 - \$299,999	1,406	40.15
Value \$300,000 - \$399,999	436	12.45
Value \$400,000 - \$499,999	229	6.54
Value \$500,000 - \$749,999	201	5.74
Value \$750,000 - \$999,999	109	3.11
Value \$1,000,000 or more	131	3.74
2005 Est. Median All Owner-Occupied Housing Value	\$254,122	
2005 Est. Housing Units by Units in Structure*	5,628	
1 Unit Attached	95	1.69
1 Unit Detached	2,335	41.49
2 Units	132	2.35
3 to 19 Units	1,053	18.71
20 to 49 Units	817	14.52
50 or More Units	1,195	21.23
Mobile Home or Trailer	0	0.00
Boat, RV, Van, etc.	1	0.02



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA 1

Order #: 963990187
Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

<u>Description</u>	<u>Total TRA</u>	<u>%</u>
2005 Est. Housing Units by Year Structure Built	5,628	
Housing Unit Built 1999 to present	136	2.42
Housing Unit Built 1995 to 1998	43	0.76
Housing Unit Built 1990 to 1994	74	1.31
Housing Unit Built 1980 to 1989	401	7.13
Housing Unit Built 1970 to 1979	1,392	24.73
Housing Unit Built 1960 to 1969	2,522	44.81
Housing Unit Built 1950 to 1959	856	15.21
Housing Unit Built 1940 to 1949	129	2.29
Housing Unit Built 1939 or Earlier	75	1.33
2005 Est. Median Year Structure Built **	1967	

*In contrast to Claritas Demographic Estimates, "smoothed" data items are Census 2000 tables made consistent with current year estimated and 5 year projected base counts.

**1939 will appear when at least half of the Housing Units in this reports area were built in 1939 or earlier.



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA J

Order #: 963990187
Site: 01

Appendix: Area Listing

Area Name:

Type: List - Tract

Reporting Detail: Aggregate

Reporting Level: Tract

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
12011010101	12011-010101	12011010102	12011-010102



Executive Summary

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA 1

Order #: 963990187
Site: 01

Tract (see appendix for geographies), Total



- The population in this area is estimated to change from 9,138 to 9,129, resulting in a decline of -0.1% between 2000 and the current year. Over the next five years, the population is projected to grow by 1.3%.
The population in the United States is estimated to change from 281,421,906 to 295,140,073, resulting in a growth of 4.9% between 2000 and the current year. Over the next five years, the population is projected to grow by 4.9%.
- The current year median age for this population is 46.4, while the average age is 46.0. Five years from now, the median age is projected to be 48.3.
The current year median age for the United States is 36.2, while the average age is 37.0. Five years from now, the median age is projected to be 37.4.
- Of this area's current year estimated population:
92.1% are White Alone, 1.8% are Black or African Am. Alone, 0.2% are Am. Indian and Alaska Nat. Alone, 1.3% are Asian Alone, 0.0% are Nat. Hawaiian and Other Pacific Isl. Alone, 1.6% are Some Other Race, and 3.1% are Two or More Races.
For the entire United States:
73.6% are White Alone, 12.4% are Black or African Am. Alone, 0.9% are Am. Indian and Alaska Nat. Alone, 4.1% are Asian Alone, 0.2% are Nat. Hawaiian and Other Pacific Isl. Alone, 6.1% are Some Other Race, and 2.7% are Two or More Races.
- This area's current estimated Hispanic or Latino population is 10.0%, while the United States current estimated Hispanic or Latino population is 14.2%.



- The number of households in this area is estimated to change from 4,616 to 4,592, resulting in a decrease of -0.5% between 2000 and the current year. Over the next five years, the number of households is projected to increase by 1.2%.
The number of households in the United States is estimated to change from 105,480,101 to 111,006,738, resulting in an increase of 5.2% between 2000 and the current year. Over the next five years, the number of households is projected to increase by 5.1%.



- The average household income is estimated to be \$76,156 for the current year, while the average household income for the United States is estimated to be \$64,816 for the same time frame.
The average household income in this area is projected to increase 13.8% over the next five years, from \$76,156 to \$86,691. The United States is projected to have a 13.0% increase in average household income.
- The current year estimated per capita income for this area is \$38,334, compared to an estimate of \$24,704 for the United States as a whole.



Executive Summary

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA 1

Order #: 963990187
Site: 01

Tract (see appendix for geographies), Total



- For this area, 49.6% of the population is estimated to be employed and age 16 and over for the current year. The employment status of this labor force is as follows:
0.0% are in the Armed Forces, 57.7% are employed civilians, 1.5% are unemployed civilians, and 40.8% are not in the labor force.
For the United States, 46.8% of the population is estimated to be employed and age 16 and over for the current year. The employment status of this labor force is as follows:
0.5% are in the Armed Forces, 60.0% are employed civilians, 3.6% are unemployed civilians, and 35.8% are not in the labor force.
- For this area, 49.6% of the population is estimated to be employed and age 16 and over for the current year. The occupational classifications are as follows:
16.2% have occupation type blue collar, 64.9% are white collar, and 18.9% are Service & farm workers.
For the United States, 46.8% of the population is estimated to be employed and age 16 and over for the current year. The occupational classifications are as follows:
23.9% have occupation type blue collar, 60.0% are white collar, and 16.0% are Service & farm workers.
- For the civilian employed population age 16 and over in this area, it is estimated that they are employed in the following occupational categories:
22.0% are in "Management, Business, and Financial Operations", 17.6% are in "Professional and Related Occupations", 17.1% are in "Service", and 25.5% are in "Sales and Office".
1.6% are in "Farming, Fishing, and Forestry", 9.4% are in "Construction, Extraction, and Maintenance", and 6.9% are in "Production, Transportation, and Material Moving".
For the civilian employed population age 16 and over in the United States, it is estimated that they are employed in the following occupational categories:
13.6% are in "Management, Business, and Financial Operations", 20.3% are in "Professional and Related Occupations", 14.7% are in "Service", and 26.7% are in "Sales and Office".
0.7% are in "Farming, Fishing, and Forestry", 9.5% are in "Construction, Extraction, and Maintenance", and 14.5% are in "Production, Transportation, and Material Moving".



- Currently, it is estimated that 9.9% of the population age 25 and over in this area had earned a Master's, Professional, or Doctorate Degree and 22.5% had earned a Bachelor's Degree.
In comparison, for the United States, it is estimated that for the population over age 25, 8.9% had earned a Master's, Professional, and Doctorate Degree, while 15.7% had earned a Bachelor's Degree.



- Most of the dwellings in this area (76.3%) are estimated to be Owner-Occupied for the current year. For the entire country the majority of the housing units are Owner-Occupied (66.7%).
- The majority of dwellings in this area are estimated to be structures of 1 Unit Detached (41.5%) for the current year. In the United States, the majority of dwellings are estimated to be structures of 1 Unit Detached (60.6%) for the same year.
- The majority of housing units in this area (44.8%) are estimated to have been Housing Unit Built 1960 to 1969 for the current year.
The majority of housing units in the United States (17.1%) are estimated to have been Housing Unit Built 1970 to 1979 for the current year.



Executive Summary

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA 1

Order #: 963990187
Site: 01

Appendix: Area Listing

Area Name:

Type: List - Tract

Reporting Detail: Aggregate

Reporting Level: Tract

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
12011010101	12011-010101	12011010102	12011-010102



AREA 1 CENSUS TRACT 101.01 & 101.02
2010 Est. Housing Units by Units in Structure

4/10/06

1 Unit Attached	2351
1 Unit Detached	97
2 Units	134
3 to 19 Units	1063
20 to 49 Units	822
50 or More Units	1208
Mobil Home or Trailer	0
Boat, RV, Van, etc.	1
TOTAL	5676 per Grant Venel, Claritas, Inc.

Consumer Spending Patterns

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA 1

Order #: 963990187
Site: 01

Tract (see appendix for geographies), Total

Annual Expenditures	Aggregate (in 000's)		Per Capita		Average Household		Market Index to USA	
	2005	2010	2005	2010	2005	2010	2005	2010
Apparel:								
Total Apparel	18,851	22,090	2,065	2,389	4,105	4,756	98	101
Women's Apparel	5,118	6,048	561	654	1,114	1,302	95	97
Men's Apparel	3,792	4,229	415	457	826	911	97	99
Girl's Apparel	908	1,112	99	120	198	239	76	80
Boy's Apparel	801	994	88	108	175	214	70	76
Infant's Apparel	386	429	42	46	84	92	80	80
Footwear (excl. Infants)	1,957	2,268	214	245	426	488	87	90
Other Apparel Prods/Services	5,889	7,010	645	758	1,283	1,509	123	123
Entertainment:								
Sports and Recreation	6,154	7,973	674	862	1,340	1,716	103	106
TV, Radio and Sound Equipment	8,273	10,210	906	1,104	1,802	2,198	105	106
Reading Materials	2,523	2,664	276	288	549	574	108	109
Travel	7,201	9,105	789	985	1,568	1,960	118	118
Photographic Equipment	600	655	66	71	131	141	102	104
Food at Home:								
Total Food at Home	23,354	25,606	2,558	2,769	5,086	5,513	93	93
Cereal Products	1,165	1,224	128	132	254	263	84	85
Bakery Products	2,498	2,649	274	287	544	570	96	96
Fish and Seafood	668	770	73	83	146	166	121	120
Meats (All)	4,642	5,100	508	552	1,011	1,098	92	93
Dairy Products	2,425	2,552	266	276	528	549	93	94
Fresh Milk and Cream	575	583	63	63	125	125	87	87
Eggs	262	310	29	34	57	67	91	91
Other Dairy Products	1,587	1,660	174	179	346	357	96	96
Fruits and Vegetables	3,059	3,445	335	373	666	742	99	100
Juices	714	784	78	85	155	169	95	96
Sugar and Other Sweets	1,411	1,531	155	166	307	330	86	86
Fats and Oils	218	249	24	27	47	54	96	96
Nonalcoholic Beverages	2,290	2,230	251	241	499	480	91	92
Prepared Foods	4,264	5,070	467	548	929	1,092	89	90



Consumer Spending Patterns

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA I

Order #: 963990187
Site: 01

Tract (see appendix for geographies), Total

Annual Expenditures	Aggregate (in 000's)		Per Capita		Average Household		Market Index to USA	
	2005	2010	2005	2010	2005	2010	2005	2010
Health Care:								
Total Health Care	21,439	32,061	2,348	3,468	4,669	6,902	126	127
Medical Services	8,041	9,835	881	1,064	1,751	2,117	117	117
Prescription Drugs	12,720	21,367	1,393	2,311	2,770	4,600	134	133
Medical Supplies	678	859	74	93	148	185	107	108
Household Equipment:								
Total Household Textiles	2,861	3,421	313	370	623	737	118	118
Domestic Textiles	1,104	1,377	121	149	240	297	113	113
Window and Furniture Covers	1,757	2,044	192	221	383	440	121	122
Total Furniture	4,136	4,727	453	511	901	1,018	115	116
Bedroom Furniture	1,091	1,251	119	135	238	269	112	113
Living/Dining Room Furniture	1,878	2,055	206	222	409	442	118	119
Other Furniture	1,168	1,420	128	154	254	306	114	115
Major Appliances	1,680	1,768	184	191	366	381	116	116
Small Appliance/Houseware	3,209	3,601	352	389	699	775	112	112
Misc Household Equipment	2,922	3,352	320	363	636	722	120	120
Misc Personal Items:								
Personal Care Products and Services	4,417	5,295	484	573	962	1,140	109	109
Personal Expenses and Services	8,750	10,561	958	1,142	1,905	2,274	128	128
Smoking Prods/Supplies	3,700	4,119	405	445	806	887	99	98
Miscellaneous Items:								
Total Education	6,069	8,021	665	868	1,322	1,727	110	114
Room and Board	452	468	50	51	98	101	120	123
Tuition/School Supplies	5,617	7,553	615	817	1,223	1,626	110	114
Pet Expenses	2,198	2,785	241	301	479	600	102	103
Day Care	1,408	1,740	154	188	307	375	94	97
Contributions (All)	9,999	11,557	1,095	1,250	2,177	2,488	116	117



Consumer Spending Patterns

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA I

Order #: 963990187
Site: 01

Tract (see appendix for geographies), Total

Annual Expenditures	Aggregate (in 000's)		Per Capita		Average Household		Market Index to USA	
	2005	2010	2005	2010	2005	2010	2005	2010
Other Misc. Expenses:								
Housekeeping Supplies	1,460	1,851	160	200	318	398	97	97
Total Food away from Home	25,590	28,848	2,803	3,120	5,573	6,211	118	117
Breakfast and Brunch	1,863	2,384	204	258	406	513	109	109
Dinner	8,331	8,876	913	960	1,814	1,911	128	126
Lunch	6,863	8,270	752	894	1,495	1,780	108	109
Snacks and Non Alcoholic Beverage	2,095	2,669	230	289	456	575	105	105
Catered Affairs	633	670	69	72	138	144	133	131
Food and Nonalcoholic Bevgs on Trips	5,803	5,980	636	647	1,264	1,287	123	123
Total Alcoholic Beverages	6,693	7,415	733	802	1,458	1,596	120	120
Alcoholic Beverages at Home	4,310	4,670	472	505	939	1,005	112	112
Alcoholic Beverages away from Home	2,383	2,745	261	297	519	591	137	136
Shelter and Related Expenses:								
Household Services	3,268	3,983	358	431	712	858	139	137
Household Repairs	6,795	7,857	744	850	1,480	1,691	124	125
Total Housing Expenses	5,998	6,871	657	743	1,306	1,479	103	107
Fuels and Utilities	604	537	66	58	132	116	67	71
Telephone Service	5,394	6,334	591	685	1,175	1,364	109	111
Transportation Expenses:								
Total Transportation Expenses	29,044	34,625	3,181	3,745	6,325	7,454	89	88
New Autos/Trucks/Vans	14,862	16,179	1,628	1,750	3,236	3,483	109	110
Used Vehicles	6,118	7,696	670	832	1,332	1,657	58	58
Boats and Outboard Motor, Etc	772	944	85	102	168	203	60	65
Towing Charges	24	29	3	3	5	6	89	90
Gasoline	6,176	8,502	677	919	1,345	1,830	97	97
Diesel Fuel	49	53	5	6	11	11	87	87
Rented Vehicles	1,043	1,223	114	132	227	263	126	126
Automotive Maintenance/Repair/Other	7,911	9,495	867	1,027	1,723	2,044	105	105
Total Specified Consumer Expenditures	226,502	272,259	24,811	29,446	49,325	58,613	107	108



Consumer Spending Patterns

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA I

Order #: 963990187
Site: 01

Claritas' Consumer Spending Patterns Report is derived from the Consumer Buying Power (CBP) database using information from the U.S. Bureau of Labor Statistics (BLS) Consumer Expenditure Survey (CE Survey).

The Annual Aggregate (in 000's) is used to obtain the Annual Per Capitas and the Average Household data by dividing the aggregate by the corresponding total household population and total households, respectively. The Market Index value is the ratio of the Annual Average Household Expenditure (AAHE) for the geography that this report is being produced, as compared to the "AAHE" for the U.S.A.

Current Year Estimates and Five Year Projections are produced by Claritas, Inc.



Consumer Spending Patterns

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA 1

Order #: 963990187
Site: 01

Appendix: Area Listing

Area Name:

Type: List - Tract

Reporting Detail: Aggregate

Reporting Level: Tract

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
12011010101	12011-010101	12011010102	12011-010102



CBP - Other Grocery Products and Services 2005

Prepared For:

Project Code:

Tract (see appendix for geographies), Total

Order #: 964031254

Site: 01

Product Category	Aggregate (in 000's)		Market Index to USA	
	2005	2010	2005	2010
Other Entertainment	28,042	34,837	107	108
Non-Prescription Drugs	677	785	105	105
Lawn/Garden Supplies	1,111	1,411	151	150

CBP - Retail Store Type 2005

Prepared For:
Project Code:

Order #: 964110265
Site: 01

Tract (see appendix for geographies), Total

Product Category	Aggregate (in 000's)		Per Capita		Average Household		Market Index to USA	
	2005	2010	2005	2010	2005	2010	2005	2010
All Retail Stores Total *	134,384	161,848	14,721	17,505	29,265	34,843	100	102
Auto Dealers	22,548	25,734	2,470	2,783	4,910	5,540	85	84
Automotive Part and Acry	1,241	1,344	136	145	270	289	97	98
Book Stores	1,252	1,449	137	157	273	312	94	97
Bldg Matl and Garden Equip Dealers	4,514	4,921	494	532	983	1,059	119	119
Camera/Photo Supply	126	144	14	16	27	31	104	106
Clothing Acry Stores	167	199	18	22	36	43	114	116
Clothing Stores	9,058	10,743	992	1,162	1,973	2,313	99	102
Computer and Software	961	1,147	105	124	209	247	109	110
Convenience Stores	1,405	1,559	154	169	306	336	99	99
Department Stores	13,754	17,076	1,507	1,847	2,995	3,676	103	106
Drinking Places	969	1,128	106	122	211	243	132	131
Eating Places	18,581	21,511	2,035	2,326	4,046	4,631	117	116
Electronic Shopping And Mail Order	4,370	5,561	479	601	952	1,197	108	111
Fast Food Restaurants	6,975	8,160	764	883	1,519	1,757	100	101
Florists	262	300	29	32	57	64	120	120
Full Service Restaurants	11,606	13,351	1,271	1,444	2,528	2,874	129	127
Furniture Stores	3,644	4,124	399	446	794	888	116	116
GAFO: GM, Apprl, Fmtr	43,225	51,740	4,735	5,596	9,413	11,139	103	105
Gas Stations w/Conv Strs	7,247	8,939	794	967	1,578	1,924	98	98
Gas Stations w/o Conv Strs	3,000	3,993	329	432	653	860	97	97
General Merch Stores	20,093	24,660	2,201	2,667	4,376	5,309	102	104
Gift, Novelty, and Souvenir Stores	933	1,109	102	120	203	239	111	111
Grocery Stores	27,120	31,214	2,971	3,376	5,906	6,720	98	99
Hardware Stores	492	560	54	61	107	120	115	116
Health and Personal Care	9,998	15,255	1,095	1,650	2,177	3,284	123	125
Hobby, Toy and Game Shops	1,003	1,305	110	141	218	281	99	102
Home Centers	1,122	1,226	123	133	244	264	120	120
Household Appliance Stores	886	938	97	101	193	202	114	114
Jewelry Stores	1,846	2,209	202	239	402	476	130	130
Lawn and Garden Equip and Supplies Dealers	664	729	73	79	145	157	117	117
Luggage and Leather Goods	141	169	15	18	31	36	124	125
Nursery and Garden Centers	549	610	60	66	120	131	117	116
Office Supplies, Stationery	321	374	35	40	70	81	112	113
Other Home Furnishings	2,619	2,996	287	324	570	645	120	120
Radio/TV/Other Electronics	1,686	1,920	185	208	367	413	105	107
Sew/Needlework/PieceGoods	231	254	25	27	50	55	111	112
Shoe Stores	1,020	1,181	112	128	222	254	88	90
Sporting Goods Stores	1,166	1,445	128	156	254	311	97	100
Sporting Goods, Hobby, Book and Music Stores	3,883	4,719	425	510	846	1,016	96	98
Total Accomodation and Food Services	23,448	27,320	2,568	2,955	5,106	5,882	118	117
Warehouse Clubs and SuperStores	4,893	5,793	536	627	1,066	1,247	98	100



CBP - Retail Store Type 2005

Prepared For:
Project Code:

Order #: 964110265
Site: 01

Claritas' CBP data is derived from the Consumer Buying Power (CBP) database using information from the U.S. Bureau of Labor Statistics (BLS) Consumer Expenditure Survey (CE Survey).

The Annual Aggregate (in 000's) is used to obtain the Annual Per Capitas and the Average Household data by dividing the aggregate by the corresponding total household population and total households, respectively. The Market Index value is the ratio of the Annual Average Household Expenditure (AAHE) for the geography that this report is being produced, as compared to the "AAHE" for the U.S.A.

Current Year Estimates and Five Year Projections are produced by Claritas, Inc.

* All Retail Stores Total is NOT the sum of the other line items. Some line items are sub-categories of multiple line items and could appear in more than one line item.



CBP - Retail Store Type 2005

Prepared For:
Project Code:

Order #: 964110265
Site: 01

Appendix: Area Listing

Area Name:

Type: List - Tract

Reporting Detail: Aggregate

Reporting Level: Tract

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
12011010101	12011-010101	12011010102	12011-010102



Business-Facts: 2 Digit SIC Summary

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA I

Order #: 963990187
Site: 01

Tract (see appendix for geographies), Total

SIC Code	Business Description	Total Establishment	Total Employees	Sales (in Millions)	Establishments 20+ Employees
TOT	All Industries	565	4,746	484.8	38
MAN	All Manufacturing (SIC 20-39)	18	159	12.8	3
RET	All Retailing (SIC 52-59)	162	1,809	189.8	17
ADM	Public Administration (SIC 90-97)	3	34	.0	1
01	Agricultural Production - Crops	0	0	.0	0
02	Agricultural Production - Livestock	0	0	.0	0
07	Agricultural Services	3	19	.7	0
08	Forestry	0	0	.0	0
09	Fishing, Hunting and Trapping	0	0	.0	0
10	Metal Mining	0	0	.0	0
12	Coal Mining	0	0	.0	0
13	Oil and Gas Extraction	1	2	.2	0
14	Mining NonMetalics, Except Fuels	0	0	.0	0
15	Building Construction and General Contractors	15	70	20.2	0
16	Heavy Construction, Except SIC 15	1	8	.8	0
17	Construction-Special Trade Contractors	15	54	8.0	0
20	Food and Kindred Products	0	0	.0	0
21	Tobacco Manufacturers	0	0	.0	0
22	Textile Mill Products	0	0	.0	0
23	Apparel and Other Fabric Products	0	0	.0	0
24	Lumber and Wood Products, Except Furniture	1	22	1.6	1
25	Furniture and Fixtures	1	1	.1	0
26	Paper and Allied Products	1	2	.5	0
27	Printing, Publishing and Allied Industries	6	63	5.1	1
28	Chemicals and Allied Products	0	0	.0	0
29	Petroleum Refining and Related Industries	0	0	.0	0
30	Rubber and Miscellaneous Plastics Products	0	0	.0	0
31	Leather and Leather Products	1	2	.2	0
32	Stone, Clay, Glass and Concrete Products	0	0	.0	0
33	Primary Metal Industries	0	0	.0	0
34	Fabricated Metal Products	0	0	.0	0
35	Industry and Commercial Machinery and Computers	2	50	3.8	1
36	Electrical and Electronic Equipment(Ex. Computers)	0	0	.0	0
37	Transportation Equipment	0	0	.0	0
38	Measuring and Analyzing Instruments	1	3	.2	0
39	Miscellaneous Manufacturing Industries	5	16	1.3	0
40	Railroad Transportation	0	0	.0	0
41	Local, Suburban and Interurban Transportation	4	10	.6	0
42	Motor Freight Transportation and Warehouse	2	5	.6	0
43	U.S. Postal Service	0	0	.0	0



Business-Facts: 2 Digit SIC Summary

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA 1

Order #: 963990187
Site: 01

Tract (see appendix for geographies), Total

SIC Code	Business Description	Total Establishment	Total Employees	Sales (in Millions)	Establishments 20+ Employees
44	Water Transportation	1	4	.7	0
45	Transportation by Air	0	0	.0	0
46	Pipe Lines, Except Natural Gas	0	0	.0	0
47	Transportation Services	5	19	5.3	0
48	Communication	0	0	.0	0
49	Electric, Gas and Sanitary Services	1	3	.3	0
50	Wholesale Trade-Durable Goods	10	40	7.5	1
51	Wholesale Trade-NonDurable Goods	5	52	8.4	1
52	Building Materials, Garden Supply and Mobile Homes	2	8	1.2	0
53	General Merchandise Stores	3	260	29.7	1
54	Food Stores	15	159	26.7	1
55	Automobile Dealers and Gas Service Stations	15	148	50.6	1
56	Apparel and Accessory Stores	16	43	3.1	0
57	Home Furniture, Furnishings and Equipment	14	65	12.1	0
58	Eating and Drinking Places	52	908	45.7	12
59	Miscellaneous Retail	45	218	20.7	2
60	Depository Institutions	4	61	17.4	0
61	NonDepository Credit Institutions	13	99	30.9	1
62	Security and Commodity Brokers and Service	4	30	4.6	0
63	Insurance Carriers	0	0	.0	0
64	Insurance Agents, Brokers and Service	10	40	9.2	0
65	Real Estate	48	241	29.1	1
67	Holding and Other Investment Offices	2	12	3.0	0
70	Hotels and Other Lodging Places	29	949	27.0	5
72	Personal Services	44	153	6.6	1
73	Business Services	25	165	22.7	1
75	Automobile Repair, Services and Parking	4	37	3.3	1
76	Miscellaneous Repair Services	8	20	1.9	0
78	Motion Pictures	2	7	1.7	0
79	Amusement and Recreational Service (Ex. Movies)	19	166	19.7	2
80	Health Services	43	212	21.0	1
81	Legal Services	9	22	4.1	0
82	Educational Services	2	35	4.1	1
83	Social Services	3	11	.8	0
84	Museums, Art Galleries, Zoos, Etc.	0	0	.0	0
86	Membership Organizations	8	50	4.5	0
87	Eng, Acct, Research and Mgmt Related Services	35	115	16.8	1
89	Miscellaneous Services	3	7	.5	0
91	Exec., Leg. and Gen. Govt. (Except Finance)	3	34	.0	1
92	Justice, Public Order and Safety	0	0	.0	0



Business-Facts: 2 Digit SIC Summary

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA 1

Order #: 963990187
Site: 01

Tract (see appendix for geographies), Total

<u>SIC Code</u>	<u>Business Description</u>	<u>Total Establishment</u>	<u>Total Employees</u>	<u>Sales (in Millions)</u>	<u>Establishments 20+ Employees</u>
93	Public Finance, Taxation and Monetary Policy	0	0	.0	0
94	Administration Of Human Resource Programs	0	0	.0	0
95	Admin. Of Environ. Quality and Housing Programs	0	0	.0	0
96	Administration Of Economic Programs	0	0	.0	0
97	National Security and International Affairs	0	0	.0	0
99	NonClassifiable Establishments	4	26	.0	0

Prepared from Claritas Business-Facts which includes data from infoUSA.



Business-Facts: 2 Digit SIC Summary

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA 1

Order #: 963990187
Site: 01

Appendix: Area Listing

Area Name:

Type: List - Tract

Reporting Detail: Aggregate

Reporting Level: Tract

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
12011010101	12011-010101	12011010102	12011-010102



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 1574241 - AREA 2

Order #: 963981825
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
Population		
2010 Projection	65,037	
2005 Estimate	63,438	
2000 Census	62,580	
1990 Census	52,801	
Growth 2005-2010	2.52%	
Growth 2000-2005	1.37%	
Growth 1990-2000	18.52%	
2005 Est. Population by Single Race Classification		
White Alone	49,052	77.32
Black or African American Alone	9,070	14.30
American Indian and Alaska Native Alone	111	0.17
Asian Alone	1,103	1.74
Native Hawaiian and Other Pacific Islander Alone	24	0.04
Some Other Race Alone	1,802	2.84
Two or More Races	2,276	3.59
2005 Est. Population Hispanic or Latino by Origin*		
Not Hispanic or Latino	56,223	88.63
Hispanic or Latino:	7,215	11.37
Mexican	657	9.11
Puerto Rican	1,410	19.54
Cuban	870	12.06
All Other Hispanic or Latino	4,278	59.29
2005 Est. Hispanic or Latino by Single Race Class.		
White Alone	4,990	69.16
Black or African American Alone	242	3.35
American Indian and Alaska Native Alone	24	0.33
Asian Alone	24	0.33
Native Hawaiian and Other Pacific Islander Alone	1	0.01
Some Other Race Alone	1,366	18.93
Two or More Races	568	7.87



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 1574241 - AREA 2

Order #: 963981825
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
2005 Est. Pop. Asian Alone Race by Category*	1,103	
Chinese, except Taiwanese	235	21.31
Filipino	134	12.15
Japanese	47	4.26
Asian Indian	277	25.11
Korean	56	5.08
Vietnamese	171	15.50
Cambodian	17	1.54
Hmong	0	0.00
Laotian	4	0.36
Thai	39	3.54
Other Asian	109	9.88
Two or more Asian categories	14	1.27
 2005 Est. Population by Ancestry	 63,438	
Pop, Arab	359	0.57
Pop, Czech	279	0.44
Pop, Danish	82	0.13
Pop, Dutch	387	0.61
Pop, English	3,207	5.06
Pop, French (except Basque)	1,100	1.73
Pop, French Canadian	535	0.84
Pop, German	4,486	7.07
Pop, Greek	373	0.59
Pop, Hungarian	532	0.84
Pop, Irish	4,443	7.00
Pop, Italian	6,332	9.98
Pop, Lithuanian	291	0.46
Pop, United States or American	3,496	5.51
Pop, Norwegian	280	0.44
Pop, Polish	1,977	3.12
Pop, Portuguese	560	0.88
Pop, Russian	1,992	3.14
Pop, Scottish	587	0.93
Pop, Scotch-Irish	401	0.63
Pop, Slovak	109	0.17
Pop, Sub-Saharan African	392	0.62
Pop, Swedish	394	0.62
Pop, Swiss	95	0.15
Pop, Ukrainian	192	0.30
Pop, Welsh	134	0.21
Pop, West Indian (exc Hisp groups)	2,829	4.46



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 1574241 - AREA 2

Order #: 963981825
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
2005 Est. Population by Ancestry		
Pop, Other ancestries	18,090	28.52
Pop, Ancestry Unclassified	9,504	14.98
2005 Est. Pop Age 5+ by Language Spoken At Home		
Speak Only English at Home	60,471	
Speak Asian/Pacific Islander Language at Home	45,420	75.11
Speak Asian/Pacific Islander Language at Home	458	0.76
Speak IndoEuropean Language at Home	8,719	14.42
Speak Spanish at Home	5,292	8.75
Speak Other Language at Home	582	0.96
2005 Est. Population by Sex		
Male	63,438	
Female	29,768	46.92
Male/Female Ratio	33,670	53.08
	0.88	
2005 Est. Population by Age		
Age 0 - 4	63,438	
Age 5 - 9	2,967	4.68
Age 10 - 14	3,141	4.95
Age 15 - 17	2,837	4.47
Age 18 - 20	1,556	2.45
Age 21 - 24	1,446	2.28
Age 25 - 34	2,105	3.32
Age 35 - 44	7,959	12.55
Age 45 - 49	9,481	14.95
Age 50 - 54	4,181	6.59
Age 55 - 59	3,576	5.64
Age 60 - 64	3,255	5.13
Age 65 - 74	2,972	4.68
Age 75 - 84	6,237	9.83
Age 85 and over	6,794	10.71
Age 16 and over	4,931	7.77
Age 18 and over	53,987	85.10
Age 21 and over	52,937	83.45
Age 65 and over	51,491	81.17
2005 Est. Median Age	17,962	28.31
2005 Est. Average Age	45.27	
	46.81	



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 1574241 - AREA 2

Order #: 963981825
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
2005 Est. Male Population by Age	29,768	
Age 0 - 4	1,510	5.07
Age 5 - 9	1,612	5.42
Age 10 - 14	1,474	4.95
Age 15 - 17	793	2.66
Age 18 - 20	752	2.53
Age 21 - 24	1,051	3.53
Age 25 - 34	4,104	13.79
Age 35 - 44	4,853	16.30
Age 45 - 49	2,093	7.03
Age 50 - 54	1,771	5.95
Age 55 - 59	1,544	5.19
Age 60 - 64	1,300	4.37
Age 65 - 74	2,726	9.16
Age 75 - 84	2,480	8.33
Age 85 and over	1,705	5.73
2005 Est. Median Age, Male	42.39	
2005 Est. Average Age, Male	43.96	
2005 Est. Female Population by Age	33,670	
Age 0 - 4	1,457	4.33
Age 5 - 9	1,529	4.54
Age 10 - 14	1,363	4.05
Age 15 - 17	763	2.27
Age 18 - 20	694	2.06
Age 21 - 24	1,054	3.13
Age 25 - 34	3,855	11.45
Age 35 - 44	4,628	13.75
Age 45 - 49	2,088	6.20
Age 50 - 54	1,805	5.36
Age 55 - 59	1,711	5.08
Age 60 - 64	1,672	4.97
Age 65 - 74	3,511	10.43
Age 75 - 84	4,314	12.81
Age 85 and over	3,226	9.58
2005 Est. Median Age, Female	48.57	
2005 Est. Average Age, Female	49.32	



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 1574241 - AREA 2

Order #: 963981825
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
2005 Est. Population Age 15+ by Marital Status*	54,493	
Total, Never Married	12,557	23.04
Married, Spouse present	24,701	45.33
Married, Spouse absent	3,119	5.72
Widowed	7,426	13.63
Divorced	6,690	12.28
Males, Never Married	7,020	12.88
Previously Married	4,751	8.72
Females, Never Married	5,537	10.16
Previously Married	10,572	19.40
2005 Est. Pop. Age 25+ by Educational Attainment*	49,386	
Less than 9th grade	2,975	6.02
Some High School, no diploma	6,650	13.47
High School Graduate (or GED)	14,693	29.75
Some College, no degree	10,824	21.92
Associate Degree	3,288	6.66
Bachelor's Degree	7,495	15.18
Master's Degree	2,218	4.49
Professional School Degree	944	1.91
Doctorate Degree	299	0.61
Households		
2010 Projection	32,090	
2005 Estimate	31,067	
2000 Census	30,524	
1990 Census	26,500	
Growth 2005-2010	3.29%	
Growth 2000-2005	1.78%	
Growth 1990-2000	15.18%	
2005 Est. Households by Household Type	31,067	
Family Households	15,504	49.91
Nonfamily Households	15,563	50.09
2005 Est. Group Quarters Population	1,192	
2005 Households by Ethnicity, Hispanic/Latino	2,601	8.37



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 1574241 - AREA 2

Order #: 963981825
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
2005 Est. Households by Household Income	31,067	
Income Less than \$15,000	5,387	17.34
Income \$15,000 - \$24,999	4,331	13.94
Income \$25,000 - \$34,999	4,364	14.05
Income \$35,000 - \$49,999	4,801	15.45
Income \$50,000 - \$74,999	5,470	17.61
Income \$75,000 - \$99,999	2,949	9.49
Income \$100,000 - \$149,999	2,551	8.21
Income \$150,000 - \$249,999	865	2.78
Income \$250,000 - \$499,999	265	0.85
Income \$500,000 and more	84	0.27
2005 Est. Average Household Income	\$54,002	
2005 Est. Median Household Income	\$39,536	
2005 Est. Per Capita Income	\$26,808	
2005 Est. Household Type, Presence Own Children*	31,067	
Single Male Householder	4,619	14.87
Single Female Householder	8,158	26.26
Married-Couple Family, own children	3,184	10.25
Married-Couple Family, no own children	8,573	27.60
Male Householder, own children	387	1.25
Male Householder, no own children	620	2.00
Female Householder, own children	1,278	4.11
Female Householder, no own children	1,462	4.71
Nonfamily, Male Householder	1,618	5.21
Nonfamily, Female Householder	1,168	3.76
2005 Est. Households by Household Size*	31,067	
1-person household	12,777	41.13
2-person household	11,298	36.37
3-person household	3,491	11.24
4-person household	2,084	6.71
5-person household	866	2.79
6-person household	331	1.07
7 or more person household	220	0.71
2005 Est. Average Household Size	2.00	



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 1574241 - AREA 2

Order #: 963981825
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
2005 Est. Households by Presence of People*	31,067	
Households with 1 or more People Age 18 or under:		
Married-Couple Family	3,413	10.99
Other Family, Male Householder	468	1.51
Other Family, Female Householder	1,541	4.96
Nonfamily, Male Householder	48	0.15
Nonfamily, Female Householder	18	0.06
Households no People Age 18 or under:		
Married-Couple Family	8,344	26.86
Other Family, Male Householder	539	1.73
Other Family, Female Householder	1,199	3.86
Nonfamily, Male Householder	6,189	19.92
Nonfamily, Female Householder	9,308	29.96
2005 Est. Households by Number of Vehicles*	31,067	
No Vehicles	4,630	14.90
1 Vehicle	15,271	49.16
2 Vehicles	9,037	29.09
3 Vehicles	1,645	5.30
4 Vehicles	372	1.20
5 or more Vehicles	112	0.36
2005 Est. Average Number of Vehicles*	1.30	
Family Households		
2010 Projection	15,706	
2005 Estimate	15,504	
2000 Census	15,583	
1990 Census	14,532	
Growth 2005-2010	1.30%	
Growth 2000-2005	-0.51%	
Growth 1990-2000	7.23%	



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 1574241 - AREA 2

Order #: 963981825
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
2005 Est. Family Households by Household Income	15,504	
Income Less than \$15,000	1,304	8.41
Income \$15,000 - \$24,999	1,525	9.84
Income \$25,000 - \$34,999	2,063	13.31
Income \$35,000 - \$49,999	2,382	15.36
Income \$50,000 - \$74,999	3,420	22.06
Income \$75,000 - \$99,999	2,059	13.28
Income \$100,000 - \$149,999	1,839	11.86
Income \$150,000 - \$249,999	671	4.33
Income \$250,000 - \$499,999	188	1.21
Income \$500,000 and more	53	0.34
2005 Est. Average Family Household Income	\$67,494	
2005 Est. Median Family Household Income	\$53,497	
2005 Est. Families by Poverty Status*	15,504	
Income At or Above Poverty Level:		
Married-Couple Family, own children	3,113	20.08
Married-Couple Family, no own children	8,018	51.72
Male Householder, own children	421	2.72
Male Householder, no own children	470	3.03
Female Householder, own children	1,089	7.02
Female Householder, no own children	1,044	6.73
Income Below Poverty Level:		
Married-Couple Family, own children	276	1.78
Married-Couple Family, no own children	350	2.26
Male Householder, own children	61	0.39
Male Householder, no own children	55	0.35
Female Householder, own children	492	3.17
Female Householder, no own children	115	0.74
2005 Est. Pop Age 16+ by Employment Status*	53,987	
In Armed Forces	9	0.02
Civilian - Employed	27,368	50.69
Civilian - Unemployed	1,426	2.64
Not in Labor Force	25,184	46.65



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 1574241 - AREA 2

Order #: 963981825
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
2005 Est. Civ Employed Pop 16+ Class of Worker*	27,368	
For-Profit Private Workers	21,647	79.10
Non-Profit Private Workers	1,328	4.85
Local Government Workers	1,709	6.24
State Government Workers	563	2.06
Federal Government Workers	286	1.05
Self-Emp Workers	1,788	6.53
Unpaid Family Workers	47	0.17
2005 Est. Civ Employed Pop 16+ by Occupation*	27,368	
Management, Business, and Financial Operations	4,311	15.75
Professional and Related Occupations	4,414	16.13
Service	5,061	18.49
Sales and Office	8,248	30.14
Farming, Fishing, and Forestry	139	0.51
Construction, Extraction and Maintenance	2,721	9.94
Production, Transportation and Material Moving	2,474	9.04
2005 Est. Pop 16+ by Occupation Classification*	27,368	
Blue Collar	5,195	18.98
White Collar	16,943	61.91
Service and Farm	5,230	19.11
2005 Est. Workers Age 16+, Transportation To Work*	26,769	
Drove Alone	21,805	81.46
Car Pooled	3,264	12.19
Public Transportation	279	1.04
Walked	369	1.38
Motorcycle	0	0.00
Bicycle	108	0.40
Other Means	293	1.09
Worked at Home	651	2.43
2005 Est. Workers Age 16+ by Travel Time to Work*	26,118	
Less than 15 Minutes	6,355	24.33
15 - 29 Minutes	11,709	44.83
30 - 44 Minutes	5,488	21.01
45 - 59 Minutes	1,403	5.37
60 or more Minutes	1,163	4.45
2005 Est. Average Travel Time to Work in Minutes*	25.59	



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 1574241 - AREA 2

Order #: 963981825
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
2005 Est. Tenure of Occupied Housing Units	31,067	
Owner Occupied	22,028	70.90
Renter Occupied	9,039	29.10
2005 Occ Housing Units, Avg Length of Residence	10	
2005 Est. All Owner-Occupied Housing Values	22,028	
Value Less than \$20,000	123	0.56
Value \$20,000 - \$39,999	1,221	5.54
Value \$40,000 - \$59,999	2,819	12.80
Value \$60,000 - \$79,999	2,112	9.59
Value \$80,000 - \$99,999	2,191	9.95
Value \$100,000 - \$149,999	4,401	19.98
Value \$150,000 - \$199,999	3,071	13.94
Value \$200,000 - \$299,999	4,396	19.96
Value \$300,000 - \$399,999	715	3.25
Value \$400,000 - \$499,999	403	1.83
Value \$500,000 - \$749,999	268	1.22
Value \$750,000 - \$999,999	115	0.52
Value \$1,000,000 or more	193	0.88
2005 Est. Median All Owner-Occupied Housing Value	\$128,947	
2005 Est. Housing Units by Units in Structure*	36,636	
1 Unit Attached	3,223	8.80
1 Unit Detached	9,032	24.65
2 Units	605	1.65
3 to 19 Units	8,953	24.44
20 to 49 Units	6,706	18.30
50 or More Units	7,516	20.52
Mobile Home or Trailer	593	1.62
Boat, RV, Van, etc.	8	0.02



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA 2

Order #: 963981825
Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

<u>Description</u>	<u>Total TRA</u>	<u>%</u>
2005 Est. Housing Units by Year Structure Built	36,636	
Housing Unit Built 1999 to present	2,016	5.50
Housing Unit Built 1995 to 1998	1,752	4.78
Housing Unit Built 1990 to 1994	2,030	5.54
Housing Unit Built 1980 to 1989	8,793	24.00
Housing Unit Built 1970 to 1979	14,471	39.50
Housing Unit Built 1960 to 1969	5,488	14.98
Housing Unit Built 1950 to 1959	1,535	4.19
Housing Unit Built 1940 to 1949	228	0.62
Housing Unit Built 1939 or Earlier	323	0.88
2005 Est. Median Year Structure Built **	1977	

*In contrast to Claritas Demographic Estimates, "smoothed" data items are Census 2000 tables made consistent with current year estimated and 5 year projected base counts.

**1939 will appear when at least half of the Housing Units in this reports area were built in 1939 or earlier.



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA 2

Order #: 963981825
Site: 01

Appendix: Area Listing

Area Name:

Type: List - Tract

Reporting Detail: Aggregate

Reporting Level: Tract

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
12011010101	12011-010101	12011010102	12011-010102
12011010200	12011-010200	12011010301	12011-010301
12011010303	12011-010303	12011010304	12011-010304
12011010401	12011-010401	12011010402	12011-010402
12011010403	12011-010403	12011010404	12011-010404
12011010405	12011-010405		



Executive Summary

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA 2

Order #: 963981825
Site: 01

Tract (see appendix for geographies), Total



- The population in this area is estimated to change from 62,580 to 63,438, resulting in a growth of 1.4% between 2000 and the current year. Over the next five years, the population is projected to grow by 2.5%. The population in the United States is estimated to change from 281,421,906 to 295,140,073, resulting in a growth of 4.9% between 2000 and the current year. Over the next five years, the population is projected to grow by 4.9%.
- The current year median age for this population is 45.3, while the average age is 46.8. Five years from now, the median age is projected to be 47.5. The current year median age for the United States is 36.2, while the average age is 37.0. Five years from now, the median age is projected to be 37.4.
- Of this area's current year estimated population:
77.3% are White Alone, 14.3% are Black or African Am. Alone, 0.2% are Am. Indian and Alaska Nat. Alone, 1.7% are Asian Alone, 0.0% are Nat. Hawaiian and Other Pacific Isl. Alone, 2.8% are Some Other Race, and 3.6% are Two or More Races.
For the entire United States:
73.6% are White Alone, 12.4% are Black or African Am. Alone, 0.9% are Am. Indian and Alaska Nat. Alone, 4.1% are Asian Alone, 0.2% are Nat. Hawaiian and Other Pacific Isl. Alone, 6.1% are Some Other Race, and 2.7% are Two or More Races.
- This area's current estimated Hispanic or Latino population is 11.4%, while the United States current estimated Hispanic or Latino population is 14.2%.



- The number of households in this area is estimated to change from 30,524 to 31,067, resulting in an increase of 1.8% between 2000 and the current year. Over the next five years, the number of households is projected to increase by 3.3%. The number of households in the United States is estimated to change from 105,480,101 to 111,006,738, resulting in an increase of 5.2% between 2000 and the current year. Over the next five years, the number of households is projected to increase by 5.1%.



- The average household income is estimated to be \$54,002 for the current year, while the average household income for the United States is estimated to be \$64,816 for the same time frame. The average household income in this area is projected to increase 11.0% over the next five years, from \$54,002 to \$59,926. The United States is projected to have a 13.0% increase in average household income.
- The current year estimated per capita income for this area is \$26,808, compared to an estimate of \$24,704 for the United States as a whole.



Executive Summary

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA 2

Order #: 963981825
Site: 01

Tract (see appendix for geographies), Total



- For this area, 43.1% of the population is estimated to be employed and age 16 and over for the current year. The employment status of this labor force is as follows:
0.0% are in the Armed Forces, 50.7% are employed civilians, 2.6% are unemployed civilians, and 46.6% are not in the labor force.
For the United States, 46.8% of the population is estimated to be employed and age 16 and over for the current year. The employment status of this labor force is as follows:
0.5% are in the Armed Forces, 60.0% are employed civilians, 3.6% are unemployed civilians, and 35.8% are not in the labor force.
- For this area, 43.1% of the population is estimated to be employed and age 16 and over for the current year. The occupational classifications are as follows:
19.0% have occupation type blue collar, 61.9% are white collar, and 19.1% are Service & farm workers.
For the United States, 46.8% of the population is estimated to be employed and age 16 and over for the current year. The occupational classifications are as follows:
23.9% have occupation type blue collar, 60.0% are white collar, and 16.0% are Service & farm workers.
- For the civilian employed population age 16 and over in this area, it is estimated that they are employed in the following occupational categories:
15.8% are in "Management, Business, and Financial Operations", 16.1% are in "Professional and Related Occupations", 18.5% are in "Service", and 30.1% are in "Sales and Office".
0.5% are in "Farming, Fishing, and Forestry", 9.9% are in "Construction, Extraction, and Maintenance", and 9.0% are in "Production, Transportation, and Material Moving".
For the civilian employed population age 16 and over in the United States, it is estimated that they are employed in the following occupational categories:
13.6% are in "Management, Business, and Financial Operations", 20.3% are in "Professional and Related Occupations", 14.7% are in "Service", and 26.7% are in "Sales and Office".
0.7% are in "Farming, Fishing, and Forestry", 9.5% are in "Construction, Extraction, and Maintenance", and 14.5% are in "Production, Transportation, and Material Moving".



- Currently, it is estimated that 7.0% of the population age 25 and over in this area had earned a Master's, Professional, or Doctorate Degree and 15.2% had earned a Bachelor's Degree.
In comparison, for the United States, it is estimated that for the population over age 25, 8.9% had earned a Master's, Professional, and Doctorate Degree, while 15.7% had earned a Bachelor's Degree.



- Most of the dwellings in this area (70.9%) are estimated to be Owner-Occupied for the current year. For the entire country the majority of the housing units are Owner-Occupied (66.7%).
- The majority of dwellings in this area are estimated to be structures of 1 Unit Detached (24.7%) for the current year. In the United States, the majority of dwellings are estimated to be structures of 1 Unit Detached (60.6%) for the same year.
- The majority of housing units in this area (39.5%) are estimated to have been Housing Unit Built 1970 to 1979 for the current year.
The majority of housing units in the United States (17.1%) are estimated to have been Housing Unit Built 1970 to 1979 for the current year.



Executive Summary

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA 2

Order #: 963981825
Site: 01

Appendix: Area Listing

Area Name:

Type: List - Tract

Reporting Detail: Aggregate

Reporting Level: Tract

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
12011010101	12011-010101	12011010102	12011-010102
12011010200	12011-010200	12011010301	12011-010301
12011010303	12011-010303	12011010304	12011-010304
12011010401	12011-010401	12011010402	12011-010402
12011010403	12011-010403	12011010404	12011-010404
12011010405	12011-010405		



Area 2- Extended Market Area 4/10/06
2010 Est. Housing Units by Units in Structure

1 Unit Attached	1051
1 Unit Detached	90
2 Units	259
3 to 19 Units	747
20 to 49 Units	538
50 or More Units	362
Mobil Home or Trailer	53
Boat, RV, Van, etc.	0
TOTAL	3100 per Grant Venel, Claritas, Inc.

Consumer Spending Patterns

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA 2

Order #: 963981825
Site: 01

Tract (see appendix for geographies), Total

Annual Expenditures	Aggregate (in 000's)		Per Capita		Average Household		Market Index to USA	
	2005	2010	2005	2010	2005	2010	2005	2010
Apparel:								
Total Apparel	95,220	110,724	1,501	1,702	3,065	3,450	73	73
Women's Apparel	25,214	29,285	397	450	812	913	69	68
Men's Apparel	18,925	21,067	298	324	609	657	72	71
Girl's Apparel	5,029	6,194	79	95	162	193	63	65
Boy's Apparel	4,833	5,821	76	89	156	181	63	65
Infant's Apparel	2,265	2,501	36	38	73	78	69	68
Footwear (excl. Infants)	10,092	11,557	159	178	325	360	66	66
Other Apparel Prods/Services	28,862	34,300	455	527	929	1,069	89	87
Entertainment:								
Sports and Recreation	28,949	37,556	456	577	932	1,170	72	72
TV, Radio and Sound Equipment	42,215	52,787	665	812	1,359	1,645	79	79
Reading Materials	13,041	13,904	206	214	420	433	83	82
Travel	34,096	43,114	537	663	1,098	1,344	82	81
Photographic Equipment	2,797	3,080	44	47	90	96	70	71
Food at Home:								
Total Food at Home	146,676	162,629	2,312	2,501	4,721	5,068	86	86
Cereal Products	7,631	8,126	120	125	246	253	81	82
Bakery Products	15,497	16,625	244	256	499	518	88	88
Fish and Seafood	4,187	4,867	66	75	135	152	112	109
Meats (All)	30,514	33,877	481	521	982	1,056	89	89
Dairy Products	15,094	16,127	238	248	486	503	86	86
Fresh Milk and Cream	3,708	3,805	58	59	119	119	82	82
Eggs	1,833	2,187	29	34	59	68	93	93
Other Dairy Products	9,553	10,135	151	156	307	316	86	85
Fruits and Vegetables	19,366	22,024	305	339	623	686	93	93
Juices	4,572	5,069	72	78	147	158	90	90
Sugar and Other Sweets	8,434	9,211	133	142	271	287	76	75
Fats and Oils	1,421	1,647	22	25	46	51	92	92
Nonalcoholic Beverages	14,143	13,953	223	215	455	435	83	83
Prepared Foods	25,818	31,103	407	478	831	969	80	80



Consumer Spending Patterns

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA 2

Order #: 963981825
Site: 01

Tract (see appendix for geographies), Total

Annual Expenditures	Aggregate (in 000's)		Per Capita		Average Household		Market Index to USA	
	2005	2010	2005	2010	2005	2010	2005	2010
Health Care:								
Total Health Care	136,319	210,569	2,149	3,238	4,388	6,562	119	121
Medical Services	44,451	54,643	701	840	1,431	1,703	95	94
Prescription Drugs	88,096	151,138	1,389	2,324	2,836	4,710	137	136
Medical Supplies	3,771	4,787	59	74	121	149	88	87
Household Equipment:								
Total Household Textiles	14,367	17,169	226	264	462	535	87	86
Domestic Textiles	5,879	7,365	93	113	189	230	89	88
Window and Furniture Covers	8,488	9,805	134	151	273	306	87	85
Total Furniture	19,736	22,552	311	347	635	703	81	80
Bedroom Furniture	5,405	6,222	85	96	174	194	82	81
Living/Dining Room Furniture	8,762	9,562	138	147	282	298	81	80
Other Furniture	5,569	6,768	88	104	179	211	80	79
Major Appliances	9,169	9,782	145	150	295	305	94	93
Small Appliance/Houseware	15,464	17,404	244	268	498	542	80	79
Misc Household Equipment	15,558	18,013	245	277	501	561	94	93
Misc Personal Items:								
Personal Care Products and Services	25,567	30,819	403	474	823	960	93	92
Personal Expenses and Services	47,965	58,107	756	893	1,544	1,811	104	102
Smoking Prods/Supplies	24,151	27,482	381	423	777	856	96	95
Miscellaneous Items:								
Total Education	27,977	36,727	441	565	901	1,144	75	76
Room and Board	1,994	2,082	31	32	64	65	78	79
Tuition/School Supplies	25,983	34,645	410	533	836	1,080	75	76
Pet Expenses	11,770	15,006	186	231	379	468	81	81
Day Care	7,698	9,435	121	145	248	294	76	76
Contributions (All)	52,845	61,240	833	942	1,701	1,908	91	90



Consumer Spending Patterns

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA 2

Order #: 963981825
Site: 01

Tract (see appendix for geographies), Total

Annual Expenditures	Aggregate (in 000's)		Per Capita		Average Household		Market Index to USA	
	2005	2010	2005	2010	2005	2010	2005	2010
Other Misc. Expenses:								
Housekeeping Supplies	8,773	11,242	138	173	282	350	86	86
Total Food away from Home	144,660	164,989	2,280	2,537	4,656	5,141	98	97
Breakfast and Brunch	11,097	14,396	175	221	357	449	96	95
Dinner	46,227	49,609	729	763	1,488	1,546	105	102
Lunch	39,981	48,654	630	748	1,287	1,516	93	93
Snacks and Non Alcoholic Beverage	12,492	16,086	197	247	402	501	92	91
Catered Affairs	3,492	3,719	55	57	112	116	109	105
Food and Nonalcoholic Bevgs on Trips	31,372	32,526	495	500	1,010	1,014	99	97
Total Alcoholic Beverages	38,216	42,712	602	657	1,230	1,331	101	100
Alcoholic Beverages at Home	25,052	27,439	395	422	806	855	97	96
Alcoholic Beverages away from Home	13,165	15,274	208	235	424	476	112	109
Shelter and Related Expenses:								
Household Services	18,062	21,867	285	336	581	681	114	109
Household Repairs	34,476	40,083	543	616	1,110	1,249	93	92
Total Housing Expenses	35,400	40,761	558	627	1,139	1,270	90	92
Fuels and Utilities	3,723	3,332	59	51	120	104	61	64
Telephone Service	31,677	37,429	499	576	1,020	1,166	95	95
Transportation Expenses:								
Total Transportation Expenses	153,150	184,154	2,414	2,832	4,930	5,739	69	68
New Autos/Trucks/Vans	76,518	83,782	1,206	1,288	2,463	2,611	83	82
Used Vehicles	32,320	40,176	509	618	1,040	1,252	45	44
Boats and Outboard Motor, Etc	2,487	2,940	39	45	80	92	29	29
Towing Charges	134	160	2	2	4	5	73	73
Gasoline	36,632	51,112	577	786	1,179	1,593	85	85
Diesel Fuel	266	301	4	5	9	9	70	72
Rented Vehicles	4,793	5,683	76	87	154	177	86	85
Automotive Maintenance/Repair/Other	41,735	50,218	658	772	1,343	1,565	82	81
Total Specified Consumer Expenditures	1,246,054	1,514,124	19,642	23,281	40,109	47,184	87	87



Consumer Spending Patterns

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA 2

Order #: 963981825
Site: 01

Claritas' Consumer Spending Patterns Report is derived from the Consumer Buying Power (CBP) database using information from the U.S. Bureau of Labor Statistics (BLS) Consumer Expenditure Survey (CE Survey).

The Annual Aggregate (in 000's) is used to obtain the Annual Per Capitas and the Average Household data by dividing the aggregate by the corresponding total household population and total households, respectively. The Market Index value is the ratio of the Annual Average Household Expenditure (AAHE) for the geography that this report is being produced, as compared to the "AAHE" for the U.S.A.

Current Year Estimates and Five Year Projections are produced by Claritas, Inc.



Consumer Spending Patterns

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA 2

Order #: 963981825
Site: 01

Appendix: Area Listing

Area Name:

Type: List - Tract

Reporting Detail: Aggregate

Reporting Level: Tract

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
12011010101	12011-010101	12011010102	12011-010102
12011010200	12011-010200	12011010301	12011-010301
12011010303	12011-010303	12011010304	12011-010304
12011010401	12011-010401	12011010402	12011-010402
12011010403	12011-010403	12011010404	12011-010404
12011010405	12011-010405		



CBP - Other Grocery Products and Services 2005

Prepared For:

Project Code:

Tract (see appendix for geographies), Total

Order #: 964031254

Site: 01

Product Category	Aggregate (in 000's)		Market Index to USA	
	2005	2010	2005	2010
Other Entertainment	136,576	170,449	77	76
Non-Prescription Drugs	4,351	5,102	99	99
Lawn/Garden Supplies	6,389	8,023	129	123

CBP - Retail Store Type 2005

Prepared For:
Project Code:

Order #: 964110284
Site: 01

Tract (see appendix for geographies), Total

Product Category	Aggregate (in 000's)		Per Capita		Average Household		Market Index to USA	
	2005	2010	2005	2010	2005	2010	2005	2010
All Retail Stores Total *	749,785	917,812	11,819	14,112	24,134	28,601	83	84
Auto Dealers	115,254	131,419	1,817	2,021	3,710	4,095	65	62
Automotive Part and Acstry	6,576	7,158	104	110	212	223	76	75
Book Stores	5,895	6,821	93	105	190	213	66	66
Bldg Matl and Garden Equip Dealers	24,095	26,350	380	405	776	821	94	93
Camera/Photo Supply	592	682	9	10	19	21	72	73
Clothing Acstry Stores	782	934	12	14	25	29	79	79
Clothing Stores	44,769	52,871	706	813	1,441	1,648	73	72
Computer and Software	4,421	5,335	70	82	142	166	74	74
Convenience Stores	8,586	9,677	135	149	276	302	89	89
Department Stores	74,641	94,376	1,177	1,451	2,403	2,941	82	84
Drinking Places	5,351	6,260	84	96	172	195	108	105
Eating Places	106,206	124,332	1,674	1,912	3,419	3,874	99	97
Electronic Shopping And Mail Order	23,096	30,293	364	466	743	944	85	88
Fast Food Restaurants	42,002	49,746	662	765	1,352	1,550	89	89
Florists	1,397	1,613	22	25	45	50	95	93
Full Service Restaurants	64,205	74,586	1,012	1,147	2,067	2,324	106	103
Furniture Stores	17,585	19,919	277	306	566	621	83	81
GAFO: GM, Appl, Frntr	224,706	271,666	3,542	4,177	7,233	8,466	79	80
Gas Stations w/Conv Strs	43,775	54,693	690	841	1,409	1,704	87	87
Gas Stations w/o Conv Strs	17,860	24,091	282	370	575	751	85	85
General Merch Stores	111,558	139,207	1,759	2,140	3,591	4,338	84	85
Gift, Novelty, and Souvenir Stores	4,932	5,926	78	91	159	185	87	86
Grocery Stores	169,592	198,461	2,673	3,052	5,459	6,185	90	91
Hardware Stores	2,585	2,956	41	45	83	92	90	89
Health and Personal Care	65,613	103,380	1,034	1,590	2,112	3,222	119	122
Hobby, Toy and Game Shops	4,947	6,457	78	99	159	201	72	73
Home Centers	5,953	6,519	94	100	192	203	94	92
Household Appliance Stores	4,783	5,115	75	79	154	159	91	90
Jewelry Stores	8,361	10,037	132	154	269	313	87	85
Lawn and Garden Equip and Supplies Dealers	3,632	4,035	57	62	117	126	95	94
Luggage and Leather Goods	598	730	9	11	19	23	78	78
Nursery and Garden Centers	3,025	3,389	48	52	97	106	95	94
Office Supplies, Stationery	1,535	1,800	24	28	49	56	79	79
Other Home Furnishings	12,925	14,883	204	229	416	464	88	86
Radio/TV/Other Electronics	8,264	9,402	130	145	266	293	76	76
Sew/Needlework/PieceGoods	1,177	1,305	19	20	38	41	84	83
Shoe Stores	5,249	6,010	83	92	169	187	67	67
Sporting Goods Stores	5,425	6,702	86	103	175	209	67	67
Sporting Goods, Hobby, Book and Music Stores	18,404	22,404	290	344	592	698	67	68
Total Accomodation and Food Services	131,722	154,834	2,076	2,381	4,240	4,825	98	96
Warehouse Clubs and SuperStores	29,030	34,861	458	536	934	1,086	86	87



CBP - Retail Store Type 2005

Prepared For:
Project Code:

Order #: 964110284
Site: 01

Claritas' CBP data is derived from the Consumer Buying Power (CBP) database using information from the U.S. Bureau of Labor Statistics (BLS) Consumer Expenditure Survey (CE Survey).

The Annual Aggregate (in 000's) is used to obtain the Annual Per Capitas and the Average Household data by dividing the aggregate by the corresponding total household population and total households, respectively. The Market Index value is the ratio of the Annual Average Household Expenditure (AAHE) for the geography that this report is being produced, as compared to the "AAHE" for the U.S.A.

Current Year Estimates and Five Year Projections are produced by Claritas, Inc.

* All Retail Stores Total is NOT the sum of the other line items. Some line items are sub-categories of multiple line items and could appear in more than one line item.



CBP - Retail Store Type 2005

Prepared For:
Project Code:

Order #: 964110284
Site: 01

Appendix: Area Listing

Area Name:

Type: List - Tract

Reporting Detail: Aggregate

Reporting Level: Tract

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
12011010101	12011-010101	12011010102	12011-010102
12011010200	12011-010200	12011010301	12011-010301
12011010303	12011-010303	12011010304	12011-010304
12011010401	12011-010401	12011010402	12011-010402
12011010403	12011-010403	12011010404	12011-010404
12011010405	12011-010405		



Business-Facts: 2 Digit SIC Summary

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 1574241 - AREA 2

Order #: 963981825
 Site: 01

Tract (see appendix for geographies), Total

SIC Code	Business Description	Total Establishment	Total Employees	Sales (in Millions)	Establishments 20+ Employees
TOT	All Industries	3,517	47,866	6,799.7	426
MAN	All Manufacturing (SIC 20-39)	227	4,670	359.1	60
RET	All Retailing (SIC 52-59)	684	11,651	2,212.5	89
ADM	Public Administration (SIC 90-97)	42	1,323	.0	10
01	Agricultural Production - Crops	0	0	.0	0
02	Agricultural Production - Livestock	0	0	.0	0
07	Agricultural Services	60	406	16.3	4
08	Forestry	0	0	.0	0
09	Fishing, Hunting and Trapping	0	0	.0	0
10	Metal Mining	0	0	.0	0
12	Coal Mining	0	0	.0	0
13	Oil and Gas Extraction	1	2	.2	0
14	Mining NonMetalics, Except Fuels	1	4	.3	0
15	Building Construction and General Contractors	110	1,089	295.0	10
16	Heavy Construction, Except SIC 15	29	820	97.3	10
17	Construction-Special Trade Contractors	237	2,671	402.9	27
20	Food and Kindred Products	3	72	11.8	1
21	Tobacco Manufacturers	0	0	.0	0
22	Textile Mill Products	3	65	8.6	1
23	Apparel and Other Fabric Products	9	100	7.5	3
24	Lumber and Wood Products, Except Furniture	11	92	11.7	2
25	Furniture and Fixtures	11	78	7.5	1
26	Paper and Allied Products	3	14	1.3	0
27	Printing, Publishing and Allied Industries	52	1,834	108.2	18
28	Chemicals and Allied Products	9	178	19.1	3
29	Petroleum Refining and Related Industries	1	200	16.4	1
30	Rubber and Miscellaneous Plastics Products	5	134	10.7	2
31	Leather and Leather Products	3	34	2.3	0
32	Stone, Clay, Glass and Concrete Products	9	133	12.2	2
33	Primary Metal Industries	1	4	.3	0
34	Fabricated Metal Products	16	176	13.9	3
35	Industry and Commercial Machinery and Computers	30	544	42.4	9
36	Electrical and Electronic Equipment(Ex. Computers)	12	377	31.8	4
37	Transportation Equipment	3	60	3.8	1
38	Measuring and Analyzing Instruments	15	243	21.0	3
39	Miscellaneous Manufacturing Industries	31	332	28.6	6
40	Railroad Transportation	1	3	.3	0
41	Local, Suburban and Interurban Transportation	25	213	10.3	4
42	Motor Freight Transportation and Warehouse	40	518	45.8	10
43	U.S. Postal Service	4	156	1.3	2



Business-Facts: 2 Digit SIC Summary

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA 2

Order #: 963981825
Site: 01

Tract (see appendix for geographies), Total

SIC Code	Business Description	Total Establishment	Total Employees	Sales (in Millions)	Establishments 20+ Employees
44	Water Transportation	11	119	13.9	4
45	Transportation by Air	2	280	28.9	2
46	Pipe Lines, Except Natural Gas	0	0	.0	0
47	Transportation Services	12	222	47.8	2
48	Communication	27	366	34.9	8
49	Electric, Gas and Sanitary Services	11	386	31.1	4
50	Wholesale Trade-Durable Goods	205	1,973	358.2	17
51	Wholesale Trade-NonDurable Goods	35	819	126.0	11
52	Building Materials, Garden Supply and Mobile Homes	49	1,131	151.0	12
53	General Merchandise Stores	11	374	39.4	3
54	Food Stores	61	2,674	452.6	9
55	Automobile Dealers and Gas Service Stations	83	3,096	1,176.0	8
56	Apparel and Accessory Stores	42	141	10.9	0
57	Home Furniture, Furnishings and Equipment	99	596	124.9	4
58	Eating and Drinking Places	157	2,423	120.0	36
59	Miscellaneous Retail	182	1,216	137.7	17
60	Depository Institutions	36	426	118.9	2
61	NonDepository Credit Institutions	52	3,133	861.8	7
62	Security and Commodity Brokers and Service	22	175	28.5	1
63	Insurance Carriers	6	36	6.0	0
64	Insurance Agents, Brokers and Service	52	225	52.6	1
65	Real Estate	199	1,347	180.5	8
67	Holding and Other Investment Offices	9	55	14.0	1
70	Hotels and Other Lodging Places	39	1,278	40.4	13
72	Personal Services	182	1,126	47.9	7
73	Business Services	269	3,392	379.8	36
75	Automobile Repair, Services and Parking	100	643	39.0	5
76	Miscellaneous Repair Services	70	368	32.3	2
78	Motion Pictures	12	95	8.6	0
79	Amusement and Recreational Service (Ex. Movies)	74	1,256	126.3	14
80	Health Services	194	2,012	188.9	14
81	Legal Services	61	258	46.5	3
82	Educational Services	30	944	97.0	12
83	Social Services	52	638	43.3	8
84	Museums, Art Galleries, Zoos, Etc.	2	9	.3	0
86	Membership Organizations	75	496	32.6	6
87	Eng, Acct, Research and Mgmt Related Services	170	1,997	371.5	12
89	Miscellaneous Services	6	13	.9	0
91	Exec., Leg. and Gen. Govt. (Except Finance)	26	681	.0	2
92	Justice, Public Order and Safety	7	397	.0	4



Business-Facts: 2 Digit SIC Summary

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA 2

Order #: 963981825
Site: 01

Tract (see appendix for geographies), Total

<u>SIC Code</u>	<u>Business Description</u>	<u>Total Establishment</u>	<u>Total Employees</u>	<u>Sales (in Millions)</u>	<u>Establishments 20+ Employees</u>
93	Public Finance, Taxation and Monetary Policy	1	8	.0	0
94	Administration Of Human Resource Programs	3	114	.0	2
95	Admin. Of Environ. Quality and Housing Programs	1	36	.0	1
96	Administration Of Economic Programs	3	78	.0	1
97	National Security and International Affairs	1	9	.0	0
99	NonClassifiable Establishments	41	253	.0	0

Prepared from Claritas Business-Facts which includes data from infoUSA.



Business-Facts: 2 Digit SIC Summary

Prepared For: KEITH ASSOCIATES, INC
Project Code: 1574241 - AREA 2

Order #: 963981825
Site: 01

Appendix: Area Listing

Area Name:

Type: List - Tract

Reporting Detail: Aggregate

Reporting Level: Tract

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
12011010101	12011-010101	12011010102	12011-010102
12011010200	12011-010200	12011010301	12011-010301
12011010303	12011-010303	12011010304	12011-010304
12011010401	12011-010401	12011010402	12011-010402
12011010403	12011-010403	12011010404	12011-010404
12011010405	12011-010405		



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 2236730 - AREA 3

Order #: 963990242
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
Population		
2010 Projection	6,175	
2005 Estimate	6,078	
2000 Census	6,076	
1990 Census	5,925	
Growth 2005-2010	1.60%	
Growth 2000-2005	0.03%	
Growth 1990-2000	2.55%	
2005 Est. Population by Single Race Classification-		
White Alone	4,870	80.13
Black or African American Alone	429	7.06
American Indian and Alaska Native Alone	10	0.16
Asian Alone	109	1.79
Native Hawaiian and Other Pacific Islander Alone	5	0.08
Some Other Race Alone	313	5.15
Two or More Races	342	5.63
2005 Est. Population Hispanic or Latino by Origin*		
Not Hispanic or Latino	5,239	86.20
Hispanic or Latino:	839	13.80
Mexican	57	6.79
Puerto Rican	169	20.14
Cuban	107	12.75
All Other Hispanic or Latino	506	60.31
2005 Est. Hispanic or Latino by Single Race Class.		
White Alone	477	56.85
Black or African American Alone	18	2.15
American Indian and Alaska Native Alone	4	0.48
Asian Alone	3	0.36
Native Hawaiian and Other Pacific Islander Alone	0	0.00
Some Other Race Alone	228	27.18
Two or More Races	109	12.99



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 2236730 - AREA 3

Order #: 963990242
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
2005 Est. Pop. Asian Alone Race by Category*	109	
Chinese, except Taiwanese	10	9.17
Filipino	14	12.84
Japanese	1	0.92
Asian Indian	32	29.36
Korean	4	3.67
Vietnamese	28	25.69
Cambodian	0	0.00
Hmong	0	0.00
Laotian	0	0.00
Thai	9	8.26
Other Asian	6	5.50
Two or more Asian categories	5	4.59
2005 Est. Population by Ancestry	6,078	
Pop, Arab	39	0.64
Pop, Czech	18	0.30
Pop, Danish	36	0.59
Pop, Dutch	55	0.90
Pop, English	378	6.22
Pop, French (except Basque)	68	1.12
Pop, French Canadian	74	1.22
Pop, German	640	10.53
Pop, Greek	0	0.00
Pop, Hungarian	28	0.46
Pop, Irish	636	10.46
Pop, Italian	537	8.84
Pop, Lithuanian	58	0.95
Pop, United States or American	211	3.47
Pop, Norwegian	34	0.56
Pop, Polish	168	2.76
Pop, Portuguese	71	1.17
Pop, Russian	37	0.61
Pop, Scottish	58	0.95
Pop, Scotch-Irish	31	0.51
Pop, Slovak	10	0.16
Pop, Sub-Saharan African	0	0.00
Pop, Swedish	48	0.79
Pop, Swiss	28	0.46
Pop, Ukrainian	35	0.58
Pop, Welsh	25	0.41
Pop, West Indian (exc Hisp groups)	240	3.95



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 2236730 - AREA 3

Order #: 963990242
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
2005 Est. Population by Ancestry		
Pop, Other ancestries	1,525	25.09
Pop, Ancestry Unclassified	990	16.29
2005 Est. Pop Age 5+ by Language Spoken At Home		
Speak Only English at Home	3,903	68.20
Speak Asian/Pacific Islander Language at Home	35	0.61
Speak IndoEuropean Language at Home	1,086	18.98
Speak Spanish at Home	640	11.18
Speak Other Language at Home	59	1.03
2005 Est. Population by Sex		
Male	2,988	49.16
Female	3,090	50.84
Male/Female Ratio	0.97	
2005 Est. Population by Age		
Age 0 - 4	355	5.84
Age 5 - 9	378	6.22
Age 10 - 14	326	5.36
Age 15 - 17	200	3.29
Age 18 - 20	158	2.60
Age 21 - 24	230	3.78
Age 25 - 34	780	12.83
Age 35 - 44	1,124	18.49
Age 45 - 49	518	8.52
Age 50 - 54	434	7.14
Age 55 - 59	373	6.14
Age 60 - 64	262	4.31
Age 65 - 74	399	6.56
Age 75 - 84	346	5.69
Age 85 and over	195	3.21
Age 16 and over	4,956	81.54
Age 18 and over	4,819	79.29
Age 21 and over	4,661	76.69
Age 65 and over	940	15.47
2005 Est. Median Age	40.44	
2005 Est. Average Age	40.51	



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 2236730 - AREA 3

Order #: 963990242
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
2005 Est. Male Population by Age	2,988	
Age 0 - 4	181	6.06
Age 5 - 9	198	6.63
Age 10 - 14	161	5.39
Age 15 - 17	100	3.35
Age 18 - 20	80	2.68
Age 21 - 24	110	3.68
Age 25 - 34	406	13.59
Age 35 - 44	578	19.34
Age 45 - 49	264	8.84
Age 50 - 54	239	8.00
Age 55 - 59	187	6.26
Age 60 - 64	129	4.32
Age 65 - 74	170	5.69
Age 75 - 84	127	4.25
Age 85 and over	58	1.94
2005 Est. Median Age, Male	39.46	
2005 Est. Average Age, Male	38.89	
2005 Est. Female Population by Age	3,090	
Age 0 - 4	174	5.63
Age 5 - 9	180	5.83
Age 10 - 14	165	5.34
Age 15 - 17	100	3.24
Age 18 - 20	78	2.52
Age 21 - 24	120	3.88
Age 25 - 34	374	12.10
Age 35 - 44	546	17.67
Age 45 - 49	254	8.22
Age 50 - 54	195	6.31
Age 55 - 59	186	6.02
Age 60 - 64	133	4.30
Age 65 - 74	229	7.41
Age 75 - 84	219	7.09
Age 85 and over	137	4.43
2005 Est. Median Age, Female	41.48	
2005 Est. Average Age, Female	42.08	



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 2236730 - AREA 3

Order #: 963990242
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
2005 Est. Population Age 15+ by Marital Status*	5,019	
Total, Never Married	1,201	23.93
Married, Spouse present	2,446	48.73
Married, Spouse absent	218	4.34
Widowed	426	8.49
Divorced	728	14.50
Males, Never Married	727	14.48
Previously Married	417	8.31
Females, Never Married	474	9.44
Previously Married	841	16.76
 2005 Est. Pop. Age 25+ by Educational Attainment*	 4,431	
Less than 9th grade	313	7.06
Some High School, no diploma	557	12.57
High School Graduate (or GED)	1,538	34.71
Some College, no degree	956	21.58
Associate Degree	243	5.48
Bachelor's Degree	585	13.20
Master's Degree	129	2.91
Professional School Degree	96	2.17
Doctorate Degree	14	0.32
 Households		
2010 Projection	2,752	
2005 Estimate	2,731	
2000 Census	2,762	
1990 Census	2,755	
Growth 2005-2010	0.77%	
Growth 2000-2005	-1.12%	
Growth 1990-2000	0.25%	
 2005 Est. Households by Household Type	 2,731	
Family Households	1,503	55.03
Nonfamily Households	1,228	44.97
 2005 Est. Group Quarters Population	 0	
 2005 Households by Ethnicity, Hispanic/Latino	 292	10.69



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 2236730 - AREA 3

Order #: 963990242
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
2005 Est. Households by Household Income	2,731	
Income Less than \$15,000	369	13.51
Income \$15,000 - \$24,999	356	13.04
Income \$25,000 - \$34,999	484	17.72
Income \$35,000 - \$49,999	481	17.61
Income \$50,000 - \$74,999	570	20.87
Income \$75,000 - \$99,999	262	9.59
Income \$100,000 - \$149,999	146	5.35
Income \$150,000 - \$249,999	54	1.98
Income \$250,000 - \$499,999	7	0.26
Income \$500,000 and more	2	0.07
2005 Est. Average Household Income	\$49,010	
2005 Est. Median Household Income	\$39,886	
2005 Est. Per Capita Income	\$22,021	
2005 Est. Household Type, Presence Own Children*	2,731	
Single Male Householder	410	15.01
Single Female Householder	512	18.75
Married-Couple Family, own children	439	16.07
Married-Couple Family, no own children	670	24.53
Male Householder, own children	61	2.23
Male Householder, no own children	66	2.42
Female Householder, own children	122	4.47
Female Householder, no own children	145	5.31
Nonfamily, Male Householder	168	6.15
Nonfamily, Female Householder	138	5.05
2005 Est. Households by Household Size*	2,731	
1-person household	922	33.76
2-person household	955	34.97
3-person household	428	15.67
4-person household	264	9.67
5-person household	104	3.81
6-person household	38	1.39
7 or more person household	20	0.73
2005 Est. Average Household Size	2.23	



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 2236730 - AREA 3

Order #: 963990242
 Site: 01

Trade Area: TRA, (see appendix for geographics), aggregate

Description	Total TRA	%
2005 Est. Households by Presence of People*	2,731	
Households with 1 or more People Age 18 or under:		
Married-Couple Family	462	16.92
Other Family, Male Householder	73	2.67
Other Family, Female Householder	143	5.24
Nonfamily, Male Householder	5	0.18
Nonfamily, Female Householder	1	0.04
Households no People Age 18 or under:		
Married-Couple Family	647	23.69
Other Family, Male Householder	54	1.98
Other Family, Female Householder	124	4.54
Nonfamily, Male Householder	573	20.98
Nonfamily, Female Householder	649	23.76
2005 Est. Households by Number of Vehicles*	2,731	
No Vehicles	288	10.55
1 Vehicle	1,206	44.16
2 Vehicles	978	35.81
3 Vehicles	201	7.36
4 Vehicles	51	1.87
5 or more Vehicles	7	0.26
2005 Est. Average Number of Vehicles*	1.47	
Family Households		
2010 Projection	1,495	
2005 Estimate	1,503	
2000 Census	1,545	
1990 Census	1,617	
Growth 2005-2010	-0.53%	
Growth 2000-2005	-2.72%	
Growth 1990-2000	-4.45%	



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 2236730 - AREA 3

Order #: 963990242
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
2005 Est. Family Households by Household Income	1,503	
Income Less than \$15,000	92	6.12
Income \$15,000 - \$24,999	83	5.52
Income \$25,000 - \$34,999	264	17.56
Income \$35,000 - \$49,999	291	19.36
Income \$50,000 - \$74,999	400	26.61
Income \$75,000 - \$99,999	204	13.57
Income \$100,000 - \$149,999	121	8.05
Income \$150,000 - \$249,999	40	2.66
Income \$250,000 - \$499,999	6	0.40
Income \$500,000 and more	2	0.13
2005 Est. Average Family Household Income	\$59,760	
2005 Est. Median Family Household Income	\$51,372	
2005 Est. Families by Poverty Status*	1,503	
Income At or Above Poverty Level:		
Married-Couple Family, own children	479	31.87
Married-Couple Family, no own children	557	37.06
Male Householder, own children	81	5.39
Male Householder, no own children	46	3.06
Female Householder, own children	122	8.12
Female Householder, no own children	92	6.12
Income Below Poverty Level:		
Married-Couple Family, own children	44	2.93
Married-Couple Family, no own children	29	1.93
Male Householder, own children	0	0.00
Male Householder, no own children	0	0.00
Female Householder, own children	44	2.93
Female Householder, no own children	9	0.60
2005 Est. Pop Age 16+ by Employment Status*	4,956	
In Armed Forces	0	0.00
Civilian - Employed	3,185	64.27
Civilian - Unemployed	184	3.71
Not in Labor Force	1,587	32.02



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 2236730 - AREA 3

Order #: 963990242
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
2005 Est. Civ Employed Pop 16+ Class of Worker*	3,185	
For-Profit Private Workers	2,557	80.28
Non-Profit Private Workers	103	3.23
Local Government Workers	208	6.53
State Government Workers	63	1.98
Federal Government Workers	48	1.51
Self-Emp Workers	206	6.47
Unpaid Family Workers	0	0.00
2005 Est. Civ Employed Pop 16+ by Occupation*	3,185	
Management, Business, and Financial Operations	278	8.73
Professional and Related Occupations	387	12.15
Service	671	21.07
Sales and Office	930	29.20
Farming, Fishing, and Forestry	23	0.72
Construction, Extraction and Maintenance	573	17.99
Production, Transportation and Material Moving	323	10.14
2005 Est. Pop 16+ by Occupation Classification*	3,185	
Blue Collar	896	28.13
White Collar	1,595	50.08
Service and Farm	694	21.79
2005 Est. Workers Age 16+, Transportation To Work*	3,152	
Drove Alone	2,691	85.37
Car Pooled	273	8.66
Public Transportation	54	1.71
Walked	50	1.59
Motorcycle	0	0.00
Bicycle	32	1.02
Other Means	18	0.57
Worked at Home	34	1.08
2005 Est. Workers Age 16+ by Travel Time to Work*	3,118	
Less than 15 Minutes	1,032	33.10
15 - 29 Minutes	1,211	38.84
30 - 44 Minutes	537	17.22
45 - 59 Minutes	170	5.45
60 or more Minutes	168	5.39
2005 Est. Average Travel Time to Work in Minutes*	24.45	



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
 Project Code: 2236730 - AREA 3

Order #: 963990242
 Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

Description	Total TRA	%
2005 Est. Tenure of Occupied Housing Units	2,731	
Owner Occupied	1,848	67.67
Renter Occupied	883	32.33
2005 Occ Housing Units, Avg Length of Residence	10	
2005 Est. All Owner-Occupied Housing Values	1,848	
Value Less than \$20,000	7	0.38
Value \$20,000 - \$39,999	7	0.38
Value \$40,000 - \$59,999	41	2.22
Value \$60,000 - \$79,999	205	11.09
Value \$80,000 - \$99,999	393	21.27
Value \$100,000 - \$149,999	384	20.78
Value \$150,000 - \$199,999	418	22.62
Value \$200,000 - \$299,999	354	19.16
Value \$300,000 - \$399,999	24	1.30
Value \$400,000 - \$499,999	9	0.49
Value \$500,000 - \$749,999	3	0.16
Value \$750,000 - \$999,999	3	0.16
Value \$1,000,000 or more	0	0.00
2005 Est. Median All Owner-Occupied Housing Value	\$135,260	
2005 Est. Housing Units by Units in Structure*	3,082	
1 Unit Attached	89	2.89
1 Unit Detached	1,058	34.33
2 Units	256	8.31
3 to 19 Units	746	24.21
20 to 49 Units	526	17.07
50 or More Units	356	11.55
Mobile Home or Trailer	51	1.65
Boat, RV, Van, etc.	0	0.00



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
Project Code: 2236730 - AREA 3

Order #: 963990242
Site: 01

Trade Area: TRA, (see appendix for geographies), aggregate

<u>Description</u>	<u>Total TRA</u>	<u>%</u>
2005 Est. Housing Units by Year Structure Built	3,082	
Housing Unit Built 1999 to present	74	2.40
Housing Unit Built 1995 to 1998	19	0.62
Housing Unit Built 1990 to 1994	49	1.59
Housing Unit Built 1980 to 1989	269	8.73
Housing Unit Built 1970 to 1979	1,438	46.66
Housing Unit Built 1960 to 1969	940	30.50
Housing Unit Built 1950 to 1959	247	8.01
Housing Unit Built 1940 to 1949	17	0.55
Housing Unit Built 1939 or Earlier	29	0.94
2005 Est. Median Year Structure Built **	1972	

*In contrast to Claritas Demographic Estimates, "smoothed" data items are Census 2000 tables made consistent with current year estimated and 5 year projected base counts.

**1939 will appear when at least half of the Housing Units in this reports area were built in 1939 or earlier.



Pop-Facts: Demographic Snapshot Comparison Report

Prepared For: KEITH ASSOCIATES, INC
Project Code: 2236730 - AREA 3

Order #: 963990242
Site: 01

Appendix: Area Listing

Area Name:

Type: List - Tract

Reporting Detail: Aggregate

Reporting Level: Tract

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
12011010200	12011-010200		



Executive Summary

Prepared For: KEITH ASSOCIATES, INC
Project Code: 2236730 - AREA 3

Order #: 963990242
Site: 01

Tract (see appendix for geographies), Total



- The population in this area is estimated to change from 6,076 to 6,078, resulting in a growth of 0.0% between 2000 and the current year. Over the next five years, the population is projected to grow by 1.6%.
The population in the United States is estimated to change from 281,421,906 to 295,140,073, resulting in a growth of 4.9% between 2000 and the current year. Over the next five years, the population is projected to grow by 4.9%.
- The current year median age for this population is 40.4, while the average age is 40.5. Five years from now, the median age is projected to be 42.2.
The current year median age for the United States is 36.2, while the average age is 37.0. Five years from now, the median age is projected to be 37.4.
- Of this area's current year estimated population:
80.1% are White Alone, 7.1% are Black or African Am. Alone, 0.2% are Am. Indian and Alaska Nat. Alone, 1.8% are Asian Alone, 0.1% are Nat. Hawaiian and Other Pacific Isl. Alone, 5.1% are Some Other Race, and 5.6% are Two or More Races.
For the entire United States:
73.6% are White Alone, 12.4% are Black or African Am. Alone, 0.9% are Am. Indian and Alaska Nat. Alone, 4.1% are Asian Alone, 0.2% are Nat. Hawaiian and Other Pacific Isl. Alone, 6.1% are Some Other Race, and 2.7% are Two or More Races.
- This area's current estimated Hispanic or Latino population is 13.8%, while the United States current estimated Hispanic or Latino population is 14.2%.



- The number of households in this area is estimated to change from 2,762 to 2,731, resulting in a decrease of -1.1% between 2000 and the current year. Over the next five years, the number of households is projected to increase by 0.8%.
The number of households in the United States is estimated to change from 105,480,101 to 111,006,738, resulting in an increase of 5.2% between 2000 and the current year. Over the next five years, the number of households is projected to increase by 5.1%.



- The average household income is estimated to be \$49,010 for the current year, while the average household income for the United States is estimated to be \$64,816 for the same time frame.
The average household income in this area is projected to increase 11.3% over the next five years, from \$49,010 to \$54,524. The United States is projected to have a 13.0% increase in average household income.
- The current year estimated per capita income for this area is \$22,021, compared to an estimate of \$24,704 for the United States as a whole.



Executive Summary

Prepared For: KEITH ASSOCIATES, INC
Project Code: 2236730 - AREA 3

Order #: 963990242
Site: 01

Tract (see appendix for geographies), Total



- For this area, 52.4% of the population is estimated to be employed and age 16 and over for the current year. The employment status of this labor force is as follows:
0.0% are in the Armed Forces, 64.3% are employed civilians, 3.7% are unemployed civilians, and 32.0% are not in the labor force.
For the United States, 46.8% of the population is estimated to be employed and age 16 and over for the current year. The employment status of this labor force is as follows:
0.5% are in the Armed Forces, 60.0% are employed civilians, 3.6% are unemployed civilians, and 35.8% are not in the labor force.
- For this area, 52.4% of the population is estimated to be employed and age 16 and over for the current year. The occupational classifications are as follows:
28.1% have occupation type blue collar, 50.1% are white collar, and 21.8% are Service & farm workers.
For the United States, 46.8% of the population is estimated to be employed and age 16 and over for the current year. The occupational classifications are as follows:
23.9% have occupation type blue collar, 60.0% are white collar, and 16.0% are Service & farm workers.
- For the civilian employed population age 16 and over in this area, it is estimated that they are employed in the following occupational categories:
8.7% are in "Management, Business, and Financial Operations", 12.2% are in "Professional and Related Occupations", 21.1% are in "Service", and 29.2% are in "Sales and Office".
0.7% are in "Farming, Fishing, and Forestry", 18.0% are in "Construction, Extraction, and Maintenance", and 10.1% are in "Production, Transportation, and Material Moving".
For the civilian employed population age 16 and over in the United States, it is estimated that they are employed in the following occupational categories:
13.6% are in "Management, Business, and Financial Operations", 20.3% are in "Professional and Related Occupations", 14.7% are in "Service", and 26.7% are in "Sales and Office".
0.7% are in "Farming, Fishing, and Forestry", 9.5% are in "Construction, Extraction, and Maintenance", and 14.5% are in "Production, Transportation, and Material Moving".



- Currently, it is estimated that 5.4% of the population age 25 and over in this area had earned a Master's, Professional, or Doctorate Degree and 13.2% had earned a Bachelor's Degree.
In comparison, for the United States, it is estimated that for the population over age 25, 8.9% had earned a Master's, Professional, and Doctorate Degree, while 15.7% had earned a Bachelor's Degree.



- Most of the dwellings in this area (67.7%) are estimated to be Owner-Occupied for the current year. For the entire country the majority of the housing units are Owner-Occupied (66.7%).
- The majority of dwellings in this area are estimated to be structures of 1 Unit Detached (34.3%) for the current year. In the United States, the majority of dwellings are estimated to be structures of 1 Unit Detached (60.6%) for the same year.
- The majority of housing units in this area (46.7%) are estimated to have been Housing Unit Built 1970 to 1979 for the current year.
The majority of housing units in the United States (17.1%) are estimated to have been Housing Unit Built 1970 to 1979 for the current year.



Executive Summary

Prepared For: KEITH ASSOCIATES, INC
Project Code: 2236730 - AREA 3

Order #: 963990242
Site: 01

Appendix: Area Listing

Area Name:

Type: List - Tract

Reporting Detail: Aggregate

Reporting Level: Tract

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
12011010200	12011-010200		



Area 3- Deerfield Beach **4/10/06**
2010 Est. Housing Units by Units in Structure

1 Unit Attached	9122
1 Unit Detached	3354
2 Units	608
3 to 19 Units	9216
20 to 49 Units	7001
50 or More Units	7920
Mobil Home or Trailer	596
Boat, RV, Van, etc.	8
TOTAL	37825 per Grant Venel, Claritas, Inc.

Consumer Spending Patterns

Prepared For: KEITH ASSOCIATES, INC
Project Code: 2236730 - AREA 3

Order #: 963990242
Site: 01

Tract (see appendix for geographies), Total

Annual Expenditures	Aggregate (in 000's)		Per Capita		Average Household		Market Index to USA	
	2005	2010	2005	2010	2005	2010	2005	2010
Apparel:								
Total Apparel	8,636	9,824	1,421	1,591	3,162	3,570	76	76
Women's Apparel	2,328	2,686	383	435	853	976	72	73
Men's Apparel	1,803	1,955	297	317	660	710	78	77
Girl's Apparel	499	597	82	97	183	217	71	73
Boy's Apparel	486	578	80	94	178	210	72	75
Infant's Apparel	227	241	37	39	83	88	79	76
Footwear (excl. Infants)	1,008	1,137	166	184	369	413	75	76
Other Apparel Prods/Services	2,285	2,630	376	426	837	956	80	78
Entertainment:								
Sports and Recreation	2,405	3,011	396	488	881	1,094	68	67
TV, Radio and Sound Equipment	3,697	4,501	608	729	1,354	1,636	79	79
Reading Materials	1,054	1,087	173	176	386	395	76	75
Travel	2,646	3,248	435	526	969	1,180	73	71
Photographic Equipment	239	256	39	41	88	93	68	69
Food at Home:								
Total Food at Home	13,686	14,906	2,252	2,414	5,011	5,417	91	92
Cereal Products	714	749	118	121	262	272	87	88
Bakery Products	1,426	1,497	235	242	522	544	92	92
Fish and Seafood	378	431	62	70	138	157	115	113
Meats (All)	2,861	3,145	471	509	1,048	1,143	95	96
Dairy Products	1,412	1,478	232	239	517	537	91	91
Fresh Milk and Cream	353	354	58	57	129	129	89	89
Eggs	170	201	28	33	62	73	98	100
Other Dairy Products	889	923	146	149	326	335	91	91
Fruits and Vegetables	1,737	1,935	286	313	636	703	95	95
Juices	410	448	67	72	150	163	91	92
Sugar and Other Sweets	792	845	130	137	290	307	81	80
Fats and Oils	133	151	22	25	49	55	98	98
Nonalcoholic Beverages	1,370	1,330	225	215	502	483	92	93
Prepared Foods	2,454	2,897	404	469	898	1,053	86	87



Consumer Spending Patterns

Prepared For: KEITH ASSOCIATES, INC
Project Code: 2236730 - AREA 3

Order #: 963990242
Site: 01

Tract (see appendix for geographies), Total

Annual Expenditures	Aggregate (in 000's)		Per Capita		Average Household		Market Index to USA	
	2005	2010	2005	2010	2005	2010	2005	2010
Health Care:								
Total Health Care	10,400	15,488	1,711	2,508	3,808	5,628	103	103
Medical Services	3,600	4,320	592	700	1,318	1,570	88	87
Prescription Drugs	6,497	10,791	1,069	1,748	2,379	3,921	115	113
Medical Supplies	303	377	50	61	111	137	80	80
Household Equipment:								
Total Household Textiles	1,150	1,325	189	215	421	481	80	77
Domestic Textiles	489	594	80	96	179	216	84	82
Window and Furniture Covers	661	731	109	118	242	266	77	74
Total Furniture	1,578	1,738	260	281	578	631	74	72
Bedroom Furniture	443	494	73	80	162	179	77	75
Living/Dining Room Furniture	684	715	112	116	250	260	72	70
Other Furniture	451	529	74	86	165	192	74	72
Major Appliances	752	779	124	126	275	283	87	86
Small Appliance/Houseware	1,234	1,349	203	218	452	490	73	71
Misc Household Equipment	1,261	1,426	208	231	462	518	87	86
Misc Personal Items:								
Personal Care Products and Services	2,204	2,603	363	422	807	946	91	91
Personal Expenses and Services	3,575	4,104	588	665	1,309	1,491	88	84
Smoking Prods/Supplies	2,473	2,759	407	447	905	1,002	111	111
Miscellaneous Items:								
Total Education	2,520	3,219	415	521	923	1,170	77	78
Room and Board	183	186	30	30	67	68	81	82
Tuition/School Supplies	2,337	3,033	385	491	856	1,102	77	77
Pet Expenses	1,066	1,329	175	215	390	483	83	83
Day Care	598	716	98	116	219	260	67	68
Contributions (All)	4,220	4,722	694	765	1,545	1,716	82	81



Consumer Spending Patterns

Prepared For: KEITH ASSOCIATES, INC
Project Code: 2236730 - AREA 3

Order #: 963990242
Site: 01

Tract (see appendix for geographies), Total

Annual Expenditures	Aggregate (in 000's)		Per Capita		Average Household		Market Index to USA	
	2005	2010	2005	2010	2005	2010	2005	2010
Other Misc. Expenses:								
Housekeeping Supplies	805	1,015	132	164	295	369	90	90
Total Food away from Home	12,765	14,183	2,100	2,297	4,674	5,154	99	97
Breakfast and Brunch	1,002	1,272	165	206	367	462	98	98
Dinner	4,051	4,220	667	683	1,483	1,534	104	102
Lunch	3,571	4,231	588	685	1,308	1,537	95	94
Snacks and Non Alcoholic Beverage	1,175	1,478	193	239	430	537	99	98
Catered Affairs	283	296	47	48	104	107	100	98
Food and Nonalcoholic Bevgs on Trips	2,682	2,686	441	435	982	976	96	93
Total Alcoholic Beverages	3,295	3,576	542	579	1,207	1,299	99	98
Alcoholic Beverages at Home	2,183	2,331	359	377	799	847	96	95
Alcoholic Beverages away from Home	1,113	1,245	183	202	407	452	108	104
Shelter and Related Expenses:								
Household Services	1,496	1,743	246	282	548	633	107	102
Household Repairs	2,645	2,991	435	484	969	1,087	81	80
Total Housing Expenses	3,093	3,473	509	562	1,133	1,262	89	91
Fuels and Utilities	298	257	49	42	109	93	56	57
Telephone Service	2,795	3,216	460	521	1,023	1,169	95	95
Transportation Expenses:								
Total Transportation Expenses	13,965	16,365	2,298	2,650	5,114	5,946	72	70
New Autos/Trucks/Vans	6,484	6,909	1,067	1,119	2,374	2,511	80	79
Used Vehicles	3,413	4,071	561	659	1,250	1,479	54	51
Boats and Outboard Motor, Etc	199	178	33	29	73	65	26	21
Towing Charges	14	17	2	3	5	6	89	88
Gasoline	3,472	4,747	571	769	1,271	1,725	92	92
Diesel Fuel	26	29	4	5	9	10	77	80
Rented Vehicles	357	414	59	67	131	151	73	72
Automotive Maintenance/Repair/Other	3,788	4,418	623	715	1,387	1,605	84	83
Total Specified Consumer Expenditures	107,250	126,151	17,646	20,429	39,271	45,840	85	84



Consumer Spending Patterns

Prepared For: KEITH ASSOCIATES, INC
Project Code: 2236730 - AREA 3

Order #: 963990242
Site: 01

Claritas' Consumer Spending Patterns Report is derived from the Consumer Buying Power (CBP) database using information from the U.S. Bureau of Labor Statistics (BLS) Consumer Expenditure Survey (CE Survey).

The Annual Aggregate (in 000's) is used to obtain the Annual Per Capitas and the Average Household data by dividing the aggregate by the corresponding total household population and total households, respectively. The Market Index value is the ratio of the Annual Average Household Expenditure (AAHE) for the geography that this report is being produced, as compared to the "AAHE" for the U.S.A.

Current Year Estimates and Five Year Projections are produced by Claritas, Inc.



Consumer Spending Patterns

Prepared For: KEITH ASSOCIATES, INC
Project Code: 2236730 - AREA 3

Order #: 963990242
Site: 01

Appendix: Area Listing

Area Name:

Type: List - Tract

Reporting Detail: Aggregate

Reporting Level: Tract

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
12011010200	12011-010200		



CBP - Other Grocery Products and Services 2005

Prepared For:

Project Code:

Tract (see appendix for geographies), Total

Order #: 964031254

Site: 01

Product Category	Aggregate (in 000's)		Market Index to USA	
	2005	2010	2005	2010
Other Entertainment	11,374	13,762	73	72
Non-Prescription Drugs	362	417	94	94
Lawn/Garden Supplies	528	632	121	113

CBP - Retail Store Type 2005

Prepared For:
Project Code:

Order #: 964110210
Site: 01

Tract (see appendix for geographies), Total

Product Category	Aggregate (in 000's)		Per Capita		Average Household		Market Index to USA	
	2005	2010	2005	2010	2005	2010	2005	2010
All Retail Stores Total *	65,846	77,919	10,833	12,618	24,111	28,313	83	83
Auto Dealers	10,449	11,549	1,719	1,870	3,826	4,197	67	64
Automotive Part and Acry	615	651	101	105	225	237	81	80
Book Stores	529	601	87	97	194	218	67	68
Bldg Matl and Garden Equip Dealers	1,940	2,068	319	335	711	751	86	85
Camera/Photo Supply	51	57	8	9	18	21	70	70
Clothing Acry Stores	64	75	11	12	24	27	74	73
Clothing Stores	4,018	4,631	661	750	1,471	1,683	74	74
Computer and Software	369	433	61	70	135	157	70	70
Convenience Stores	803	884	132	143	294	321	95	95
Department Stores	6,472	7,882	1,065	1,276	2,370	2,864	81	82
Drinking Places	454	512	75	83	166	186	104	101
Eating Places	9,440	10,763	1,553	1,743	3,456	3,911	100	98
Electronic Shopping And Mail Order	1,926	2,427	317	393	705	882	80	82
Fast Food Restaurants	3,962	4,596	652	744	1,451	1,670	96	96
Florists	113	127	19	21	41	46	87	86
Full Service Restaurants	5,478	6,167	901	999	2,006	2,241	103	99
Furniture Stores	1,405	1,537	231	249	515	558	75	73
GAFO: GM, Appl, Frntr	19,510	22,853	3,210	3,701	7,144	8,304	78	78
Gas Stations w/Conv Strs	4,156	5,079	684	823	1,522	1,846	94	94
Gas Stations w/o Conv Strs	1,694	2,238	279	362	620	813	92	92
General Merch Stores	9,783	11,772	1,610	1,906	3,582	4,278	83	84
Gift, Novelty, and Souvenir Stores	425	494	70	80	155	179	85	84
Grocery Stores	15,450	17,576	2,542	2,846	5,657	6,387	94	94
Hardware Stores	211	235	35	38	77	85	83	82
Health and Personal Care	5,111	7,706	841	1,248	1,872	2,800	106	106
Hobby, Toy and Game Shops	431	545	71	88	158	198	72	72
Home Centers	476	507	78	82	174	184	85	84
Household Appliance Stores	397	412	65	67	145	150	86	84
Jewelry Stores	630	730	104	118	231	265	75	72
Lawn and Garden Equip and Supplies Dealers	303	328	50	53	111	119	90	89
Luggage and Leather Goods	47	56	8	9	17	20	70	70
Nursery and Garden Centers	254	277	42	45	93	101	91	89
Office Supplies, Stationery	127	144	21	23	47	52	75	73
Other Home Furnishings	1,022	1,143	168	185	374	415	79	77
Radio/TV/Other Electronics	716	788	118	128	262	286	75	74
Sew/Needlework/PieceGoods	96	103	16	17	35	37	78	77
Shoe Stores	522	588	86	95	191	214	75	76
Sporting Goods Stores	476	565	78	92	174	205	67	66
Sporting Goods, Hobby, Book and Music Stores	1,633	1,931	269	313	598	702	68	68
Total Accomodation and Food Services	11,544	13,195	1,899	2,137	4,227	4,795	97	95
Warehouse Clubs and SuperStores	2,633	3,065	433	496	964	1,114	89	90



CBP - Retail Store Type 2005

Prepared For:
Project Code:

Order #: 964110210
Site: 01

Claritas' CBP data is derived from the Consumer Buying Power (CBP) database using information from the U.S. Bureau of Labor Statistics (BLS) Consumer Expenditure Survey (CE Survey).

The Annual Aggregate (in 000's) is used to obtain the Annual Per Capitas and the Average Household data by dividing the aggregate by the corresponding total household population and total households, respectively. The Market Index value is the ratio of the Annual Average Household Expenditure (AAHE) for the geography that this report is being produced, as compared to the "AAHE" for the U.S.A.

Current Year Estimates and Five Year Projections are produced by Claritas, Inc.

* All Retail Stores Total is NOT the sum of the other line items. Some line items are sub-categories of multiple line items and could appear in more than one line item.



Prepared On: Wed May 31, 2006

© 2006 CLARITAS INC. All rights reserved.

Page 2 Of 3

Claritas Tech Support: 1 800 866 6511

CLARITAS
MARKETPLACE

CBP - Retail Store Type 2005

Prepared For:
Project Code:

Order #: 964110210
Site: 01

Appendix: Area Listing

Area Name:

Type: List - Tract

Reporting Detail: Aggregate

Reporting Level: Tract

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
12011010200	12011-010200		



Business-Facts: 2 Digit SIC Summary

Prepared For: KEITH ASSOCIATES, INC
Project Code: 2236730 - AREA 3

Order #: 963990242
Site: 01

Tract (see appendix for geographies), Total

SIC Code	Business Description	Total Establishment	Total Employees	Sales (in Millions)	Establishments 20+ Employees
TOT	All Industries	622	6,546	761.8	56
MAN	All Manufacturing (SIC 20-39)	21	147	13.6	1
RET	All Retailing (SIC 52-59)	91	1,346	242.0	17
ADM	Public Administration (SIC 90-97)	17	903	.0	3
01	Agricultural Production - Crops	0	0	.0	0
02	Agricultural Production - Livestock	0	0	.0	0
07	Agricultural Services	22	119	5.0	1
08	Forestry	0	0	.0	0
09	Fishing, Hunting and Trapping	0	0	.0	0
10	Metal Mining	0	0	.0	0
12	Coal Mining	0	0	.0	0
13	Oil and Gas Extraction	0	0	.0	0
14	Mining NonMetalics, Except Fuels	0	0	.0	0
15	Building Construction and General Contractors	25	221	59.1	1
16	Heavy Construction, Except SIC 15	2	34	4.4	0
17	Construction-Special Trade Contractors	76	461	66.5	3
20	Food and Kindred Products	0	0	.0	0
21	Tobacco Manufacturers	0	0	.0	0
22	Textile Mill Products	0	0	.0	0
23	Apparel and Other Fabric Products	0	0	.0	0
24	Lumber and Wood Products, Except Furniture	1	1	.1	0
25	Furniture and Fixtures	1	2	.1	0
26	Paper and Allied Products	0	0	.0	0
27	Printing, Publishing and Allied Industries	7	26	2.1	0
28	Chemicals and Allied Products	1	12	1.2	0
29	Petroleum Refining and Related Industries	0	0	.0	0
30	Rubber and Miscellaneous Plastics Products	0	0	.0	0
31	Leather and Leather Products	0	0	.0	0
32	Stone, Clay, Glass and Concrete Products	0	0	.0	0
33	Primary Metal Industries	0	0	.0	0
34	Fabricated Metal Products	2	13	2.0	0
35	Industry and Commercial Machinery and Computers	2	66	4.5	1
36	Electrical and Electronic Equipment(Ex. Computers)	0	0	.0	0
37	Transportation Equipment	0	0	.0	0
38	Measuring and Analyzing Instruments	2	8	2.0	0
39	Miscellaneous Manufacturing Industries	5	19	1.6	0
40	Railroad Transportation	0	0	.0	0
41	Local, Suburban and Interurban Transportation	8	82	3.6	1
42	Motor Freight Transportation and Warehouse	7	58	5.8	0
43	U.S. Postal Service	1	100	.5	1



Business-Facts: 2 Digit SIC Summary

Prepared For: KEITH ASSOCIATES, INC
Project Code: 2236730 - AREA 3

Order #: 963990242
Site: 01

Tract (see appendix for geographies), Total

SIC Code	Business Description	Total Establishment	Total Employees	Sales (in Millions)	Establishments 20+ Employees
44	Water Transportation	2	33	3.4	1
45	Transportation by Air	0	0	.0	0
46	Pipe Lines, Except Natural Gas	0	0	.0	0
47	Transportation Services	0	0	.0	0
48	Communication	4	52	5.7	2
49	Electric, Gas and Sanitary Services	0	0	.0	0
50	Wholesale Trade-Durable Goods	34	331	60.4	3
51	Wholesale Trade-NonDurable Goods	3	45	6.3	2
52	Building Materials, Garden Supply and Mobile Homes	8	273	35.3	3
53	General Merchandise Stores	1	1	.1	0
54	Food Stores	1	83	14.8	1
55	Automobile Dealers and Gas Service Stations	12	344	131.0	4
56	Apparel and Accessory Stores	5	14	.9	0
57	Home Furniture, Furnishings and Equipment	14	63	11.6	0
58	Eating and Drinking Places	20	346	17.8	5
59	Miscellaneous Retail	30	222	30.5	4
60	Depository Institutions	4	67	19.2	1
61	NonDepository Credit Institutions	8	43	13.0	0
62	Security and Commodity Brokers and Service	2	7	1.2	0
63	Insurance Carriers	1	3	.7	0
64	Insurance Agents, Brokers and Service	12	35	8.3	0
65	Real Estate	28	307	43.4	3
67	Holding and Other Investment Offices	1	3	.8	0
70	Hotels and Other Lodging Places	1	20	.8	1
72	Personal Services	32	109	4.8	0
73	Business Services	51	262	28.1	2
75	Automobile Repair, Services and Parking	19	57	4.3	0
76	Miscellaneous Repair Services	19	55	6.6	0
78	Motion Pictures	2	13	1.3	0
79	Amusement and Recreational Service (Ex. Movies)	13	172	13.4	1
80	Health Services	28	595	60.2	3
81	Legal Services	17	51	9.5	0
82	Educational Services	10	417	44.9	5
83	Social Services	5	28	1.2	0
84	Museums, Art Galleries, Zoos, Etc.	1	1	.1	0
86	Membership Organizations	20	203	8.5	3
87	Eng, Acct, Research and Mgmt Related Services	32	149	15.2	1
89	Miscellaneous Services	0	0	.0	0
91	Exec., Leg. and Gen. Govt. (Except Finance)	12	590	.0	1
92	Justice, Public Order and Safety	4	310	.0	2



Business-Facts: 2 Digit SIC Summary

Prepared For: KEITH ASSOCIATES, INC
Project Code: 2236730 - AREA 3

Order #: 963990242
Site: 01

Tract (see appendix for geographies), Total

SIC Code	Business Description	Total Establishment	Total Employees	Sales (in Millions)	Establishments 20+ Employees
93	Public Finance, Taxation and Monetary Policy	0	0	.0	0
94	Administration Of Human Resource Programs	0	0	.0	0
95	Admin. Of Environ. Quality and Housing Programs	0	0	.0	0
96	Administration Of Economic Programs	1	3	.0	0
97	National Security and International Affairs	0	0	.0	0
99	NonClassifiable Establishments	3	17	.0	0

Prepared from Claritas Business-Facts which includes data from infoUSA.



Business-Facts: 2 Digit SIC Summary

Prepared For: KEITH ASSOCIATES, INC
Project Code: 2236730 - AREA 3

Order #: 963990242
Site: 01

Appendix: Area Listing

Area Name:

Type: List - Tract

Reporting Detail: Aggregate

Reporting Level: Tract

<u>Geography Code</u>	<u>Geography Name</u>	<u>Geography Code</u>	<u>Geography Name</u>
12011010200	12011-010200		



DESCRIPTION OF BEACH/COVE COMMUNITY REDEVELOPMENT AREA,
CITY OF DEERFIELD BEACH

BEGINNING AT THE CENTERLINE INTERSECTION OF HILLSBORO BOULEVARD AND
FEDERAL HIGHWAY, THEN
CONTINUING SOUTHEASTERLY ALONG THE CENTERLINE OF EAST HILLSBORO
BOULEVARD TO THE ENTRANCE TO SULLIVAN PARK, THEN

CONTINUING NORTH TO THE NORTH RIGHT-OF-WAY LINE OF RIVERVIEW ROAD,
THEN

CONTINUING EAST TO THE SOUTHEAST CORNER OF HILLSBORO LANDINGS
CONDOMINIUMS, THEN

CONTINUING NORTH TO THE SOUTH RIGHT-OF-WAY LINE OF THE HILLSBORO
CANAL, THEN

CONTINUING SOUTHEASTERLY TO THE WEST RIGHT-OF-WAY LINE OF THE
INTRACOASTAL WATERWAY, THEN

CONTINUING SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF THE
INTRACOASTAL WATERWAY TO THE NORTHWEST CORNER OF THE HILLSBORO
BOULEVARD BRIDGE, THEN

CONTINUING EAST TO THE NORTHEAST CORNER OF THE HILLSBORO BOULEVARD
BRIDGE/EAST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY, THEN

CONTINUING NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF THE INTRACOASTAL
WATERWAY TO THE SOUTHWEST CORNER OF THE W.L. KESTER PLAT, THEN

CONTINUING EAST ALONG THE SOUTH PROPERTY LINE OF THE W.L. KESTER PLAT
TO THE SOUTHEAST CORNER OF W.L. KESTER PLAT THEN

CONTINUING NORTHWESTERLY ALONG THE CENTERLINE OF NE 19 AVE. TO THE
CENTERLINE INTERSECTION OF NE 2ND STREET, THEN

CONTINUING WEST ALONG THE CENTERLINE OF NE 2 STREET TO THE EAST RIGHT-
OF-WAY LINE OF THE INTRACOASTAL WATERWAY, THEN

CONTINUING NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF THE INTRACOASTAL
WATERWAY TO THE CENTERLINE OF NE 3 STREET, THEN

CONTINUING EAST ALONG THE CENTERLINE OF NE 3 STREET TO THE CENTERLINE
INTERSECTION OF NE 19 AVE., THEN

CONTINUING NORTH ALONG THE CENTERLINE OF NE 19 AVENUE TO THE
CENTERLINE INTERSECTION OF NE 4 STREET, THEN

CONTINUING EAST ALONG THE CENTERLINE OF NE 4 STREET TO THE CENTERLINE
INTERSECTION AT NE 20 AVE., THEN

CONTINUING SOUTH ALONG THE CENTERLINE OF NE 20 AVE., TO THE SOUTHWEST CORNER OF LOT 24, BLOCK 5, OCEAN VUE PLAT, THEN

CONTINUING EAST ALONG THE SOUTH PROPERTY LINES OF LOTS 24 AND 7 OF BLOCK 5, OCEAN VUE PLAT TO THE WEST RIGHT-OF-WAY LINE OF NE 21 AVE., THEN

CONTINUING NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF NE 21 AVE., TO THE SOUTH RIGHT-OF-WAY LINE OF NE 4 COURT, THEN

CONTINUING WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF NE 4 COURT TO THE CENTERLINE INTERSECTION OF NE 20 AVE., THEN

CONTINUING NORTH ALONG THE CENTERLINE OF NE 20 AVE. TO THE CENTERLINE INTERSECTION OF NE 7 STREET, THEN

CONTINUING EAST ALONG THE CENTERLINE OF NE 7 STREET TO THE SANDY BEACH, THEN

CONTINUING SOUTH ALONG THE SANDY BEACH TO THE SOUTH RIGHT-OF-WAY LINE OF NE 4 COURT, THEN

CONTINUING WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF NE 4 COURT TO THE EAST RIGHT-OF-WAY LINE OF NE 21 AVE., THEN

CONTINUING SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF NE 21 AVE. TO THE SOUTHWEST CORNER OF LOT 65 OF LONG'S PLEASANT BEACH PLAT, THEN

CONTINUING EAST ALONG THE SOUTH PROPERTY LINES OF LOTS 65 AND 27 OF LONG'S PLEASANT BEACH PLAT TO THE SANDY BEACH, THEN

CONTINUING SOUTH ALONG THE SANDY BEACH TO THE CENTERLINE INTERSECTION OF SE 3 STREET, THEN

CONTINUING WEST ALONG THE CENTERLINE OF SE 3 STREET TO THE CENTERLINE INTERSECTION OF SE 19 AVE., THEN

CONTINUING ON A NORTHEASTERLY CURVE ALONG THE CENTERLINE OF SE 19 AVENUE TO THE SOUTH RIGHT-OF-WAY LINE OF SE 2 STREET, THEN

CONTINUING NORTH ALONG THE CENTERLINE OF SE 19 AVE. TO THE CENTERLINE INTERSECTION OF SE 1 STREET, THEN

CONTINUING WEST ALONG THE CENTERLINE OF SE 1 STREET TO THE CENTERLINE INTERSECTION OF SE 18 AVE., THEN

CONTINUING NORTH ALONG THE CENTERLINE OF SE 18 AVE. TO THE SOUTH RIGHT-OF-WAY LINE OF HILLSBORO BOULEVARD, THEN

CONTINUING WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF HILLSBORO BOULEVARD TO THE EAST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY, THEN

CONTINUING NORTH TO THE SOUTHEAST CORNER OF THE HILLSBORO BOULEVARD BRIDGE, THEN

CONTINUING WEST ALONG THE SOUTH SIDE OF THE HILLSBORO BOULEVARD BRIDGE TO THE WEST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY, THEN

CONTINUING SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY TO THE SOUTH SIDE OF LOT 3, BLOCK 9, THE COVE PLAT, THEN

CONTINUING WEST APPROXIMATELY HALF THE WIDTH OF THE SOUTH SIDE OF LOT 3, BLOCK 9, THE COVE PLAT, THEN

CONTINUING SOUTHWESTERLY TO THE CENTERLINE INTERSECTION OF SE 17 TER., THEN

CONTINUING NORTHWESTERLY ALONG THE CENTERLINE OF SE 17 TER. TO THE CENTERLINE INTERSECTION OF SE 17 AVE./SE 4 STREET, THEN

CONTINUING WEST ALONG THE CENTERLINE OF SE 4 ST. THROUGH THE INTERSECTION OF SE 15 AVE. TO THE CENTERLINE INTERSECTION OF SE 12 AVE., THEN

CONTINUING NORTH ALONG THE CENTERLINE OF SE 12 AVENUE TO THE SOUTH PROPERTY LINE OF DEERFIELD COLONY COURT PLAT, THEN

CONTINUING WEST ALONG THE SOUTH PROPERTY LINE OF THE DEERFIELD COLONY COURT PLAT TO THE CENTERLINE OF S. FEDERAL HIGHWAY, THEN

CONTINUING NORTHERLY ALONG THE CENTERLINE OF S. FEDERAL HIGHWAY TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF THE RIGHTS OF WAY OF FEDERAL HIGHWAY (STATE ROAD 5/U.S. 1) AND HILLSBORO BOULEVARD (STATE ROAD 810) IN SECTIONS 5 AND 6, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF SAID FEDERAL HIGHWAY AND HILLSBORO BOULEVARD; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID HILLSBORO BOULEVARD TO THE ENTRANCE TO SULLIVAN PARK AS DESCRIBED IN OFFICIAL RECORDS BOOK 18557, PAGE 101 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG A RADIAL LINE FROM SAID CENTERLINE TO THE NORTHERLY RIGHT OF WAY LINE OF SAID HILLSBORO BOULEVARD, SAME BEING THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18557, PAGE 101; THENCE

NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF HILLSBORO BOULEVARD TO THE EAST RIGHT OF WAY LINE OF SAID FEDERAL HIGHWAY; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE OF FEDERAL HIGHWAY TO THE SOUTH LINE OF "THE BUENA VISTA PLAZA PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 131, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE WESTERLY ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID PLAT TO THE WEST RIGHT OF WAY LINE OF SAID FEDERAL HIGHWAY; THENCE SOUTHERLY ALONG THE SAID WEST RIGHT OF WAY LINE OF FEDERAL HIGHWAY TO THE NORTH RIGHT OF WAY LINE OF AFORESAID HILLSBORO BOULEVARD; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE OF HILLSBORO BOULEVARD TO THE NORTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF SOUTHEAST 9TH TERRACE AS CURRENTLY MAINTAINED AND OCCUPIED; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF SOUTHEAST 9TH TERRACE AS CURRENTLY MAINTAINED AND OCCUPIED TO THE SOUTH RIGHT OF WAY LINE OF SAID HILLSBORO BOULEVARD; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF HILLSBORO BOULEVARD TO THE WEST RIGHT OF WAY LINE OF SAID FEDERAL HIGHWAY; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE OF FEDERAL HIGHWAY TO THE WESTERLY EXTENSION OF THE NORTH LINE OF "DEERFIELD COLONY COURT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF "DEERFIELD COLONY COURT" TO THE AFORESAID CENTERLINE OF FEDERAL HIGHWAY; THENCE NORTHERLY ALONG SAID CENTERLINE OF FEDERAL HIGHWAY TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF DEERFIELD BEACH, BROWARD COUNTY, FLORIDA.

**CITY OF DEERFIELD BEACH, FLORIDA
NOTICE OF PUBLIC HEARING**

YOU ARE HEREBY NOTIFIED of Public Hearing before the City Commission on Tuesday, January 2, 2007 at 7:00 p.m. in the City Commission Chambers, City Hall, 150 NE 2nd Avenue, Deerfield Beach, Florida, to consider the following:

PH 2007-054: A Resolution of the City Commission of the City of Deerfield Beach, amending Resolution No. 1999/174 as relates to the Community Redevelopment Plan, providing for modifications to the Community Redevelopment Plan, containing an effective date.

A Copy of the Resolution is available for public inspection in the City Clerk's Office, 150 N.E. 2nd Avenue, Deerfield Beach, Florida 33441. All interested persons are urged to attend the Public Hearing, send a representative or express their views by letter.

You may either be present in person at the Public Hearing, represented by counsel or letter. All interested persons take due notice of the time and place of this Public Hearing and govern yourselves accordingly.

Any person who decides to appeal any decision of the City Commission with respect to any matter considered at this meeting would need a record of the proceedings. And for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any person requiring auxiliary aids and services at this meeting may contact the City Clerk's Office at (954) 480-4213 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 or 1-800-955 8771.

**CITY OF DEERFIELD BEACH, FLORIDA
BY: SAMANTHA GILLYARD, ACTING CITY CLERK**

*Publish: Sun-Sentinel
December 23, 2006*

**PLANNING AND ZONING BOARD
CITY OF DEERFIELD BEACH, FLORIDA
November 2, 2006
MINUTES OF A MEETING**

CALL TO ORDER AND ROLL CALL

A regular meeting of the Planning and Zoning Board of the City of Deerfield Beach, a municipal corporation of Florida, was called to order on the above date at 7:00 p.m. in the City Commission Room in City Hall by Vice Chairman, Allen Davis. Roll Call showed:

Present: Allen Davis, Vice Chairman
Linda Mooney
Gerald Alter
Martha Mc Geary
Dan Saraceno
Alphonso Nero
Ginger Alvarez, Alternate
Robert Brown, Alternate
Robert S. Cusmano, Alternate
Ray Lavoie, Alternate
Barbara Moriarity, Alternate
Patricia O'Neil, Alternate
Victor Yue, Alternate

Also Present: Jerry Ferguson, Planning and Growth Management Director
Marcia Stevens, Senior Planner
Mindy Moore, Planner
Charles Seaman, Assistant City Attorney
Vernadette Fuller, Minutes Secretary

Absent: Dan Poitier, Chairman
William Derian, Alternate
School Board Representative

Mr. Ferguson stated that Chairman Poitier is out of town.

SEATING OF ALTERNATES

Mr. Yue was seated to serve at tonight's meeting.

NEW BUSINESS

**PUBLIC HEARING -- PROPOSED COMMUNITY REDEVELOPMENT
AGENCY PLAN UPDATE**

Applicant: **CITY OF DEERFIELD BEACH COMMUNITY
REDEVELOPMENT AGENCY**

Proposal: Periodic update to CRA Plan including revised area statistical information
Board-approved updated capital improvement program, and summary of
private and public infrastructure projects to date.

Mr. Ferguson introduced Carlos Baia, CRA Director to provide an update on the CRA plan.

Carlos Baia, stated that the CRA plan was adopted in 1999 and it is time to update the information. He said that all of the public and private projects and the updated Capital Improvements Program that was approved by the CRA in September are included. He asked that the Planning and Zoning Board approve this request so that it could be forwarded to the City Commission for their review.

Acting Chairman Davis invited the public to speak either for or against this item. No one came forward.

Motion was made by, Mr. Alter, and seconded by, Mr. Saraceno, to close the public hearing. The motion CARRIED unanimously.

Motion was made by, Ms. Mc Geary, and seconded by, Ms. Mooney, to approve the proposed CRA plan update. The motion CARRIED unanimously.

**PLANNING AND ZONING BOARD
CITY OF DEERFIELD BEACH, FLORIDA
December 7, 2006**

MINUTES OF A MEETING

CALL TO ORDER AND ROLL CALL

A regular meeting of the Planning and Zoning Board of the City of Deerfield Beach, a municipal corporation of Florida, was called to order on the above date at 7:00 p.m. in the City Commission Room in City Hall by Chairman, Dan Poitier. Roll Call showed:

Present: Dan Poitier, Chairman
Allen Davis, Vice Chairman
Linda Mooney
Gerald Alter
Martha Mc Geary
Alphonso Nero
Ginger Alvarez, Alternate
Robert Brown, Alternate
Ray Lavoie, Alternate
Patricia O'Neil, Alternate
Victor Yue, Alternate

Also Present: Jerry Ferguson, Planning and Growth Management Director
Marcia Stevens, Senior Planner
Mindy Moore, Planner
Charles Seaman, Assistant City Attorney
Vernadette Fuller, Minutes Secretary

Absent: Dan Saraceno
Robert S. Cusmano, Alternate
Barbara Moriarity, Alternate
William Derian, Alternate
School Board Representative

SEATING OF ALTERNATES

Mr. Brown was seated to serve at tonight's meeting.

NEW BUSINESS

**PUBLIC HEARING – ADDENDUM TO APPROVED COMMUNITY
REDEVELOPMENT AGENCY PLAN UPDATE**

Applicant: **CITY OF DEERFIELD BEACH COMMUNITY
REDEVELOPMENT AGENCY**

Proposal: Addendum to the approved update to the CRA Plan including revised area

statistical information, Board-approved updated capital improvement program, and summary of private and public infrastructure projects to date.

Carlos Baia, Economic Development Manager, stated that the CIP project for the Pier entrance and ancillary facilities was inadvertently left out of the plan. The City Attorney has recommended that the Board take formal action to update the plan.

Mr. Ferguson said that the CIP was approved last month.

Chairman Poitier invited the public to speak either for or against the application. No one came forward.

Motion was made and seconded to close the public hearing.

Motion was made by, Mr. Alter, and seconded by, Ms. Mooney, to approve the addendum to the CRA plan update. The motion CARRIED unanimously.

CRA RESOLUTION NO. 2006/ 011

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF DEERFIELD BEACH, APPROVING AND
RECOMMENDING MODIFICATIONS TO THE COMMUNITY
REDEVELOPMENT PLAN

WHEREAS, the Community Redevelopment Agency of the City of Deerfield Beach (the CRA) has reviewed the modifications to the Community Redevelopment Plan for the City of Deerfield Beach Community Redevelopment Agency as attached on Exhibit A hereto (the Modifications); and

WHEREAS, the CRA finds that these Modifications are necessary to further the work of the CRA pursuant to its enabling documents and pursuant to Chapter 163, Part III, Florida Statutes; and

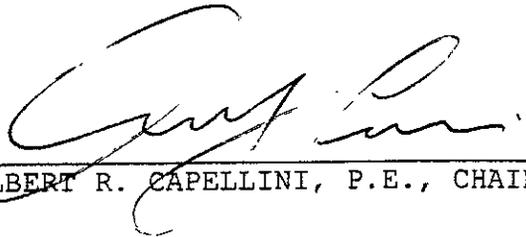
WHEREAS, the CRA reiterates the findings set forth in Resolution No. 1999/174 of the City Commission of the City of Deerfield Beach;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

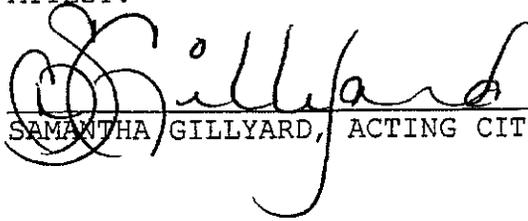
Section 1. The above referenced Whereas clauses are true and correct and made a part hereof.

Section 2. The Modifications to the Community Redevelopment Plan for the City of Deerfield Beach, as attached hereto, are hereby found to be in the best interests of the CRA, to further the lawful activities and purposes of the CRA, and are hereby approved and recommended for adoption by the City Commission of the City of Deerfield Beach.

PASSED AND ADOPTED THIS 14th DAY OF December, 2006


ALBERT R. CAPELLINI, P.E., CHAIR

ATTEST:


SAMANTHA GILLYARD, ACTING CITY CLERK

RESOLUTION NO. 2006/296

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, AMENDING RESOLUTION NO. 1999/174 AS RELATES TO THE COMMUNITY REDEVELOPMENT PLAN, PROVIDING FOR MODIFICATIONS TO THE COMMUNITY REDEVELOPMENT PLAN, CONTAINING AN EFFECTIVE DATE

WHEREAS, on December 7, 1999, the City Commission of the City of Deerfield Beach adopted Resolution No. 1999/174 adopting a Community Redevelopment Plan; and

WHEREAS, the Community Redevelopment Agency has recommended modifications to the Community Redevelopment Plan as contained on the attached Exhibit A (the Modifications); and

WHEREAS, the Community Redevelopment Agency has determined that the modifications are in the best interests of the Community Redevelopment Agency, the City of Deerfield Beach and are consistent with Chapter 163, Part III, Florida Statutes, and are consistent with the authority of the Community Redevelopment Agency with regard to the Plan, and will further the goals of the Community Redevelopment Agency as set forth in the Plan, enabling documents for the Community Redevelopment Agency and Chapter 163, Part III; and

WHEREAS, the City Commission reiterates the findings set forth in Resolution No. 1999/174 and finds that said findings still exist, are still in full force and effect, and support the adoption of these modifications; and

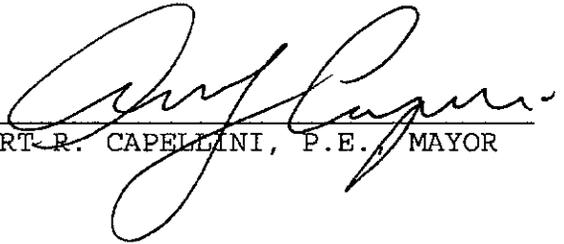
WHEREAS, the City Commission has held a public hearing on the Modifications;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DEERFIELD BEACH, FLORIDA, AS FOLLOWS:

Section 1. The above referenced Whereas clauses are true and correct and made a part hereof.

Section 2. The Modifications are hereby adopted by the City Commission of the City of Deerfield Beach. The Community Redevelopment Plan is hereby amended as set forth in the Modifications and the Modifications shall become and are hereby declared to be part of the Community Redevelopment Plan for the City of Deerfield Beach Community Redevelopment Agency.

PASSED AND ADOPTED THIS 19th DAY OF December, 2006
PASSED AND ADOPTED ON SECOND READING THIS 2nd DAY OF January, 2007



ALBERT R. CAPELLINI, P.E., MAYOR

ATTEST:



SAMANTHA GILLYARD, ACTING CITY CLERK