APPENDIX A

Proposed Retail Development
Sales Forecast Table
Village of Dexter, Michigan

Aggressive Scenario

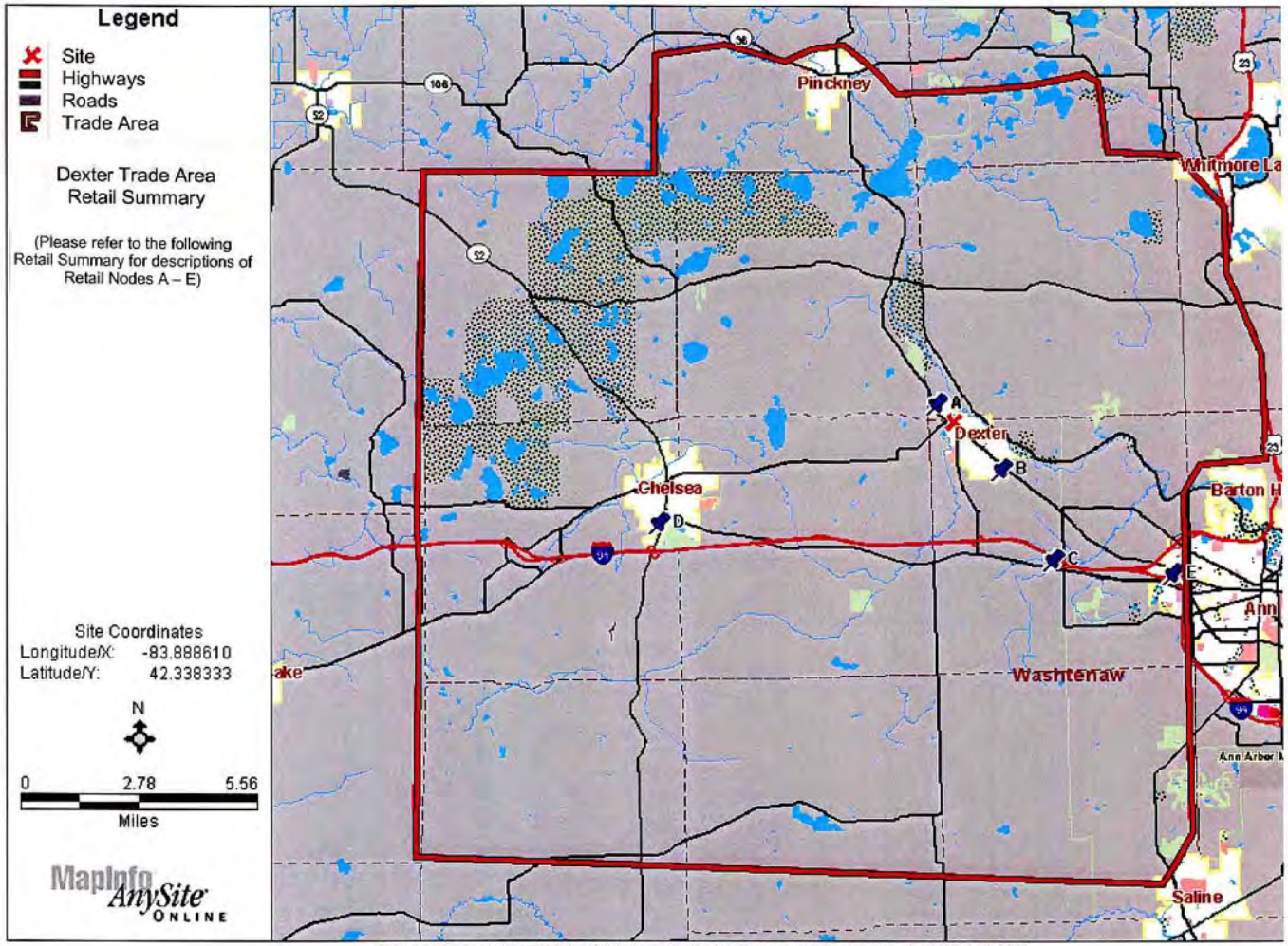
Category	2005 Expenditure Potential	2005 Additional Supportable Sq. Ft.	2005 Estimated Sales	2005 Estimated Sales Per Sq. Ft.	2010 Expenditure Potential	2010 Additional Supportable Sq. Ft.	2010 Estimated Sales	2010 Estimated Sales Per Sq. Ft.	2005-2010 Total Supportable Sq. Ft.
Department Stores	$294,156,437	0	$0	$0	$372,840,550	0	$0	$0	0
General Merchandise	$234,824,192	0	$0	$0	$297,637,481	45,000	$8,523,026	$189	45,000
Discount Department Stores	$0	0	$0	$0	$0	0	$0	$0	0
Warehouse Club	$0	0	$0	$0	$0	0	$0	$0	0
Total Department Stores	**$528,980,629**	**0**	**$0**	**$0**	**$670,478,031**	**45,000**	**$8,523,026**	**$0**	**45,000**
Women's Apparel	$33,998,061	0	$0	$0	$43,092,226	3,500	$1,076,140	$307	3,500
Men's Apparel	$20,780,648	0	$0	$0	$26,339,278	1,700	$577,057	$339	1,700
Unisex Apparel	$34,812,384	3,000	$1,014,000	$338	$44,124,373	2,000	$831,395	$416	5,000
Children's Apparel	$6,126,446	0	$0	$0	$7,765,213	0	$0	$0	0
Men's Shoes	$0		$0	$0	$0	0	$0	$0	0
Women's Shoes	$0	0	$0	$0	$0	0	$0	$0	0
Athletic Shoes	$2,654,265	0	$0	$0	$3,364,256	0	$0	$0	0
Shoes and Accessories	$15,880,978	0	$0	$0	$20,128,992	2,500	$719,476	$288	2,500
Total Apparel/Accessories	**$114,252,781**	**3,000**	**$1,014,000**	**$0**	**$144,814,338**	**9,700**	**$3,204,067**	**$330**	**12,700**
Restaurants	$76,462,257	10,000	$3,700,000	$370	$96,915,200	7,000	$3,185,373	$455	17,000
Family Restaurants	$62,231,454	4,000	$1,460,000	$365	$78,877,789	3,500	$1,571,164	$449	7,500
Fast Food Restaurants	$65,488,799	0	$0	$0	$83,006,444	3,200	$1,597,852	$499	3,200
Grocey Stores	$148,761,497	0	$0	$0	$188,553,814	0	$0	$0	0
Meat & Fish Markets	$0	0	$0	$0	$0	0	$0	$0	0
Fruit & Vegetable Markets	$0	0	$0	$0	$0	0	$0	$0	0
Specialty Food Stores	$14,191,312	0	$0	$0	$17,987,356	1,500	$678,890	$453	1,500
Retail Bakeries	$0	0	$0	$0	$0	0	$0	$0	0
Liquor Stores	$16,187,714	0	$0	$0	$20,517,776	0	$0	$0	0
Bar/taverns	$8,699,245	0	$0	$0	$11,026,212	0	$0	$0	0
Total Food	**$392,022,277**	**14,000**	**$5,160,000**	**$369**	**$496,884,592**	**15,200**	**$7,033,280**	**$0**	**29,200**
Appliances/Electronics	$25,473,098	0	$0	$0	$32,286,915	1,300	$597,965	$460	1,300
Art, Craft & Sewing Stores	$4,771,642	0	$0	$0	$6,048,011	0	$0	$0	0
Auto Supply Stores	$29,391,828	0	$0	$0	$37,253,869	0	$0	$0	0
Book Stores	$39,994,743	0	$0	$0	$50,692,965	4,500	$1,189,903	$264	4,500
Card/Gift Shops	$12,698,006	0	$0	$0	$16,094,604	0	$0	$0	0
Computers & Accessories	$14,492,805	0	$0	$0	$18,369,495	0	$0	$0	0
Convenience Stores	$103,673,895	0	$0	$0	$131,405,698	0	$0	$0	0
Copying/Printing		0	$0	$0		0	$0	$0	0
Dollar Store/Variety	$0	0	$0	$0	$0	0	$0	$0	0
Drug Store/Pharmaceutical	$83,081,530	0	$0	$0	$105,305,067	0	$0	$0	0
Florists	$5,007,722	0	$0	$0	$6,347,242	0	$0	$0	0
Furniture Stores	$27,788,756	0	$0	$0	$35,221,990	0	$0	$0	0
Hardware	$12,986,254	0	$0	$0	$16,459,956	0	$0	$0	0
Health & Beauty Stores	$12,370,069	0	$0	$0	$15,678,947	0	$0	$0	0
Home Décor & Accessories Stores	$0	0	$0	$0	$0	0	$0	$0	0
Home Furnishings Stores	$83,357,974	3,500	$1,183,000	$338	$105,655,458	4,000	$1,662,789	$416	7,500
Home Improvement	$64,259,728	0	$0	$0	$81,448,609	0	$0	$0	0
Jewelry Stores	$11,576,907	0	$0	$0	$14,673,622	0	$0	$0	0
Laundry/Dry Cleaning	$2,624,624	0	$0	$0	$3,326,686	0	$0	$0	0
Luggage Shops	$0	0	$0	$0	$0	0	$0	$0	0
Mailing/Packaging		0	$0	$0		0	$0	$0	0
Medical Supply Stores	$0	0	$0	$0	$0	0	$0	$0	0
Movie Theatres	$0	0	$0	$0	$0	0	$0	$0	0
Music Stores	$6,081,480	0	$0	$0	$7,708,219	0	$0	$0	0
Musical Instrument Shops	$818,542	0	$0	$0	$1,037,494	0	$0	$0	0
Office Supply Stores	$41,956,269	0	$0	$0	$53,179,181	0	$0	$0	0
Optical/Vision Care	$5,582,394	0	$0	$0	$7,075,632	0	$0	$0	0
Personal Services	$11,175,444	0	$0	$0	$14,164,771	0	$0	$0	0
Pet Supply Store	$19,012,593	0	$0	$0	$24,098,285	4,500	$2,297,481	$511	4,500
Photographic Supply Shop	$4,312,610	0	$0	$0	$5,466,193	0	$0	$0	0
Shoe Repair and Service	$0	0	$0	$0	$0	0	$0	$0	0
Sporting Goods Stores	$15,348,209	0	$0	$0	$19,453,713	0	$0	$0	0
Tobacco Shop	$0	0	$0	$0	$0	0	$0	$0	0
Toy & Hobby Shops	$10,460,877	0	$0	$0	$13,259,065	0	$0	$0	0
Video/Entertainment	$2,151,911	0	$0	$0	$2,727,527	0	$0	$0	0
Total Other Retail	***$419,953,893***	***3,500***	***$1,183,000***	***$338***	***$824,439,215***	***14,300***	***$5,748,138***	***$402***	***17,800***
Total Retail	***$1,455,209,580***	***20,500***	***$7,357,000***	***$359***	***$2,136,616,177***	***84,200***	***$24,508,511***	***$291***	***104,700***

Proposed Retail Development
Sales Forecast Table
Village of Dexter, Michigan

Conservative Scenario

Category	2005 Expenditure Potential	2005 Additional Supportable Sq. Ft.	2005 Estimated Sales	Estimated Sales Per Sq. Ft.	2010 Expenditure Potential	2010 Additional Supportable Sq. Ft.	2010 Estimated Sales	Estimated Sales Per Sq. Ft.	2005-2010 Total Supportable Sq. Ft.
Department Stores	$294,156,437	0	$0	$0	$372,840,550	0	$0	$0	0
General Merchandise	$234,824,192	0	$0	$0	$297,637,481	0	$0	$0	0
Total Department Stores	**$528,980,629**	**0**	**$0**	**$0**	**$670,478,031**	**0**	**$0**	**$0**	**0**
Women's Apparel	$33,998,061	0	$0	$0	$43,092,226	0	$0	$0	0
Men's Apparel	$20,780,648	0	$0	$0	$26,339,278	0	$0	$0	0
Unisex Apparel	$34,812,384	3,000	$1,014,000	$338	$44,124,373	2,000	$831,395	$416	5,000
Children's Apparel	$6,126,446	0	$0	$0	$7,765,213	0	$0	$0	0
Shoes and Accessories	$15,880,978	0	$0	$0	$20,128,992	2,500	$719,476	$288	2,500
Total Apparel/Accessories	**$114,252,781**	**3,000**	**$1,014,000**	**$0**	**$144,814,338**	**4,500**	**$1,550,871**	**$345**	**7,500**
Restaurants	$76,462,257	10,000	$3,700,000	$370	$96,915,200	0	$0	$0	10,000
Family Restaurants	$62,231,454	4,000	$1,460,000	$365	$78,877,789	3,500	$1,571,164	$449	7,500
Fast Food Restaurants	$65,488,799	0	$0	$0	$83,006,444	0	$0	$0	0
Grocery Stores	$148,761,497	0	$0	$0	$188,553,814	0	$0	$0	0
Specialty Food Stores	$14,191,312	0	$0	$0	$17,987,356	0	$0	$0	0
Liquor Stores	$16,187,714	0	$0	$0	$20,517,776	0	$0	$0	0
Bar/taverns	$8,699,245	0	$0	$0	$11,026,212	0	$0	$0	0
Total Food	**$392,022,277**	**14,000**	**$5,160,000**	**$369**	**$496,884,592**	**3,500**	**$1,571,164**	**$0**	**17,500**
Appliances/Electronics	$25,473,098	0	$0	$0	$32,286,915	0	$0	$0	0
Art, Craft & Sewing Stores	$4,771,642	0	$0	$0	$6,048,011	0	$0	$0	0
Auto Supply Stores	$29,391,828	0	$0	$0	$37,253,869	0	$0	$0	0
Book Stores	$39,994,743	0	$0	$0	$50,692,965	4,500	$1,189,903	$264	4,500
Card/Gift Shops	$12,698,006	0	$0	$0	$16,094,604	0	$0	$0	0
Computers & Accessories	$14,492,805	0	$0	$0	$18,369,495	0	$0	$0	0
Convenience Stores	$103,673,895	0	$0	$0	$131,405,698	0	$0	$0	0
Dollar Store/Variety	$0	0	$0	$0	$0	0	$0	$0	0
Drug Store/Pharmaceutical	$83,081,530	0	$0	$0	$105,305,067	0	$0	$0	0
Florists	$5,007,722	0	$0	$0	$6,347,242	0	$0	$0	0
Furniture Stores	$27,788,756	0	$0	$0	$35,221,990	0	$0	$0	0
Hardware	$12,986,254	0	$0	$0	$16,459,956	0	$0	$0	0
Health & Beauty Stores	$12,370,069	0	$0	$0	$15,678,947	0	$0	$0	0
Home Furnishings Stores	$83,357,974	3,500	$1,183,000	$338	$105,655,458	0	$0	$0	3,500
Home Improvement	$64,259,728	0	$0	$0	$81,448,609	0	$0	$0	0
Jewelry Stores	$11,576,907	0	$0	$0	$14,673,622	0	$0	$0	0
Laundry/Dry Cleaning	$2,624,624	0	$0	$0	$3,326,686	0	$0	$0	0
Movie Theatres	$0	0	$0	$0	$0	0	$0	$0	0
Music Stores	$6,081,480	0	$0	$0	$7,708,219	0	$0	$0	0
Musical Instrument Shops	$818,542	0	$0	$0	$1,037,494	0	$0	$0	0
Office Supply Stores	$41,956,269	0	$0	$0	$53,179,181	0	$0	$0	0
Optical/Vision Care	$5,582,394	0	$0	$0	$7,075,632	0	$0	$0	0
Personal Services	$11,175,444	0	$0	$0	$14,164,771	0	$0	$0	0
Pet Supply Store	$19,012,593	0	$0	$0	$24,098,283	0	$0	$0	0
Photographic Supply Shop	$4,312,610	0	$0	$0	$5,466,193	0	$0	$0	0
Shoe Repair and Service	$0	0	$0	$0	$0	0	$0	$0	0
Sporting Goods Stores	$15,348,209	0	$0	$0	$19,453,713	0	$0	$0	0
Tobacco Shop	$0	0	$0	$0	$0	0	$0	$0	0
Toy & Hobby Shops	$10,460,877	0	$0	$0	$13,259,065	0	$0	$0	0
Video/Entertainment	$2,151,911	0	$0	$0	$2,727,527	0	$0	$0	0
Total Other Retail	***$419,953,893***	***3,500***	***$1,183,000***	***$338***	***$824,439,215***	***4,500***	***$1,189,903***	***$264***	***8,000***
Total Retail	***$1,455,209,580***	***20,500***	***$7,357,000***	***$359***	***$2,136,616,177***	***12,500***	***$4,311,938***	***$345***	***33,000***

APPENDIX B

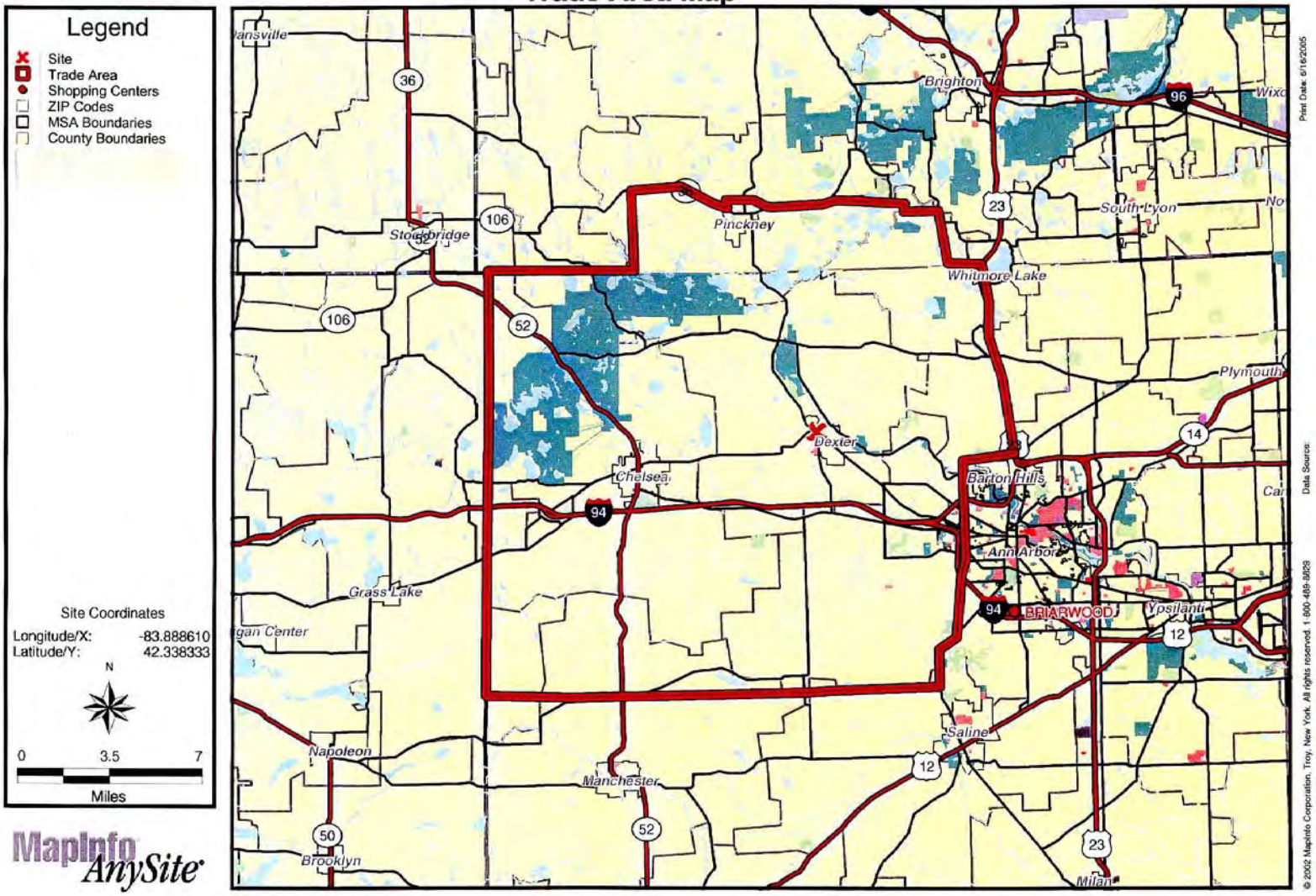

Legend
Site
Highways
Roads
Trade Area
Dexter Trade Area
Retail Summary
(Please refer to the following Retail Summary for descriptions of Retail Nodes A – E)
Site Coordinates
Longitude/X: -83.888610
Latitude/Y: 42.338333
N
0
2.78
5.56
Miles
MapInfo AnySite ONLINE
Pinckney
Dexter
Chelsea
Washtenaw
Saline
A
B
C
D
E
MapInfo Anysite Online Copyright(c) 2005 MapInfo Corporation, Newport Beach, CA (949) 885-4900

Existing Retail
Dexter Trade Area
Retail Summary

Retail Node Map Code	Name/Location	Estimated Size (sq. ft.)	Anchor Tenants Name	Comments
A	Downtown Dexter	135,000	Busch's, Huron Camera, Dexter Bakery, Hackney Hardware	Retail synergy is good supported by northern traffic. Need traffic generator to replace Busch's after relocation.
B	Dexter Crossing	81,000	Country Market Grocery, Dexter Pharmacy	Newer center with some vacancies.
C	I-94/Zeeb Road	422,000	Meijer, Lowe's, House of Sofas	Growing retail node with regional access.
D	City of Chelsea	479,000	Pamida, Do it Best, Polly's, Common Grill,	Vibrant city retail. Many regional traffic generators to draw traffic from Ann Arbor and beyond.
E	Ann Arbor	155,000	Kmart, Kroger, Dunham's	Weaker retail node. Orientation to Ann Arbor assists in retail nodes success.

APPENDIX C

Village of Dexter, Michigan
Trade Area Map



APPENDIX D

Socioeconomic Benchmark Report (%)

MapInfo AnySite ONLINE

Dexter Trade Area

07-13-2005

Coordinates Longitude: -83.888610
Latitude: 42.338333

	Custom Study Area
POPULATION	
1990 Total Population	46,114
2000 Total Population	60,996
2004 Total Population	64,834
2009 Total Population	70,459
% Population Change 1990-2000	32.27%
% Population Change 2000-2004	6.29%
% Population Change 2004-2009	8.68%
HOUSEHOLDS	
1990 Total Households	16,225
2000 Total Households	22,449
2004 Total Households	24,332
2009 Total Households	26,520
% Households Change 1990-2000	38.36%
% Households Change 2000-2004	8.39%
% Households Change 2004-2009	8.99%
2000 Average Household Size	2.7
2004 Average Household Size	2.6
2009 Average Household Size	2.6
FAMILIES	
% 2000 Family Households	75.68%
% 2000 Non-Family households	4.98%
% 2000 Pop in Family Households	87.35%
% 2000 Pop in Non-Family Households	11.18%
INCOME	
2000 Per Capita Income	$31,969
2004 Per Capita Income	$37,028
2009 Per Capita Income	$41,449
2000 Average Household Income	$87,016
2004 Average Household Income	$98,663
2009 Average Household Income	$110,124

Source: MapInfo Corporation

© 2004 MapInfo Corporation™ Copyright© Troy, New York. All rights reserved. 1-800-489-8829

Socioeconomic Benchmark Report (%)

MapInfo AnySite ONLINE

Dexter Trade Area

07-13-2005

Coordinates Longitude: -83.888610
Latitude: 42.338333

	Custom Study Area
2000 Median Household Income	$71,243
2004 Median Household Income	$80,980
2009 Median Household Income	$87,083
2000 Median Family Income	$81,305
2000 Aggregate Income ($mil)	$1,947
2004 Aggregate Income ($mil)	$2,401
2009 Aggregate Income ($mil)	$2,920
HOUSEHOLD INCOME	
% 2000 Household Income < $10,000	2.13%
% 2000 Household Income $10,000-$14,999	2.31%
% 2000 Household Income $15,000-$19,999	2.93%
% 2000 Household Income $20,000-$24,999	3.48%
% 2000 Household Income $25,000-$29,999	3.91%
% 2000 Household Income $30,000-$34,999	3.81%
% 2000 Household Income $35,000-$39,999	3.92%
% 2000 Household Income $40,000-$44,999	4.47%
% 2000 Household Income $45,000-$49,999	4.1%
% 2000 Household Income $50,000-$59,999	8.72%
% 2000 Household Income $60,000-$74,999	13.64%
% 2000 Household Income $75,000-$99,999	16.86%
% 2000 Household Income $100,000-$124,999	12.29%
% 2000 Household Income $125,000-$149,999	6.56%

© 2004 MapInfo Corporation™ Copyright© Troy, New York. All rights reserved. 1-800-489-8829

Socioeconomic Benchmark Report (%)

Dexter Trade Area

07-13-2005

Coordinates Longitude: -83.888610
Latitude: 42.338333

	Custom Study Area
% 2000 Household Income $150,000-$199,999	5.43%
% 2000 Household Income $200,000+	5.45%
% 2004 Household Income < $10,000	1.6%
% 2004 Household Income $10,000-$14,999	2.28%
% 2004 Household Income $15,000-$19,999	3.11%
% 2004 Household Income $20,000-$24,999	3.12%
% 2004 Household Income $25,000-$29,999	3.35%
% 2004 Household Income $30,000-$34,999	3.27%
% 2004 Household Income $35,000-$39,999	3.44%
% 2004 Household Income $40,000-$44,999	3.66%
% 2004 Household Income $45,000-$49,999	3.36%
% 2004 Household Income $50,000-$59,999	6.19%
% 2004 Household Income $60,000-$74,999	11.67%
% 2004 Household Income $75,000-$99,999	20.69%
% 2004 Household Income $100,000-$124,999	13.14%
% 2004 Household Income $125,000-$149,999	9.14%
% 2004 Household Income $150,000-$199,999	5.61%
% 2004 Household Income $200,000+	6.36%
% 2009 Household Income < $10,000	1.3%
% 2009 Household Income $10,000-$14,999	1.92%

Source: MapInfo Corporation

© 2004 MapInfo Corporation™ Copyright© Troy, New York. All rights reserved. 1-800-489-8829

Socioeconomic Benchmark Report (%)

Dexter Trade Area

07-13-2005

Coordinates Longitude: -83.888610
Latitude: 42.338333

	Custom Study Area
% 2009 Household Income $15,000-$19,999	2.66%
% 2009 Household Income $20,000-$24,999	2.63%
% 2009 Household Income $25,000-$29,999	2.83%
% 2009 Household Income $30,000-$34,999	2.74%
% 2009 Household Income $35,000-$39,999	2.97%
% 2009 Household Income $40,000-$44,999	3.19%
% 2009 Household Income $45,000-$49,999	2.96%
% 2009 Household Income $50,000-$59,999	5.37%
% 2009 Household Income $60,000-$74,999	10.33%
% 2009 Household Income $75,000-$99,999	22.98%
% 2009 Household Income $100,000-$124,999	14.34%
% 2009 Household Income $125,000-$149,999	10.89%
% 2009 Household Income $150,000-$199,999	6.4%
% 2009 Household Income $200,000+.	6.5%
EDUCATION	
2000 Total Educational Attainment Age 25+	40,586
% 2000 No Schooling Completed	0.17%
% 2000 Nursery School-4Th Grade	0.11%
% 2000 5th and 6th Grade	0.22%
% 2000 7th and 8th Grade	1.01%
% 2000 9th Grade	0.84%
% 2000 10th Grade	1.22%
% 2000 11th Grade	1.33%
% 2000 12th Grade No Diploma	1.82%

© 2004 MapInfo Corporation™ Copyright© Troy, New York. All rights reserved. 1-800-489-8829

Socioeconomic Benchmark Report (%)

MapInfo AnySite ONLINE

Dexter Trade Area

07-13-2005

Coordinates Longitude: -83.888610
Latitude: 42.338333

	Custom Study Area
% 2000 High School Graduate (Incl Equivalency)	20.74%
% 2000 Some College < 1 Year	7.07%
% 2000 Some College 1+ Years No Degree	15.36%
% 2000 Associate Degree	6.59%
% 2000 Bachelor's Degree	24.05%
% 2000 Master?s Degree	13.21%
% 2000 Doctorate Degree	2.75%
% 2000 Professional School Degree	3.52%
2004 Total Educational Attainment Age 25+	48,320
% 2004 No Schooling Completed	0.17%
% 2004 Nursery School-4th Grade	0.11%
% 2004 5th and 6th Grade	0.21%
% 2004 7th and 8th Grade	1.01%
% 2004 9th Grade	0.84%
% 2004 10th Grade	1.21%
% 2004 11th Grade	1.32%
% 2004 12th Grade No Diploma	1.83%
% 2004 High School Graduate (Incl Equivalency)	20.66%
% 2004 Some College < 1 Year	7.1%
% 2004 Some College 1+ Years No Degree	15.38%
% 2004 Associate Degree	6.62%
% 2004 Bachelor's Degree	24.07%
% 2004 Doctorate Degree	2.73%
% 2004 Master?s Degree	13.22%
% 2004 Professional School Degree	3.52%
MARITAL STATUS	
2000 Marital Status Age 15+	47,222
% 2000 Never Married	22.18%
% 2000 Now Married	65.36%
% 2000 Divorced	8.07%
% 2000 Widowed	4.38%
2004 Marital Status Age 15+	55,468
% 2004 Male Never Married	24.84%

© 2004 MapInfo Corporation™ Copyright© Troy, New York. All rights reserved. 1-800-489-8829

Socioeconomic Benchmark Report (%)

Dexter Trade Area

07-13-2005

Coordinates Longitude: -83.888610
Latitude: 42.338333

	Custom Study Area
% 2004 Male Now Married	66.41%
% 2004 Male Divorced	6.92%
% 2004 Male Widowed	1.83%
HOUSEHOLD BY TYPE	
% 2000 Family Households	75.68%
% 2000 Non-Family households	4.98%
% 2000 1 Person Households	19.34%
% 2000 1 Person Male Householder	9.23%
% 2000 1 Person Female Householder	10.1%
% 2000 2 + Person Households	80.66%
% 2000 Married Couple Family	65.64%
% 2000 Married Couple Family w/ child <18	31.97%
% 2000 Married Couple Family w/ no child <18	33.67%
% 2000 Male Hhldr no wife present	2.83%
% 2000 Male Hhldr no wife w/ child <18	1.52%
% 2000 Male Hhldr no wife w/o child <18	1.31%
% 2000 Female Hhldr no husband present	7.2%
% 2000 Female Hhldr no husband w/ child <18	4.41%
% 2000 Female Hhldr no husband w/o child <18	2.79%
% 2000 Male Householder	2.84%
% 2000 Female Householder	2.15%
EMPLOYMENT STATUS	
2000 Population by Employment Status	46,202
% 2000 Employed Civilians	70.85%
% 2000 In Armed Forces	0.06%
% 2000 Not in Labor Force	27.16%
% 2000 Unemployed Civilians	1.93%
EMPLOYMENT BY OCCUPATION	

© 2004 MapInfo Corporation™ Copyright© Troy, New York. All rights reserved. 1-800-489-8829

Socioeconomic Benchmark Report (%)

MapInfo AnySite ONLINE

Dexter Trade Area

07-13-2005

Coordinates Longitude: -83.888610
Latitude: 42.338333

	Custom Study Area
% 2000 White Collar Occupations	70.81%
% 2000 Blue Collar Occupations	29.19%
% 2000 Management/Professional/Related	47.77%
% 2000 Mgmt/Business/Financial Operations	17.19%
% 2000 Professional/Related	30.57%
% 2000 Service Occupation	10.62%
% 2000 Healthcare Support	1.14%
% 2000 Protective Service	1.23%
% 2000 Food Preparation/Serving Related	3.54%
% 2000 Building/Grounds Cleaning/Maint	2.26%
% 2000 Personal Care/Service	2.46%
% 2000 Sales/Office	23.04%
% 2000 Sales/Related Occpations	10.69%
% 2000 Office/Administrative Support	12.35%
% 2000 Farming/Fishing/Forestry	0.57%
% 2000 Construction/Extraction/Maint	8.32%
% 2000 Construction/Extraction	5.09%
% 2000 Installation/Maintenance/Repair	3.24%
% 2000 Production/Transp/Material Moving	9.68%
% 2000 Production	6.25%
% 2000 Transportation/Material Moving	3.43%
% 2004 White Collar Occupations	70.77%
% 2004 Blue Collar Occupations	29.23%
% 2004 Population by Occupation	54.55%
% 2004 Management/Professional/Related	47.69%
% 2004 Mgmt/Business/Financial Operations	17.2%
% 2004 Professional/Related	30.49%
% 2004 Service Occupation	10.63%
% 2004 Healthcare Support	1.14%
% 2004 Protective Service	1.21%
% 2004 Food Preparation/Serving Related	3.55%
% 2004 Building/Grounds Cleaning/Maint	2.27%
% 2004 Personal Care/Service	2.46%

Source: MapInfo Corporation

© 2004 MapInfo Corporation™ Copyright© Troy, New York. All rights reserved. 1-800-489-8829

Socioeconomic Benchmark Report (%)

MapInfo AnySite ONLINE

Dexter Trade Area

07-13-2005

Coordinates Longitude: -83.888610
Latitude: 42.338333

	Custom Study Area
% 2004 Sales/Office	23.08%
% 2004 Sales/Related Occpations	10.71%
% 2004 Office/Administrative Support	12.37%
% 2004 Farming/Fishing/Forestry	0.54%
% 2004 Construction/Extraction/Maint	8.34%
% 2004 Construction/Extraction	5.08%
% 2004 Installation/Maintenance/Repair	3.26%
% 2004 Production/Transp/Material Moving	9.73%
% 2004 Production	6.3%
% 2004 Transportation/Material Moving	3.43%
VEHICLES AVAILABLE	
2000 Total Vehicles	46,275
% 2000 Households No Vehicle	2.28%
% 2000 Households 1 Vehicle	23.3%
% 2000 Households 2 Vehicles	50.26%
% 2000 Households 3 Vehicles	17.32%
% 2000 Households 4 Vehicles	4.61%
% 2000 Households 5+ Vehicles	2.24%
2000 Average Vehicles	2.1
2004 Total Vehicles	50,170
2004 Average Vehicles	2.1

© 2004 MapInfo Corporation™ Copyright© Troy, New York. All rights reserved. 1-800-489-8829

APPENDIX E

Summary Demographic Benchmark Report (%)

Dexter Trade Area

07-13-2005

Coordinates Longitude: -83.888610
Latitude: 42.338333

	Custom Study Area
2000 Total Population	60,996
2004 Total Population	64,834
2009 Total Population	70,459
% 2000 Group Quarters Population	1.47%
% 2004 Group Quarters Population	1.38%
% 2009 Group Quarters Population	1.29%
% 2000 Pop in Family Households	87.35%
% 2000 Pop in Non-Family Households	11.18%
2000 Total Households	22,449
2004 Total Households	24,332
2009 Total Households	26,520
2000 HOUSEHOLDS	
% 2000 Households 1 Person	19.34%
% 2000 Households 2 Persons	35.41%
% 2000 Households 3 Persons	17.27%
% 2000 Households 4 Persons	18.14%
% 2000 Households 5 Persons	7.07%
% 2000 Households 6 Persons	2.04%
% 2000 Households 7+ Persons	0.74%
2004 HOUSEHOLDS	
% 2004 Households 1 Person	19.91%
% 2004 Households 2 Persons	35.59%
% 2004 Households 3 Persons	17.83%
% 2004 Households 4 Persons	17.74%
% 2004 Households 5 Persons	6.67%
% 2004 Households 6 Persons	1.94%
% 2004 Households 7+ Persons	0.32%
2009 HOUSEHOLDS	
% 2009 Households 1 Person	20.02%
% 2009 Households 2 Persons	35.85%
% 2009 Households 3 Persons	17.82%
% 2009 Households 4 Persons	17.52%
% 2009 Households 5 Persons	6.53%

Source: MapInfo Corporation

© 2004 MapInfo Corporation™ Copyright© Troy, New York. All rights reserved. 1-800-489-8829

Summary Demographic Benchmark Report (%)

Dexter Trade Area

07-13-2005

Coordinates Longitude: -83.888610
Latitude: 42.338333

	Custom Study Area
% 2009 Households 6 Persons	1.94%
% 2009 Households 7+ Persons	0.32%
2000 RACE AND ETHNICITY	
% 2000 White Population Alone	93.74%
% 2000 Black Population Alone	2.31%
% 2000 American Indian/Alaska Native Alone	0.32%
% 2000 Asian/Hawaiian/Pacific Islander	1.74%
% 2000 Other Population (Incl 2+ Races)	1.89%
% 2000 Hispanic Population	1.58%
% 2000 Non-Hispanic Population	98.42%
2004 RACE AND ETHNICITY	
% 2004 White Population	93.64%
% 2004 Black Population	2.35%
% 2004 American Indian/Alaska Native	0.31%
% 2004 Asian/Hawaiian/Pacific Islander	1.76%
% 2004 Other Population (Incl 2+ Races)	1.94%
% 2004 Hispanic Population	1.71%
% 2004 Non-Hispanic Population	98.29%
2009 RACE AND ETHNICITY	
% 2009 White Population	93.48%
% 2009 Black Population	2.38%
% 2009 American Indian/Alaska Native	0.3%
% 2009 Asian/Hawaiian/Pacific Islander	1.79%
% 2009 Other Population (Incl 2+ Races)	2.04%
% 2009 Hispanic Population	1.88%
% 2009 Non-Hispanic Population	98.12%
2000 POPULATION BY AGE	
% 2000 Age 0-5	7.76%
% 2000 Age 6-13	13.04%
% 2000 Age 14-17	6.53%
% 2000 Age 18-20	3.11%

© 2004 MapInfo Corporation™ Copyright© Troy, New York. All rights reserved. 1-800-489-8829

Summary Demographic Benchmark Report (%)

Dexter Trade Area

07-13-2005

Coordinates Longitude: -83.888610
Latitude: 42.338333

	Custom Study Area
% 2000 Age 21-24	3.28%
% 2000 Age 25-29	4.56%
% 2000 Age 30-34	6.66%
% 2000 Age 35-39	8.76%
% 2000 Age 40-44	9.84%
% 2000 Age 45-49	9.65%
% 2000 Age 50-54	8.19%
% 2000 Age 55-59	5.62%
% 2000 Age 60-64	3.61%
% 2000 Age 65-69	2.68%
% 2000 Age 70-74	2.5%
% 2000 Age 75-79	1.87%
% 2000 Age 80-84	1.25%
% 2000 Age 85+	1.1%
2000 Median Age Total Population	36.9
2000 Median Age Adult Population	44.1
2004 POPULATION BY AGE	
% 2004 Age 0-5	7.45%
% 2004 Age 6-13	12.74%
% 2004 Age 14-17	6.07%
% 2004 Age 18-20	3.34%
% 2004 Age 21-24	3.34%
% 2004 Age 25-29	4.79%
% 2004 Age 30-34	6.75%
% 2004 Age 35-39	8.55%
% 2004 Age 40-44	9.63%
% 2004 Age 45-49	9.56%
% 2004 Age 50-54	8.35%
% 2004 Age 55-59	6.04%
% 2004 Age 60-64	3.96%
% 2004 Age 65-69	2.72%
% 2004 Age 70-74	2.45%
% 2004 Age 75-79	1.85%
% 2004 Age 80-84	1.29%
% 2004 Age 85+	1.13%
2004 Median Age Total Population	37.2

Source: MapInfo Corporation

© 2004 MapInfo Corporation™ Copyright© Troy, New York. All rights reserved. 1-800-489-8829

Summary Demographic Benchmark Report (%)

Dexter Trade Area

07-13-2005

Coordinates Longitude: -83.888610
Latitude: 42.338333

	Custom Study Area
2004 Median Age Adult Population	44.2
2009 POPULATION BY AGE	
% 2009 Age 0-5	7.07%
% 2009 Age 6-13	11.14%
% 2009 Age 14-17	5.36%
% 2009 Age 18-20	3.11%
% 2009 Age 21-24	3.45%
% 2009 Age 25-29	4.88%
% 2009 Age 30-34	5.68%
% 2009 Age 35-39	7.26%
% 2009 Age 40-44	8.52%
% 2009 Age 45-49	9.08%
% 2009 Age 50-54	9.26%
% 2009 Age 55-59	8.2%
% 2009 Age 60-64	6.18%
% 2009 Age 65-69	3.77%
% 2009 Age 70-74	2.44%
% 2009 Age 75-79	1.79%
% 2009 Age 80-84	1.36%
% 2009 Age 85+	1.45%
2009 Median Age Total Population	40.2
2009 Median Age Adult Population	46.9
2000 MALE POPULATION BY AGE	
% 2000 Male Age 0-17	28.2%
% 2000 Male Age 19-44	35.98%
% 2000 Male Age 45-64	27.56%
% 2000 Male Age 65-84	7.64%
% 2000 Male Age 85+	0.61%
2000 Median Age Male Pop	36.2
2000 Median Age Adult Male Pop	44
2004 MALE POPULATION BY AGE	
% 2004 Male Age 0-17	27.06%
% 2004 Male Age 18-44	36.18%
% 2004 Male Age 45-64	28.35%

© 2004 MapInfo Corporation™ Copyright© Troy, New York. All rights reserved. 1-800-489-8829

	Custom Study Area
% 2004 Male Age 65-84	7.76%
% 2004 Male Age 85+	0.66%
2004 Median Age Male Pop	36.6
2004 Median Age Adult Male Pop	44.2
2009 MALE POPULATION BY AGE	
% 2009 Male Age 0-17	26.45%
% 2009 Male Age 18-44	35.83%
% 2009 Male Age 45-64	35.62%
% 2009 Male Age 65-84	9.66%
% 2009 Male Age 85+	1.01%
2009 Median Age Male Pop	39.6
2009 Median Age Adult Male Pop	46.7
2000 FEMALE POPULATION BY AGE	
% 2000 Female Age 0-17	26.48%
% 2000 Female Age 18-44	36.44%
% 2000 Female Age 45-64	26.57%
% 2000 Female Age 65-84	8.93%
% 2000 Female Age 85+	1.58%
2000 Median Age Female Pop	37.5
2000 Median Age Adult Female Pop	44.2
2004 FEMALE POPULATION BY AGE	
% 2004 Female Age 0-17	25.46%
% 2004 Female Age 18-44	36.61%
% 2004 Female Age 45-64	27.48%
% 2004 Female Age 65-84	8.85%
% 2004 Female Age 85+	1.6%
2004 Median Age Female Pop	37.8
2004 Median Age Adult Female Pop	44.3
2009 FEMALE POPULATION BY AGE	
% 2009 Female Age 0-17	22.79%
% 2009 Female Age 18-44	32.83%

© 2004 MapInfo Corporation™ Copyright© Troy, New York. All rights reserved. 1-800-489-8829

Summary Demographic Benchmark Report (%)

Dexter Trade Area

07-13-2005

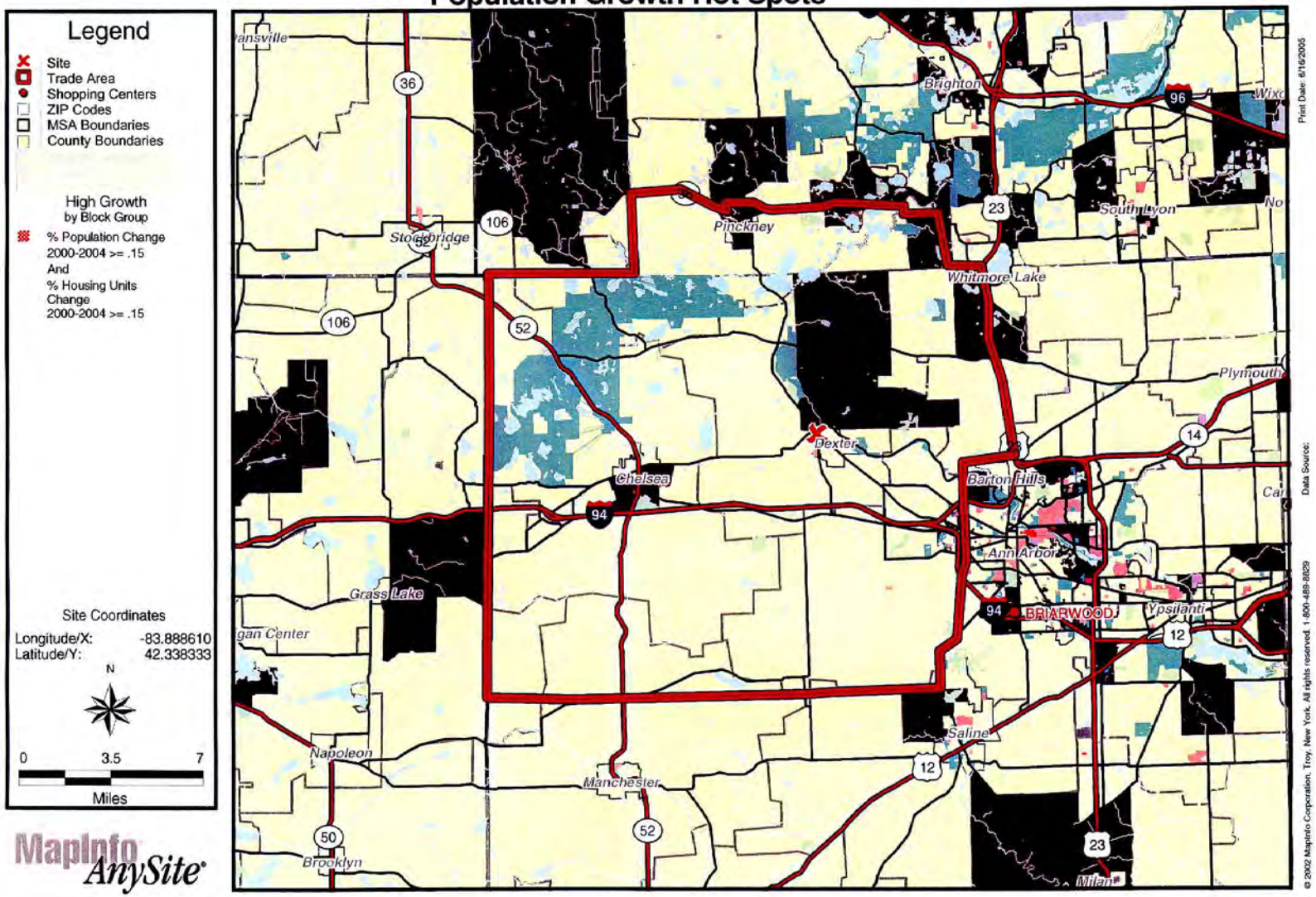
Coordinates Longitude: -83.888610
Latitude: 42.338333

	Custom Study Area
% 2009 Female Age 45-64	32.68%
% 2009 Female Age 65-84	9.81%
% 2009 Female Age 85+	1.89%
2009 Median Age Female Pop	40.8
2009 Median Age Adult Female Pop	47.1
HOUSING	
% 2000 Owner Occupied Housing Units	78.55%
% 2000 Renter Occupied Housing Units	14.52%
% 2000 Vacant Housing Units	6.93%
2004 Total Owner Occupied Housing Units	20,454
2004 Total Renter Occupied Housing Units	3,926

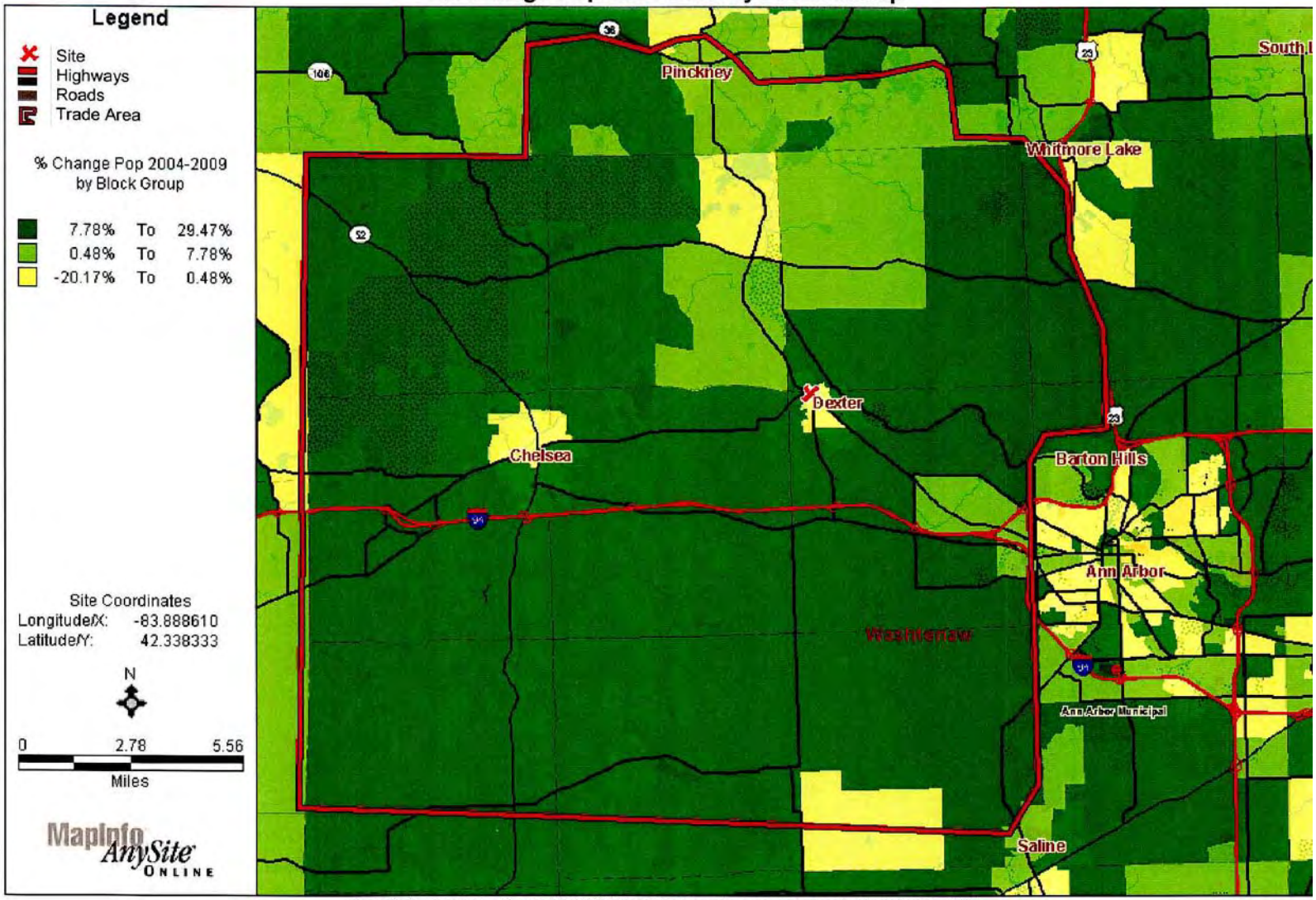
© 2004 MapInfo Corporation™ Copyright© Troy, New York. All rights reserved. 1-800-489-8829

APPENDIX F

Village of Dexter, Michigan
Population Growth Hot Spots

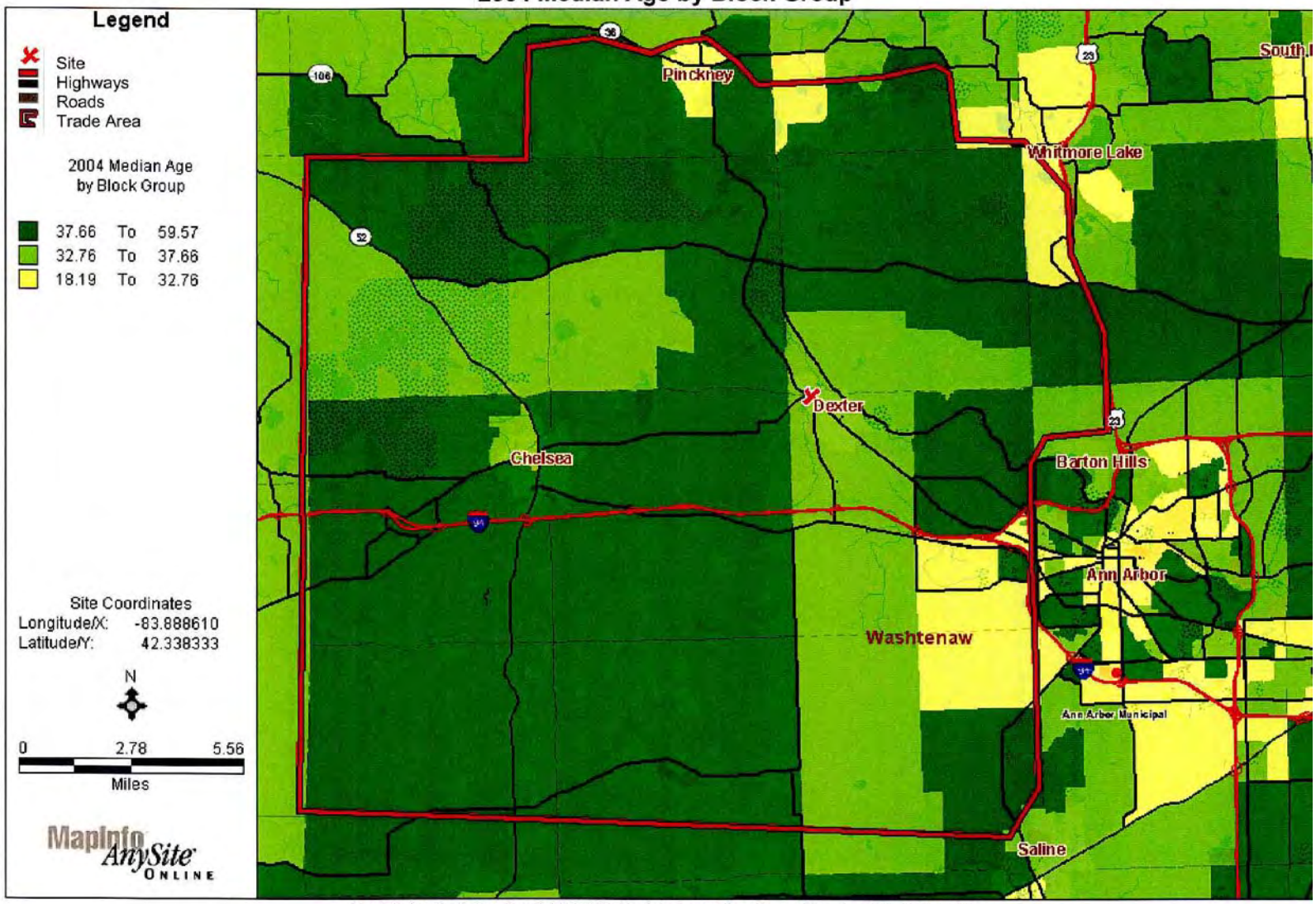


% Change Pop 2004-2009 by Block Group



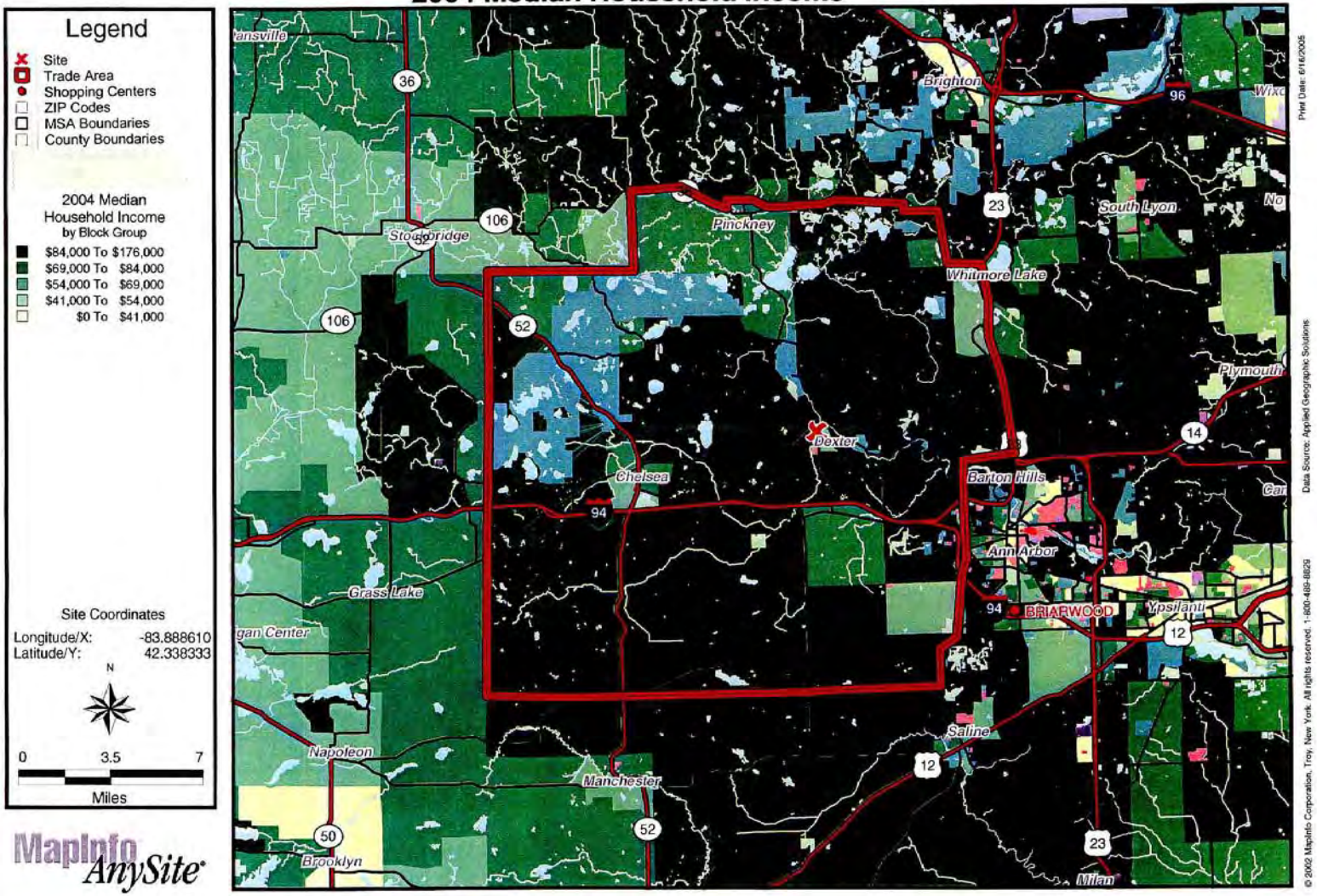
MapInfo Anysite Online Copyright(c) 2005 MapInfo Corporation, Newport Beach, CA (949) 885-4900

2004 Median Age by Block Group

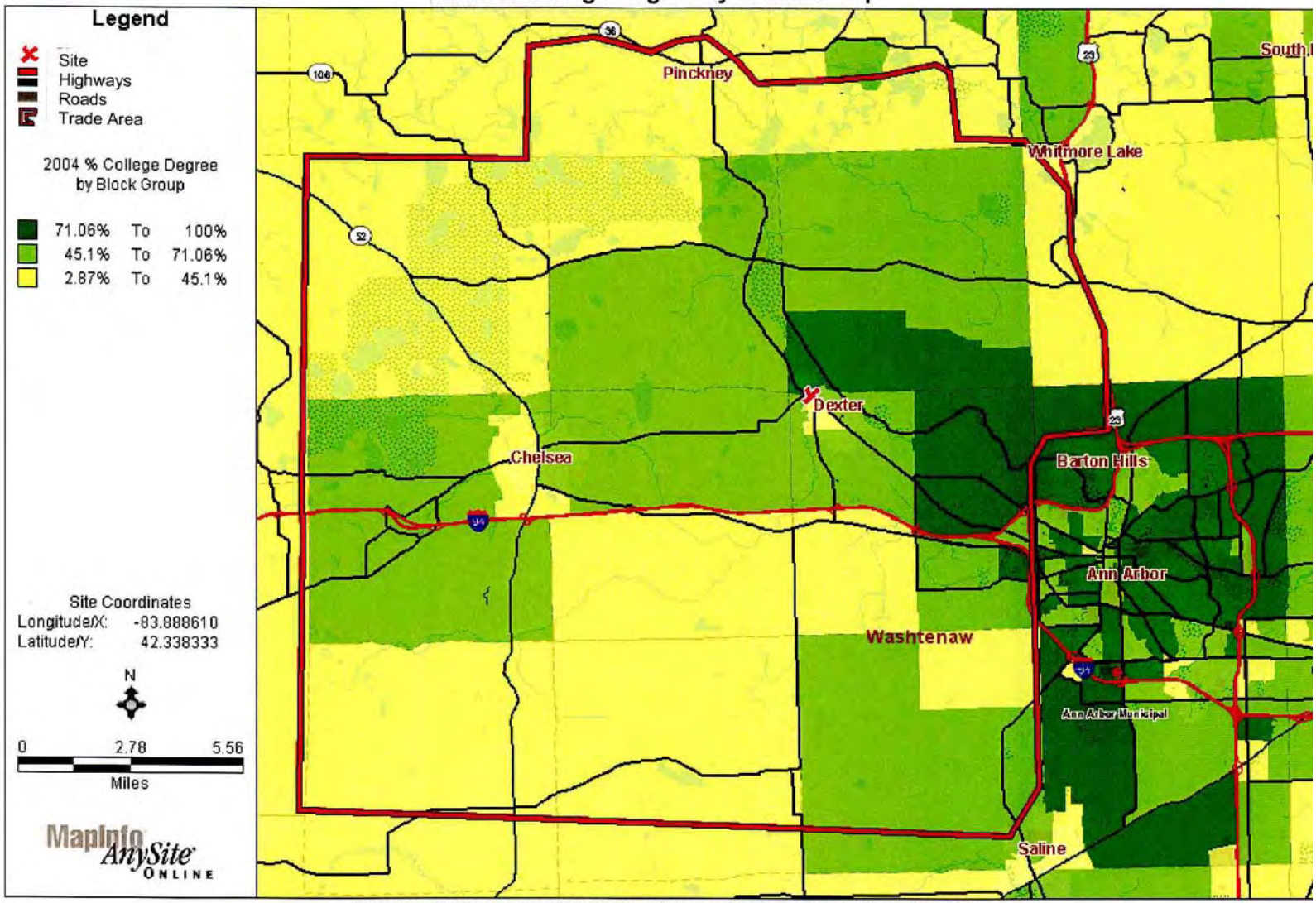


MapInfo Anysite Online Copyright(c) 2005 MapInfo Corporation, Newport Beach, CA (949) 885-4900

Village of Dexter, Michigan
2004 Median Household Income



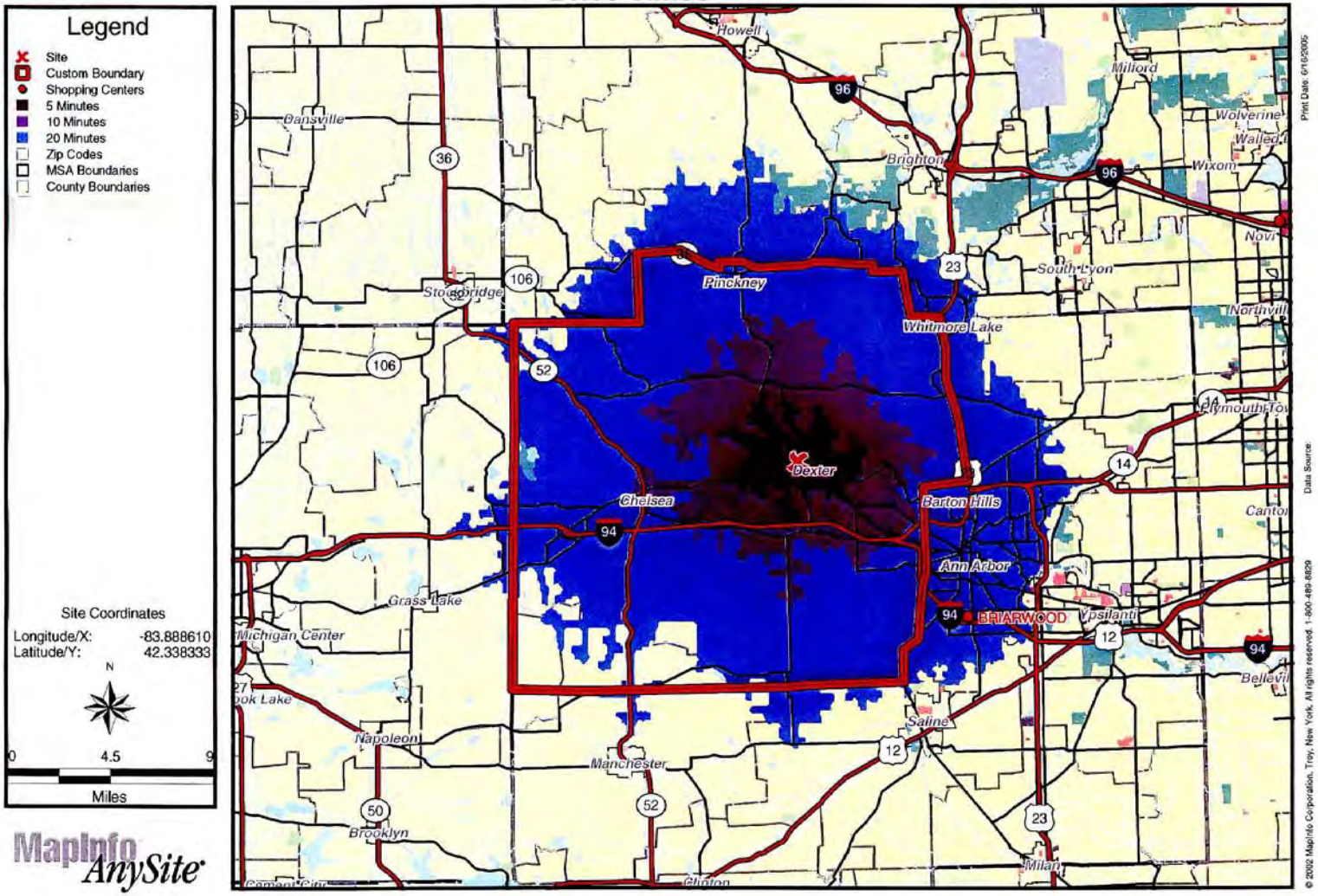
2004 % College Degree by Block Group



MapInfo Anysite Online Copyright(c) 2005 MapInfo Corporation, Newport Beach, CA (949) 885-4900

APPENDIX G

Village of Dexter, Michigan
Drive Times



APPENDIX H

Socioeconomic Benchmark Report (%)

Dexter Drive-Time

MapInfo AnySite

7/20/2005

Coordinates Longitude: -83.88861
Latitude: 42.338333

	5 MINUTE DRIVE TIME 18.78 SQ/MI	10 MINUTE DRIVE TIME 87.27 SQ/MI	20 MINUTE DRIVE TIME 422.46 SQ/MI
POPULATION			
2000 Population	5,053	21,761	201,831
2004 Population	5,526	23,822	216,935
2009 Population	6,079	26,229	234,403
% Population Change 1990-2000	38.74%	28.77%	18.13%
% Population Change 2000-2004	9.36%	9.47%	7.48%
Population in Group Quarters (2000)	17	57	14,043
Population in Group Quarters (2004)	17	57	14,104
Population in Group Quarters (2009)	17	57	14,104
HOUSEHOLDS			
2000 Households	1,929	8,250	77,837
2004 Households	2,136	9,181	85,398
2009 Households	2,384	10,282	94,298
% Households Change 1990-2000	42.47%	34.63%	23.10%
% Households Change 2000-2004	10.73%	11.28%	9.71%
Average Household Size (2000)	2.6	2.6	2.4
Average Household Size (2004)	2.6	2.6	2.4
Average Household Size (2009)	2.5	2.5	2.3
FAMILIES			
Family Households (2000)	94.82%	94.28%	83.05%
Family Households (2004)	73.92%	74.09%	58.77%
Family Households (2009)	72.53%	72.44%	58.04%
Nonfamily Households (2000)	25.04%	24.50%	40.68%
Non-Family Households (2004)	26.12%	25.91%	41.23%
Non-Family Households (2009)	27.43%	27.56%	41.96%
Population in Family Households (2000)	88.36%	88.55%	69.68%
Population in Family Households (2004)	84.17%	84.18%	66.96%
Population in Family Households (2009)	80.67%	80.52%	64.90%
Population in Non-Family Households (2000)	11.30%	11.19%	23.36%
Population in Non-Family Households (2004)	15.53%	15.58%	26.54%
Population in Non-Family Households (2009)	19.05%	19.26%	29.08%

© 2002 MapInfo Corporation, Troy, New York. All rights reserved. 1-800-489-8829

Socioeconomic Benchmark Report (%)

Dexter Drive-Time

MapInfo AnySite

7/20/2005

Coordinates Longitude: -83.88861
Latitude: 42.338333

	5 MINUTE DRIVE TIME 18.78 SQ/MI	10 MINUTE DRIVE TIME 87.27 SQ/MI	20 MINUTE DRIVE TIME 422.46 SQ/MI
INCOME			
Per Capita Income (2000)	$32,040	$34,424	$28,779
Per Capita Income (2004)	$33,685	$38,036	$32,842
Per Capita Income (2009)	$38,083	$42,141	$37,232
Average Household Income (2000)	$84,277	$91,065	$74,718
Average Household Income (2004)	$87,130	$98,628	$82,429
Average Household Income (2009)	$97,092	$107,436	$91,508
Median Household Income (2000)	$68,186	$73,037	$58,042
Median Household Income (2004)	$75,558	$79,093	$62,876
Median Household Income (2009)	$86,537	$89,048	$71,939
Average Family Income (2000)	$92,554	$99,930	$94,324
Average Family Income (2004)	$97,320	$112,458	$106,474
Average Family Income (2009)	$106,817	$120,867	$115,368
Median Family Income (2000)	$78,207	$85,084	$77,661
Median Family Income (2004)	$84,132	$90,264	$82,096
Median Family Income (2009)	$92,745	$99,154	$88,756
Aggregate Income (2000)	$161,896,956	$749,102,956	$5,808,484,730
Aggegrate Income (2004)	$186,143,877	$906,084,605	$7,124,520,466
Aggegrate Income (2009)	$231,505,613	$1,105,321,212	$8,727,245,660
HOUSEHOLD INCOME			
Household Income <$10,000 (2000)	1.09%	2.04%	6.94%
Household Income $10,000-$14,999 (2000)	2.38%	2.27%	4.12%
Household Income $15,000-$19,999 (2000)	3.32%	2.58%	4.46%
Household Income $20,000-$24,999 (2000)	3.83%	3.95%	4.68%
Household Income $25,000-$29,999 (2000)	4.92%	3.64%	4.65%
Household Income $30,000-$34,999 (2000)	4.46%	3.16%	4.81%
Household Income $35,000-$39,999 (2000)	3.01%	3.81%	4.72%
Household Income $40,000-$44,999 (2000)	7.51%	4.69%	4.85%
Household Income $45,000-$49,999 (2000)	3.63%	4.23%	4.29%
Household Income $50,000-$59,999 (2000)	8.76%	7.88%	8.06%
Household Income $60,000-$74,999 (2000)	13.01%	13.53%	11.42%
Household Income $75,000-$99,999 (2000)	17.31%	16.24%	13.73%
Household Income $100,000-$124,999 (2000)	10.83%	12.68%	9.42%
Household Income $125,000-$149,999 (2000)	6.42%	7.10%	5.19%

© 2002 MapInfo Corporation, Troy, New York. All rights reserved. 1-800-489-8829

Socioeconomic Benchmark Report (%)

Dexter Drive-Time

MapInfo AnySite

7/20/2005

Coordinates Longitude: -83.88861
Latitude: 42.338333

	5 MINUTE DRIVE TIME 18.78 SQ/MI	10 MINUTE DRIVE TIME 87.27 SQ/MI	20 MINUTE DRIVE TIME 422.46 SQ/MI
Household Income $150,000-$199,999 (2000)	4.92%	5.42%	4.25%
Household Income $200,000+ (2000)	4.61%	6.79%	4.40%
Household Income < $10,000 (2004)	0.98%	1.94%	6.59%
Household Income $10,000-$14,999 (2004)	1.17%	1.80%	3.57%
Household Income $15,000-$19,999 (2004)	3.27%	2.37%	4.00%
Household Income $20,000-$24,999 (2004)	3.46%	3.38%	4.28%
Household Income $25,000-$29,999 (2004)	4.11%	3.41%	4.19%
Household Income $30,000-$34,999 (2004)	4.21%	3.12%	4.40%
Household Income $35,000-$39,999 (2004)	3.18%	3.01%	4.17%
Household Income $40,000-$44,999 (2004)	4.35%	3.89%	4.52%
Household Income $45,000-$49,999 (2004)	5.89%	4.28%	4.32%
Household Income $50,000-$59,999 (2004)	7.48%	7.39%	7.78%
Household Income $60,000-$74,999 (2004)	11.41%	11.73%	10.61%
Household Income $75,000-$99,999 (2004)	18.19%	17.12%	14.68%
Household Income $100,000-$124,999 (2004)	13.09%	14.02%	10.76%
Household Income $125,000-$149,999 (2004)	7.67%	8.63%	6.18%
Household Income $150,000-$199,999 (2004)	6.50%	6.79%	4.90%
Household Income > $200,000 (2004)	5.05%	7.14%	5.06%
Household Income < $10,000 (2009)	0.92%	1.86%	6.22%
Household Income $10,000-$14,999 (2009)	0.92%	1.59%	3.13%
Household Income $15,000-$19,999 (2009)	2.48%	1.93%	3.26%
Household Income $20,000-$24,999 (2009)	2.85%	2.61%	3.74%
Household Income $25,000-$29,999 (2009)	3.32%	3.28%	3.76%
Household Income $30,000-$34,999 (2009)	3.99%	3.10%	4.10%
Household Income $35,000-$39,999 (2009)	3.86%	2.82%	4.28%
Household Income $40,000-$44,999 (2009)	1.38%	1.77%	2.31%
Household Income $45,000-$49,999 (2009)	4.20%	3.72%	4.29%
Household Income $50,000-$59,999 (2009)	9.19%	7.94%	8.09%
Household Income $60,000-$74,999 (2009)	9.40%	8.93%	8.90%
Household Income $75,000-$99,999 (2009)	17.37%	17.26%	15.16%
Household Income $100,000-$124,999 (2009)	14.44%	13.87%	11.37%
Household Income $125,000-$149,999 (2009)	9.86%	11.09%	8.14%
Household Income $150,000-$199,999 (2009)	9.74%	10.22%	7.40%
Household Income > $200,000 (2009)	6.08%	8.03%	5.85%
EDUCATION			
Population Age 25+ (2000)	66.24%	66.67%	60.62%
Less than 9th grade	1.08%	1.01%	1.47%

© 2002 MapInfo Corporation, Troy, New York. All rights reserved. 1-800-489-8829

Socioeconomic Benchmark Report (%)

Dexter Drive-Time

MapInfo AnySite

7/20/2005

Coordinates Longitude: -83.88861
Latitude: 42.338333

	5 MINUTE DRIVE TIME 18.78 SQ/MI	10 MINUTE DRIVE TIME 87.27 SQ/MI	20 MINUTE DRIVE TIME 422.46 SQ/MI
9th-11th grade No Diploma	4.48%	4.20%	4.20%
High school graduate (incl equiv	20.20%	16.62%	14.64%
Some college No Degree	21.30%	20.88%	18.06%
Associate Degree	7.77%	6.99%	5.35%
Bachelor's Degree	25.99%	27.31%	26.77%
Graduate or Professional Degree	19.18%	22.99%	29.50%
Population Age 25+ (2004)	68.60%	69.10%	64.22%
Less than 9th Grade (2004)	1.13%	1.06%	1.52%
9th-12th Grade No Diploma (2004)	4.51%	4.27%	4.32%
HS Graduate (2004)	20.10%	16.78%	14.88%
College No Diploma (2004)	21.16%	20.96%	18.19%
Associate Degree (2004)	7.83%	7.04%	5.43%
Bachelor Degree (2004)	25.85%	27.10%	26.65%
Graduate or Prof School Degree (2004)	19.41%	22.80%	29.00%
Population Age 25+ (2009)	72.89%	73.37%	68.25%
Less than 9th Grade (2009)	1.15%	1.10%	1.56%
9th-12th Grade No Diploma (2009)	4.58%	4.36%	4.44%
HS Graduate (2009)	20.00%	16.87%	15.12%
College No Diploma (2009)	20.99%	20.96%	18.39%
Associate Degree (2009)	7.88%	7.07%	5.49%
Bachelor Degree (2009)	25.84%	27.02%	26.45%
Graduate or Prof School Degree (2009)	19.57%	22.62%	28.55%
MARITAL STATUS			
Never Married (2004)	24.22%	22.56%	37.53%
Now Married (2004)	60.74%	63.11%	47.93%
Separated (2004)	2.43%	2.22%	2.99%
Divorced (2004)	4.35%	4.20%	3.56%
Widowed (2004)	8.26%	7.91%	8.00%
Never Married (2009)	27.49%	26.23%	37.08%
Now Married (2009)	56.16%	58.00%	46.78%
Separated (2009)	3.33%	3.10%	3.80%
Divorced (2009)	4.12%	4.05%	3.54%
Widowed (2009)	8.90%	8.63%	8.81%
HOUSEHOLD BY TYPE			

© 2002 MapInfo Corporation, Troy, New York. All rights reserved. 1-800-489-8829

Socioeconomic Benchmark Report (%)

Dexter Drive-Time

MapInfo AnySite

7/20/2005

Coordinates Longitude: -83.88861
Latitude: 42.338333

	5 MINUTE DRIVE TIME 18.78 SQ/MI	10 MINUTE DRIVE TIME 87.27 SQ/MI	20 MINUTE DRIVE TIME 422.46 SQ/MI
Family Married Couple w/ Children (2004)	32.08%	32.12%	24.15%
Family Male No Wife w/ Children (2004)	1.45%	1.64%	1.36%
Family Female No Husband Children (2004)	6.00%	5.23%	4.66%
Family Married Couple No Children (2004)	30.30%	31.41%	25.08%
Family Male No Wife No Childen (2004)	1.22%	1.09%	1.12%
Family Female No Husband No Children (2004)	2.81%	2.59%	2.40%
Non-Family 1 Person Male (2004)	9.79%	9.25%	13.02%
Non-Family 1 Person Female (2004)	11.05%	10.77%	14.78%
Non-Family 2+ Pers Male Head Children (2004)	0.19%	0.17%	0.18%
Non-Family 2+ Pers Female Head Children	0.09%	0.10%	0.07%
Non-Family 2+ Pers Male Head No Children	2.53%	2.61%	5.92%
Non-Family 2+ Pers Female Head No Children	2.48%	3.01%	7.27%
Family Married Couple w/ Children (2009)	31.59%	31.41%	23.79%
Family Male No Wife w/ Children (2009)	1.47%	1.60%	1.36%
Family Female No Husband Children (2009)	5.91%	5.20%	4.63%
Family Married Couple No Children (2009)	29.61%	30.57%	24.74%
Family Male No Wife No Childen (2009)	1.30%	1.11%	1.11%
Family Female No Husband No Children (2009)	2.68%	2.54%	2.40%
Non-Family 1 Person Male (2009)	10.19%	9.77%	13.28%
Non-Family 1 Person Female (2009)	11.45%	11.35%	15.09%
Non-Family 2+ Pers Male Head Children (2009)	0.17%	0.17%	0.18%
Non-Family 2+ Pers Female Head Children	0.13%	0.11%	0.07%
Non-Family 2+ Pers Male Head No Children	2.81%	2.83%	5.90%
Non-Family 2+ Pers Female Head No Children	2.68%	3.35%	7.44%
EMPLOYMENT STATUS			
Not in Labor Force	24.82%	26.46%	31.34%
Total Labor Force	75.18%	73.54%	68.66%
In Armed Forces	0.00%	0.02%	0.06%
Employed	98.59%	97.46%	96.26%
Unemployed	1.41%	2.52%	3.68%
Population Age 16+ (2004)	76.78%	77.68%	81.34%
In Armed Forces (2004)	0.00%	0.02%	0.04%
Civilian Employed (2004)	73.44%	71.00%	66.36%
Civilian Unemployed (2004)	1.11%	1.92%	2.53%
Not in Labor Force (2004)	25.45%	27.06%	31.07%
Population Age 16+ (2009)	78.10%	79.06%	82.20%

© 2002 MapInfo Corporation, Troy, New York. All rights reserved. 1-800-489-8829

Socioeconomic Benchmark Report (%)

Dexter Drive-Time

7/20/2005

Coordinates Longitude: -83.88861
Latitude: 42.338333

	5 MINUTE DRIVE TIME 18.78 SQ/MI	10 MINUTE DRIVE TIME 87.27 SQ/MI	20 MINUTE DRIVE TIME 422.46 SQ/MI
In Armed Forces (2009)	0.00%	0.02%	0.05%
Civilian Employed (2009)	73.01%	70.61%	66.37%
Civilian Unemployed (2009)	1.18%	1.95%	2.55%
Not in Labor Force (2009)	25.81%	27.42%	31.03%
2000 EMPLOYMENT BY INDUSTRY			
Agriculture forestry fishing and hunting	0.25%	0.56%	0.47%
Mining	0.00%	0.05%	0.03%
Construction	6.04%	5.26%	4.13%
Manufacturing	16.92%	18.08%	13.94%
Wholesale Trade	3.15%	3.47%	2.25%
Retail Trade	9.01%	8.93%	9.50%
Transportation and Warehousing	1.82%	2.03%	1.87%
Utilities	0.97%	0.84%	0.47%
Information	3.36%	2.61%	3.49%
Finance and Insurance	1.39%	2.68%	2.59%
Real estate/rental/leasing	2.58%	2.37%	1.71%
Professional scientific and technical svcs	9.55%	8.52%	9.66%
Management of companies and enterprises	0.00%	0.00%	0.03%
Administrative/support/waste mgmt svcs	1.57%	1.62%	1.94%
Educational services	15.88%	16.24%	21.60%
Health care and social assistance	15.09%	15.72%	13.41%
Arts entertainment and recreation	1.90%	1.79%	1.82%
Accommodation and food services	3.29%	3.63%	5.63%
Other services (exc public administration)	3.51%	2.76%	3.23%
Public administration	3.72%	2.84%	2.23%
VEHICLES AVAILABLE			
Total Vehicles Available (2004)	4,280	18,861	155,561
Households No Vehicle (2004)	3.00%	2.27%	6.30%
Households 1 Vehicle (2004)	23.97%	23.54%	34.75%
Households 2+ Vehicles (2004)	73.03%	74.19%	58.96%
Average Vehicles Available (2004)	2.1	2.1	1.9
Total Vehicles Available (2009)	4,875	21,493	173,965
Households No Vehicle (2009)	2.81%	2.24%	6.05%
Households 1 Vehicle (2009)	23.37%	23.30%	34.12%
Households 2+ Vehicles (2009)	73.81%	74.46%	59.83%

© 2002 MapInfo Corporation, Troy, New York. All rights reserved. 1-800-489-8829

Socioeconomic Benchmark Report (%)

Dexter Drive-Time

7/20/2005

Coordinates Longitude: -83.88861
Latitude: 42.338333

	5 MINUTE DRIVE TIME 18.78 SQ/MI	10 MINUTE DRIVE TIME 87.27 SQ/MI	20 MINUTE DRIVE TIME 422.46 SQ/MI
Average Vehicles Available (2009)	2.1	2.1	2.0

Data Source: Applied Geographic Solutions
© 2002 MapInfo Corporation, Troy, New York. All rights reserved. 1-800-489-8829

APPENDIX I

Summary Demographic Benchmark Report (%)

MapInfo AnySite

Dexter Drive-Time Summary

7/20/2005

Coordinates Longitude: -83.88861
Latitude: 42.338333

	5 MINUTE DRIVE TIME 18.78 SQ/MI	10 MINUTE DRIVE TIME 87.27 SQ/MI	20 MINUTE DRIVE TIME 422.46 SQ/MI
2000 Population	5,053	21,761	201,831
2004 Population	5,526	23,822	216,935
2009 Population	6,079	26,229	234,403
2000 Population in Group Quarters	0.34%	0.26%	6.96%
2004 Population in Group Quarters	0.31%	0.24%	6.50%
2009 Population in Group Quarters	0.28%	0.22%	6.02%
2000 Population Family	88.36%	88.55%	69.68%
2004 Population Family	84.17%	84.18%	66.96%
2009 Population Family	80.67%	80.52%	64.90%
2000 Population Non-Family	11.30%	11.19%	23.36%
2004 Population Non-Family	15.53%	15.58%	26.54%
2009 Population Non-Family	19.05%	19.26%	29.08%
2000 HOUSEHOLDS			
1 person Household	20.46%	19.71%	28.46%
2 person Household	34.59%	35.70%	34.63%
3 person Household	17.30%	16.67%	15.55%
4 person Household	18.49%	18.63%	13.67%
5 person Household	6.63%	6.95%	5.30%
6 person Household	1.24%	1.58%	1.58%
7+ person Household	1.29%	0.77%	0.80%
2004 HOUSEHOLDS			
Households 1-Person	20.82%	20.02%	27.80%
Households 2-Persons	34.11%	35.05%	34.88%
Households 3-Persons	17.97%	17.46%	15.58%
Households 4-Persons	17.83%	18.12%	13.88%
Households 5-Persons	7.07%	6.84%	5.30%
Households 6-Persons	1.40%	1.75%	1.72%
Households 7+ Persons	0.80%	0.76%	0.86%
2009 HOUSEHOLDS			
Households 1-Person	21.64%	21.12%	28.37%
Households 2-Persons	33.85%	34.56%	34.60%
Households 3-Persons	17.70%	17.18%	15.44%
Households 4-Persons	17.62%	17.84%	13.78%

© 2002 MapInfo Corporation, Troy, New York. All rights reserved. 1-800-489-8829

Summary Demographic Benchmark Report (%)

MapInfo AnySite

Dexter Drive-Time Summary

7/20/2005

Coordinates Longitude: -83.88861
Latitude: 42.338333

	5 MINUTE DRIVE TIME 18.78 SQ/MI	10 MINUTE DRIVE TIME 87.27 SQ/MI	20 MINUTE DRIVE TIME 422.46 SQ/MI
Households 5-Persons	7.01%	6.76%	5.26%
Households 6-Persons	1.38%	1.72%	1.70%
Households 7+ Persons	0.80%	0.82%	0.85%
2000 Households	1,929	8,250	77,837
2004 Households	2,136	9,181	85,398
2009 Households	2,384	10,282	94,298
2000 Family Households	94.82%	94.28%	83.05%
2004 Family Households	73.92%	74.09%	58.77%
2009 Family Households	72.53%	72.44%	58.04%
2000 Non-Family Households	25.04%	24.50%	40.68%
2004 Non-Family Households	26.12%	25.91%	41.23%
2009 Non-Family Households	27.43%	27.56%	41.96%
2000 RACE AND ETHNICITY			
White Alone	97.11%	95.17%	82.99%
Black Alone	0.38%	1.42%	5.73%
Amer Indian/Alaska Native Alone	0.28%	0.27%	0.30%
Asian Alone	0.93%	1.58%	7.80%
Native Hawaiian/Oth Pacific Islander Alone	0.02%	0.03%	0.04%
Some Other Race Alone	0.26%	0.23%	0.86%
Two or More Races	1.03%	1.30%	2.29%
Population Hispanic	1.15%	1.17%	2.53%
Population Non-Hispanic	98.85%	98.83%	97.47%
2004 RACE AND ETHNICITY			
White Alone	96.38%	94.53%	82.92%
Black Alone	0.81%	1.83%	5.97%
Amer Indian/Alaska Native Alone	0.29%	0.26%	0.30%
Asian Alone	1.10%	1.72%	7.64%
Native Hawaiian/Oth Pacific Islander Alone	0.02%	0.03%	0.04%
Some Other Race Alone	0.29%	0.26%	0.86%
Two or More Races	1.10%	1.36%	2.28%
Population Hispanic	1.21%	1.24%	2.66%
Population Non-Hispanic	98.79%	98.76%	97.34%

© 2002 MapInfo Corporation, Troy, New York. All rights reserved. 1-800-489-8829

Summary Demographic Benchmark Report (%)

MapInfo AnySite

Dexter Drive-Time Summary

7/20/2005

Coordinates Longitude: -83.88861
Latitude: 42.338333

	5 MINUTE DRIVE TIME 18.78 SQ/MI	10 MINUTE DRIVE TIME 87.27 SQ/MI	20 MINUTE DRIVE TIME 422.46 SQ/MI
2009 RACE AND ETHNICITY			
White Alone	95.61%	93.83%	82.84%
Black Alone	1.28%	2.30%	6.24%
Amer Indian/Alaska Native Alone	0.28%	0.26%	0.31%
Asian Alone	1.32%	1.89%	7.46%
Native Hawaiian/Oth Pacific Islander Alone	0.02%	0.03%	0.04%
Some Other Race Alone	0.33%	0.29%	0.85%
Two or More Races	1.17%	1.41%	2.27%
Population Hispanic	1.32%	1.34%	2.82%
Population Non-Hispanic	98.68%	98.66%	97.18%
2000 POPULATION BY AGE			
Population Age 0-4	6.75%	6.38%	5.83%
Population Age 5-9	8.43%	7.89%	5.98%
Population Age 10-13	6.75%	6.86%	4.90%
Population Age 14-17	6.27%	6.69%	4.78%
Population Age 18-20	2.65%	2.69%	8.97%
Population Age 21-24	2.87%	2.81%	8.93%
Population Age 25-29	5.07%	4.26%	7.94%
Population Age 30-34	6.67%	6.13%	7.79%
Population Age 35-39	10.33%	8.79%	7.93%
Population Age 40-44	9.11%	9.72%	7.72%
Population Age 45-49	9.60%	10.01%	7.42%
Population Age 50-54	8.35%	8.73%	6.28%
Population Age 55-59	5.27%	5.89%	4.37%
Population Age 60-64	3.09%	3.56%	2.91%
Population Age 65-69	2.30%	2.64%	2.31%
Population Age 70-74	2.67%	2.77%	2.11%
Population Age 75-79	1.78%	1.91%	1.72%
Population Age 80-84	1.21%	1.26%	1.13%
Population Age 85+	0.83%	1.01%	1.00%
2004 POPULATION BY AGE			
Population Age 0-4	6.48%	6.09%	5.61%
Population Age 5-9	7.96%	7.40%	5.70%
Population Age 10-14	8.20%	8.32%	6.07%
Population Age 15-19	5.74%	5.99%	8.13%
Population Age 20-24	3.02%	3.10%	10.27%
Population Age 25-29	5.43%	4.62%	8.53%

© 2002 MapInfo Corporation, Troy, New York. All rights reserved. 1-800-489-8829

Summary Demographic Benchmark Report (%)

MapInfo AnySite

Dexter Drive-Time Summary

7/20/2005

Coordinates Longitude: -83.88861
Latitude: 42.338333

	5 MINUTE DRIVE TIME 18.78 SQ/MI	10 MINUTE DRIVE TIME 87.27 SQ/MI	20 MINUTE DRIVE TIME 422.46 SQ/MI
Population Age 30-34	6.90%	6.35%	7.99%
Population Age 35-39	10.03%	8.55%	7.71%
Population Age 40-44	8.69%	9.26%	7.56%
Population Age 45-49	9.30%	9.65%	7.47%
Population Age 50-54	8.71%	9.05%	6.78%
Population Age 55-59	6.44%	7.09%	5.41%
Population Age 60-64	4.04%	4.58%	3.86%
Population Age 65-69	2.57%	2.92%	2.67%
Population Age 70-74	2.57%	2.69%	2.11%
Population Age 75-79	1.72%	1.84%	1.70%
Population Age 80-84	1.27%	1.36%	1.25%
Population Age 85+	0.94%	1.15%	1.17%
2009 POPULATION BY AGE			
Population Age 0-4	6.02%	5.65%	5.36%
Population Age 5-9	7.57%	7.03%	5.51%
Population Age 10-14	7.83%	7.87%	5.88%
Population Age 15-19	4.67%	4.91%	6.82%
Population Age 20-24	2.38%	2.46%	8.01%
Population Age 25-29	5.51%	4.77%	8.88%
Population Age 30-34	7.12%	6.55%	8.22%
Population Age 35-39	10.20%	8.70%	7.79%
Population Age 40-44	8.55%	9.04%	7.46%
Population Age 45-49	9.13%	9.41%	7.56%
Population Age 50-54	8.70%	8.94%	7.03%
Population Age 55-59	7.45%	8.11%	6.43%
Population Age 60-64	5.08%	5.71%	4.97%
Population Age 65-69	3.31%	3.75%	3.58%
Population Age 70-74	2.68%	2.81%	2.32%
Population Age 75-79	1.74%	1.89%	1.81%
Population Age 80-84	1.15%	1.28%	1.20%
Population Age 85+	0.89%	1.12%	1.17%
2000 MALE POPULATION BY AGE			
Male Age 0-19	32.31%	31.34%	27.97%
Male Age 20-44	33.81%	31.65%	44.42%
Male Age 45-64	26.50%	28.56%	20.64%
Male Age 65-84	6.79%	7.86%	6.39%
Male Age 85+	0.59%	0.58%	0.59%

Data Source: Applied Geographic Solutions
© 2002 MapInfo Corporation, Troy, New York. All rights reserved. 1-800-489-8829

Summary Demographic Benchmark Report (%)

MapInfo AnySite

Dexter Drive-Time Summary

7/20/2005

Coordinates Longitude: -83.88861
Latitude: 42.338333

	5 MINUTE DRIVE TIME 18.78 SQ/MI	10 MINUTE DRIVE TIME 87.27 SQ/MI	20 MINUTE DRIVE TIME 422.46 SQ/MI
2000 Median Age Male	35.2	36.8	29.7
2004 MALE POPULATION BY AGE			
Male Age 0-19	30.34%	29.35%	26.41%
Male Age 20-44	33.14%	30.84%	42.68%
Male Age 45-64	28.62%	30.77%	23.10%
Male Age 65-84	7.15%	8.29%	7.03%
Male 85+	0.75%	0.75%	0.77%
2004 Median Age Male	36.4	38.2	31.6
2009 MALE POPULATION BY AGE			
Male Age 0-19	27.89%	26.81%	24.49%
Male Age 20-44	32.75%	30.44%	40.87%
Male Age 45-64	30.64%	32.74%	25.55%
Male Age 65-84	8.03%	9.29%	8.31%
Male 85+	0.68%	0.71%	0.78%
2009 Median Age Male	37.8	39.9	34.0
2000 FEMALE POPULATION BY AGE			
Female Age 0-19	28.10%	28.24%	26.48%
Female Age 20-44	35.56%	33.24%	42.67%
Female Age 45-64	26.15%	27.80%	21.31%
Female Age 65-84	9.13%	9.29%	8.13%
Female Age 85+	1.07%	1.43%	1.41%
2000 Median Age Female	37.1	38.3	31.8
2004 FEMALE POPULATION BY AGE			
Female Age 0-19	26.33%	26.28%	24.61%
Female Age 20-44	34.99%	32.88%	41.44%
Female Age 45-64	28.41%	29.94%	23.96%
Females Age 65-84	9.13%	9.34%	8.43%
Female 85+	1.13%	1.56%	1.57%
2004 Median Age Female	37.9	39.2	33.5
2009 FEMALE POPULATION BY AGE			
Female Age 0-19	24.28%	24.09%	22.65%

Data Source: Applied Geographic Solutions
© 2002 MapInfo Corporation, Troy, New York. All rights reserved. 1-800-489-8829

Summary Demographic Benchmark Report (%)

MapInfo AnySite

Dexter Drive-Time Summary

7/20/2005

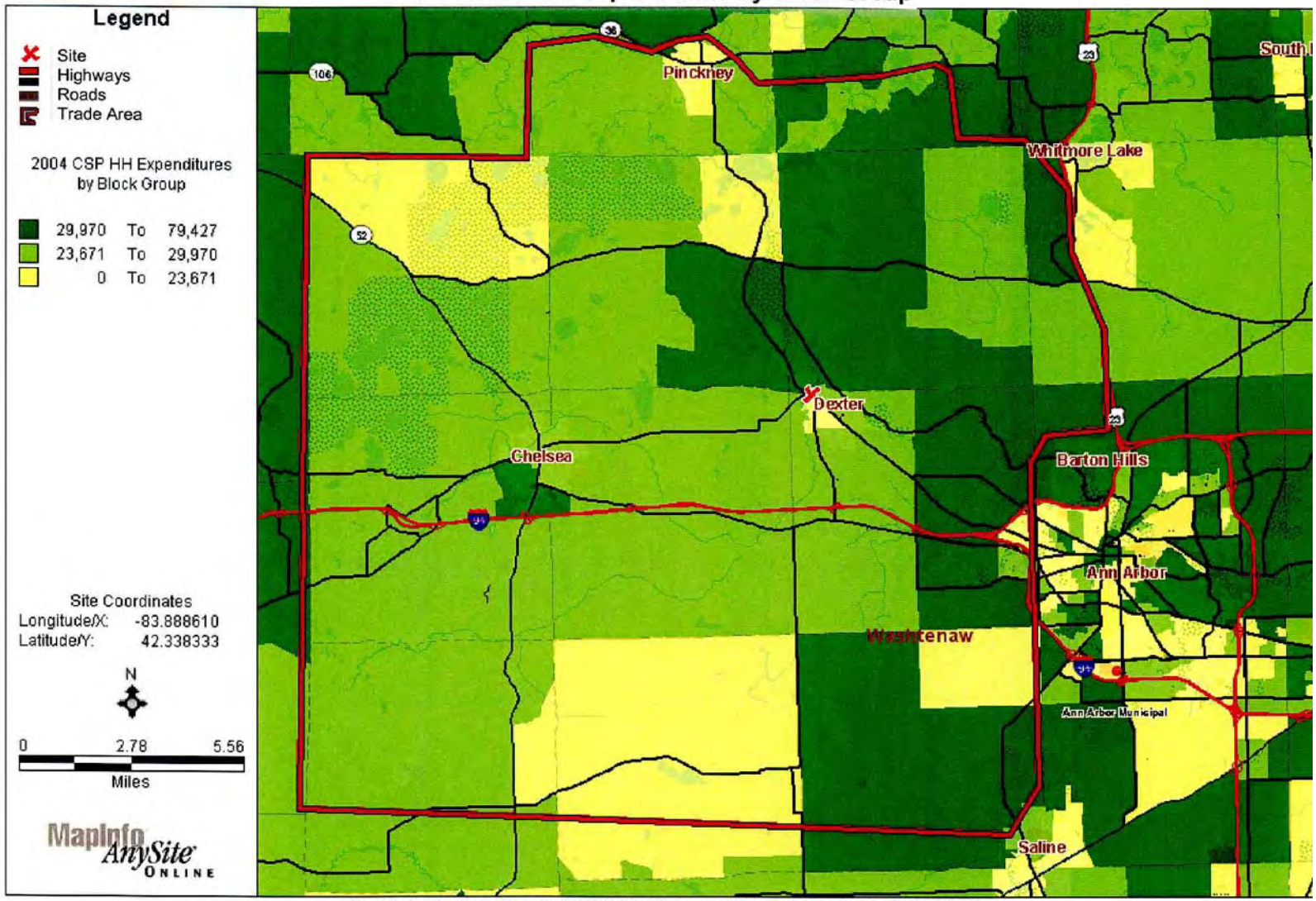
Coordinates Longitude: -83.88861
Latitude: 42.338333

	5 MINUTE DRIVE TIME 18.78 SQ/MI	10 MINUTE DRIVE TIME 87.27 SQ/MI	20 MINUTE DRIVE TIME 422.46 SQ/MI
Female Age 20-44	34.80%	32.64%	39.85%
Female Age 45-64	30.09%	31.59%	26.43%
Female Age 65-84	9.72%	10.16%	9.51%
Female 85+	1.10%	1.53%	1.56%
2009 Median Age Female	38.9	40.4	35.7
HOUSING			
2000 Vacant Housing Units	4.99%	5.48%	4.90%
2000 Owner Occupied Housing Units	78.58%	83.83%	62.26%
2000 Renter Occupied Housing Units	21.42%	16.17%	37.74%
2004 Housing Units Vacant	4.90%	5.44%	4.98%
2004 Owner Occupied Units	79.88%	84.46%	64.47%
2004 Renter Occupied Units	20.12%	15.54%	35.53%
2009 Housing Units Vacant	4.83%	5.34%	4.96%
2009 Owner Occupied Units	81.32%	85.24%	66.94%
2009 Renter Occupied Units	18.68%	14.76%	33.06%

Data Source: Applied Geographic Solutions
© 2002 MapInfo Corporation, Troy, New York. All rights reserved. 1-800-489-8829

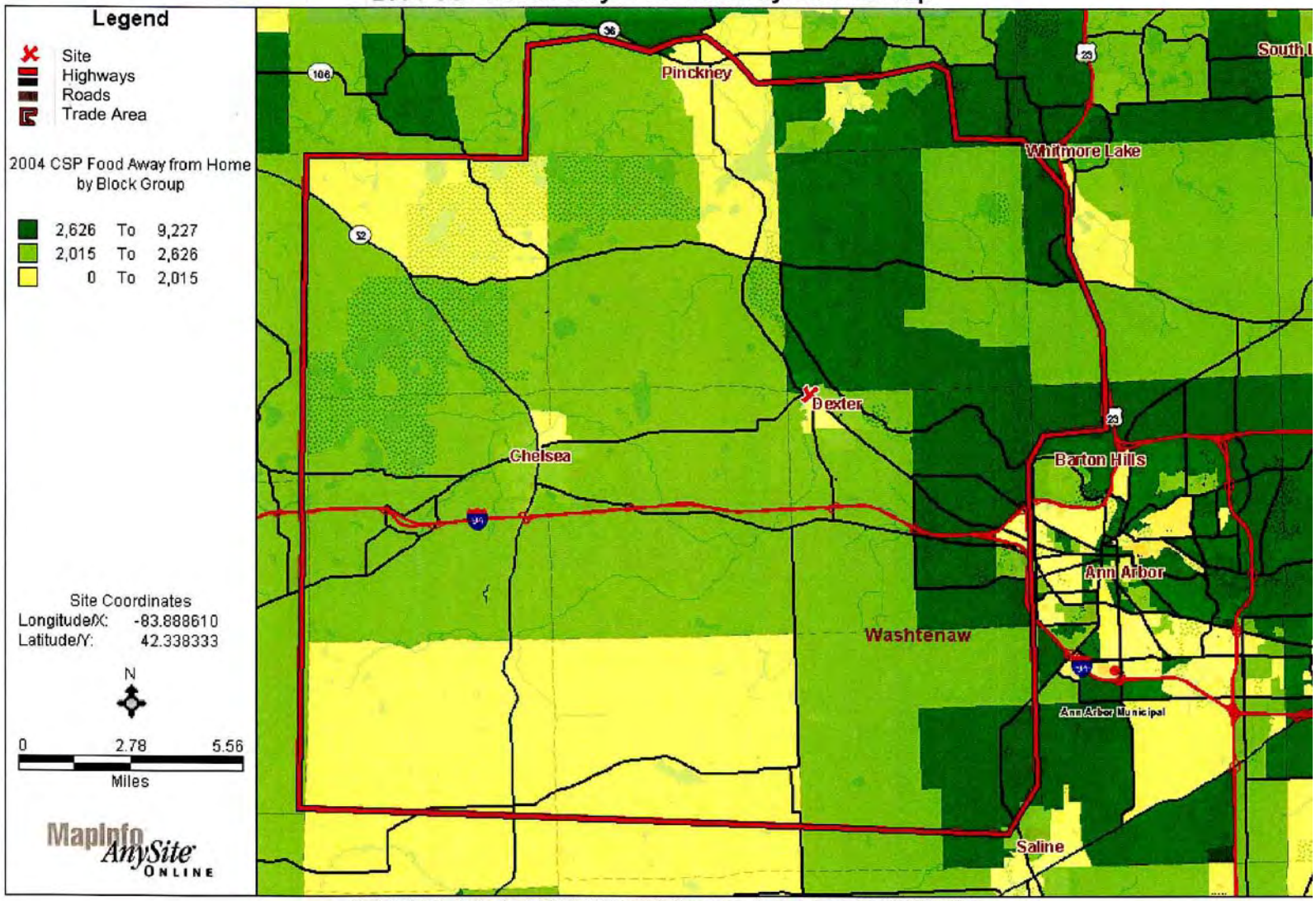
APPENDIX J

2004 CSP HH Expenditures by Block Group



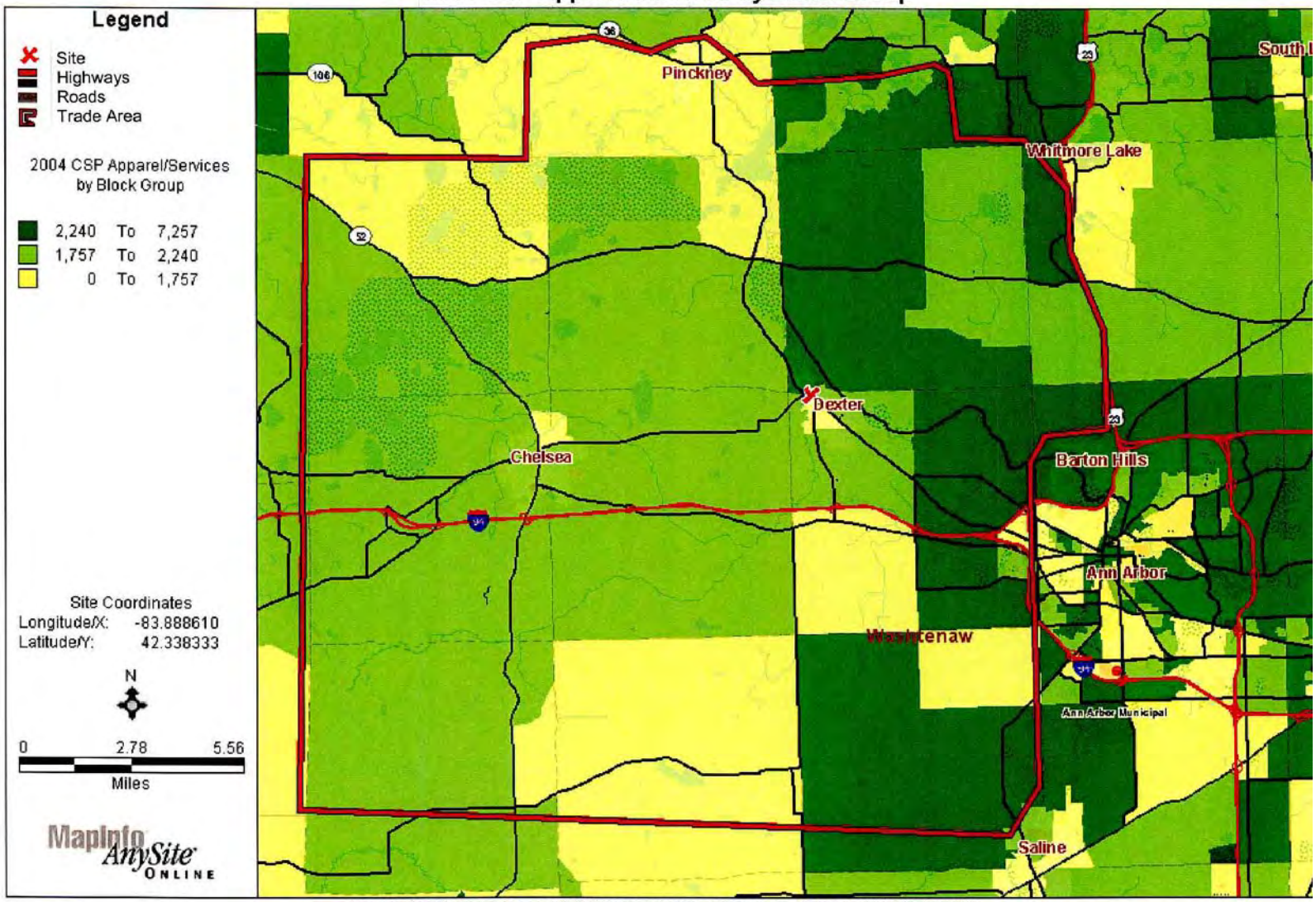
MapInfo Anysite Online Copyright(c) 2005 MapInfo Corporation, Newport Beach, CA (949) 885-4900

2004 CSP Food Away From Home by Block Group



MapInfo Anysite Online Copyright(c) 2005 MapInfo Corporation, Newport Beach, CA (949) 885-4900

2004 CSP Apparel/Services by Block Group



MapInfo Anysite Online Copyright(c) 2005 MapInfo Corporation, Newport Beach, CA (949) 885-4900

APPENDIX K

PSYTE U.S. Advantage Segment Report

MapInfo AnySite ONLINE

06-16-2005

Coordinates Longitude: -83.888610
Latitude: 42.338333

	Custom Study Area
2004 PSYTE U.S. Advantage Households	24,332
HIGH DENSITY SUBURBAN1	
05 Professional Duos	0
% Professional Duos	0%
08 Suburban Establishment	0
% Suburban Establishment	0%
11 Only in America	566
% Only in America	2.33%
19 East Meets East	0
% East Meets East	0%
HIGH DENSITY SUBURBAN2	
26 Suburban Melange	0
% Suburban Melange	0%
35 Cultural Exchange	0
% Cultural Exchange	0%
46 Service Corps	0
% Service Corps	0%
HIGH DENSITY SUBURBAN3	
60 Hispanic Hopes	0
% Hispanic Hopes	0%
63 Help Wanted	0
% Help Wanted	0%
HIGH DENSITY URBAN1	
04 Parchment Hill	0
% Parchment Hill	0%
HIGH DENSITY URBAN2	
24 Urban Villagers	0
% Urban Villagers	0%
40 The Neighborhood	0
% The Neighborhood	0%
HIGH DENSITY URBAN3	

© 2004 MapInfo Corporation™ Copyright© Troy, New York. All rights reserved. 1-800-489-8829

06-16-2005

Coordinates Longitude: -83.888610
Latitude: 42.338333

	Custom Study Area
62 Hip Nation	0
% Hip Nation	0%
LOW DENSITY EXURBAN1	
10 Exurban Tide	2,817
% Exurban Tide	11.58%
12 Rural Renaissance	1,968
% Rural Renaissance	8.09%
17 Up-Country Environs	0
% Up-Country Environs	0%
21 Towns in Transition	2,552
% Towns in Transition	10.49%
LOW DENSITY EXURBAN2	
42 Country Roads	0
% Country Roads	0%
44 Middleburgh	0
% Middleburgh	0%
LOW DENSITY EXURBAN3	
52 Military Towns	0
% Military Towns	0%
54 Home Town Harbor	0
% Home Town Harbor	0%
56 Agrarian Edge	0
% Agrarian Edge	0%
59 Exurban Refuge	0
% Exurban Refuge	0%
65 Village Americana	0
% Village Americana	0%
71 Project Renewal	0
% Project Renewal	0%
LOW DENSITY SUBURBAN1	
01 Tuxedo Trails	0
% Tuxedo Trails	0%
02 Executive Domain	2,771

© 2004 MapInfo Corporation™ Copyright© Troy, New York. All rights reserved. 1-800-489-8829

06-16-2005

Coordinates Longitude: -83.888610
Latitude: 42.338333

	Custom Study Area
% Executive Domain	11.39%
03 Nouveau Manors	0
% Nouveau Manors	0%
06 Balancing Act	4,673
% Balancing Act	19.21%
07 Equestrian Heights	1,264
% Equestrian Heights	5.19%
09 Suburban Wave	1,590
% Suburban Wave	6.53%
13 Sierra Snuggle	0
% Sierra Snuggle	0%
16 Frontier Towns	0
% Frontier Towns	0%
20 Empty Nest East	13
% Empty Nest East	0.05%
22 Kids, Dogs, Vans	1,112
% Kids, Dogs, Vans	4.57%
LOW DENSITY SUBURBAN2	
50 Rust Belt Blues	0
% Rust Belt Blues	0%
68 College Towns	0
% College Towns	0%
RURAL1	
28 Quiet Streets	423
% Quiet Streets	1.74%
29 Family Acres	0
% Family Acres	0%
30 Moo's and Modems	0
% Moo's and Modems	0%
37 Outback USA	0
% Outback USA	0%
43 Family Farm Belt	0
% Family Farm Belt	0%
47 Here to Stay	0
% Here to Stay	0%

© 2004 MapInfo Corporation™ Copyright© Troy, New York. All rights reserved. 1-800-489-8829

06-16-2005

Coordinates Longitude: -83.888610
Latitude: 42.338333

	Custom Study Area
RURAL2	
48 Farm and Factory	0
% Farm and Factory	0%
51 Irrigation Nation	0
% Irrigation Nation	0%
53 Southern Country	0
% Southern Country	0%
55 Plow and Plateau	0
% Plow and Plateau	0%
57 Backwoods Blues	0
% Backwoods Blues	0%
64 Extraction Action	0
% Extraction Action	0%
69 Black Memoirs	0
% Black Memoirs	0%
SUBURBAN1	
14 Empty Nest West	0
% Empty Nest West	0%
15 Western Sprawl	0
% Western Sprawl	0%
18 The Professoriat	53
% The Professoriat	0.22%
23 Life's a Peach	2,584
% Life's a Peach	10.62%
SUBURBAN2	
25 Cruisin' Couples	648
% Cruisin' Couples	2.66%
27 Retirement Horizons	709
% Retirement Horizons	2.91%
31 Home to Mama	0
% Home to Mama	0%
33 Live to Work	0
% Live to Work	0%
34 Changing Places	452

© 2004 MapInfo Corporation™ Copyright© Troy, New York. All rights reserved. 1-800-489-8829

06-16-2005

Coordinates Longitude: -83.888610
Latitude: 42.338333

	Custom Study Area
% Changing Places	1.86%
36 Active Seniors	0
% Active Seniors	0%
38 New Neighbors	0
% New Neighbors	0%
45 Opportunity Knocks	0
% Opportunity Knocks	0%
SUBURBAN3	
61 Amer-Indian Corners	0
% Amer-Indian Corners	0%
66 Border Zone	0
% Border Zone	0%
67 Senior Circles	0
% Senior Circles	0%
URBAN1	
32 Echo Boomtown	0
% Echo Boomtown	0%
39 Duty Calls	0
% Duty Calls	0%
41 Old Metro, New Hands	0
% Old Metro, New Hands	0%
URBAN2	
49 Singles Place	138
% Singles Place	0.57%
58 Latino Quarter	0
% Latino Quarter	0%
70 Workin' on the Dream	0
% Workin' on the Dream	0%
72 Urban Stress	0
% Urban Stress	0%
UNCLASSIFIED	
Unclassified	0
% Unclassified	0%

© 2004 MapInfo Corporation™ Copyright© Troy, New York. All rights reserved. 1-800-489-8829

APPENDIX L

MapInfo

PSYTE U.S. ADVANTAGE CLUSTER DESCRIPTIONS

Cluster	PSYTE	Snap Shot Description
1	Tuxedo Trails	The rich follow different trails. They occasionally wear tuxedos, and in the case of westerners, ride horses, go boating, and dine at exclusive country club restaurants, dressing casual not in tuxes. This highest income cluster – 25 percent are householders with incomes above $200,000 – epitomizes the wealthy set. Average household income is $175,000. Wealth with a Western flair; families with kids; householders aged 35 to 54; graduate and professional education; business, professional, and entrepreneurial employment; predominantly white, non-Hispanic but be assured, this cluster also captures the highest income African American, Asian American, and Hispanic families.
2	Executive Domain	Top business executives are busy and territorial. Their domain includes influential lifestyles as well as land. This cluster indexes highest on business managers, financial and health care professionals. They are families with kids; executives in peak-earning years – aged 35 to 59. Sixty percent are dual-earner couples. They have the biggest homes – most rooms and lowest average number of persons per room. They are educated with graduate and professional degrees; 88 percent are white, non-Hispanic. The remainder are "minority executives" indexing especially high on Asian householders.
3	Nouveau Manors	Nouveau riche, yes, but also nouveau house. And not just a new house but a relatively large, new house. This cluster indexes highest on the newest homes, built since 1995. They are householders aged to 30 to 44 with families and children. They can afford the extra space as they have one of the highest indexes on dual-earner, college-educated couples. They are 80 percent white, non-Hispanic, but Asian, Hispanic, and African American new homeowners are also represented.
4	Parchment Hill	With their diplomas, degrees, and parchment proof of higher education, this highest concentration of college-educated executive and professional couples have a mean income of $138,000. Many are DINKS (dual income no kids). With a 55/45 ratio of renters to owners some are too busy making money to settle down and buy a home. Fifty percent live in condos and rentals of 50+ unit structures. Twenty percent are immigrants, so their education is not just Ivy League. While 80 percent are white, non-Hispanic and minorities represented.
5	Professional Duos	These high-earning couples are second to Parchment Hill in proportion of dual professional couples and householders with professional degrees. They are found in all major metro areas. Fully 80 percent own their homes and are mostly married but with few children. This cluster's ethnic mix is 75 percent white, non-Hispanic and 25 percent ethnically diverse. They have relatively high incomes – mean family income is $116,000. They are doctors, lawyers, and educators. Half work in central cities but only 35 percent live and work in central cities.
6	Balancing Acts	Rush home from work, improvise dinner, pick up the kid(s), greet the spouse in the fog of go, go, go. These dual-earning couples in the suburbs are not necessarily two professionals trying to combine career and family but they manage. This is "soccer mom" country, and a "balancing act" because of the high proportion of school-aged kids and working parents. They have relatively new homes, 90 percent owner occupied, and are college educated scientists, information industry, and health care workers sharing high-speed internet connections. Fully 90 percent are white, non-Hispanic with an average family income of $97,000. Go figure...and work out tomorrow's family schedule.
7	Equestrian Heights	They may not have a stallion in the barn but they likely pass a corral on the way home. These families with teens live in older, larger homes adjacent to or between suburbs but not usually tract housing. Most are married with teenagers but 40 percent are empty nesters. They use their graduate and professional school education – 56 percent are dual earners. Over 90 percent are white, non-Hispanic. Their mean family income is $99,000 and they live within commuting distance of central cities. They have white collar jobs during the week but require a riding lawn mower to keep the place up on weekends.
8	Suburban Establishment	Today's young professionals usually gravitate to urban settings but an earlier generation created America's suburbs. They are the doctors, lawyers and accountants now with incomes significantly higher than their neighbors, living and working in established suburbs. Fully 65 percent work outside central cities. They index high on householders aged 50+ with few children at home and many empty nests. They have an older skew because some are retired and living in multi-unit structures surrounded by leafy maple and oak trees.
9	Suburban Wave	Caught between preserved green space and hold-out farmers, this relatively new housing cluster – 30 percent of homes built since 1995 – represents trailing edge baby boomers and leading edge baby busters. They are the highest percent of households living in suburbs and working in central cities. They are families with children, college-educated professionals with a relatively high 62 percent dual-earning couples. Ethnically 80 percent are white, non-Hispanic but all other minorities are represented. Their mean family income is $83,000 enough to make the mortgage payments and take a nice vacation.

MapInfo

PSYTE U.S. ADVANTAGE CLUSTER DESCRIPTIONS

Cluster	PSYTE	Snap Shot Description
10	Exurban Tide	Out beyond the established suburbs lies a semi-rural land inhabited by suburban-type families, householders aged 35 to 54 with plenty of school-aged kids and teens but some empty nests. Sixty percent are dual-earner couples. Their below average proportion of college-educated parents puts them at a slight disadvantage compared to Suburban Wave. Still, 87 percent own their homes. White non-Hispanics predominate. Average family income is $80,000. Vacations lean to family camping and local theme parks.
11	Only in America	The new USA – but still a nation of immigrants. Multi-ethnic – 75 percent white, non-Hispanic, Southern and Eastern European, Italian, Greek, Slavic immigrants and others plus 10 percent Hispanic, 9 percent Asian, 6 percent African American. These college-educated homeowners are cluster neighbors in detached, duplex, and multi-unit structures. With an older family skew and school-aged kids and teens present, they have above average incomes – $75,000 mean family income – and are mostly dual earners. Their settlement context is primarily Eastern US regional and seaboard neighborhoods with traditional and "new" ethnic diversity.
12	Rural Renaissance	Some small towns attract youth and new energy due to their affordable housing, proximity to jobs, and just maybe – their appeal to nostalgia. The locals still hold political power but the newcomers are starting to express their collective will. This is an increasingly college-educated dual-earner family-with-children cluster in rural and proto-suburban areas near older cities. These areas index relatively high on recently constructed homes, single detached, owner-occupied homes, and above average family income – $76,000. They are predominantly white, non-Hispanic and only 25 percent work in a central city. Growth in this segment is driven by job creation in nearby suburbs, mid-sized towns, and micropolitan areas.
13	Sierra Snuggle	While not all wooday log cabins this segment indexes high for new home construction in Colorado and other high-growth mountain and Western coastal states. The segment contains young families with kids (45 percent) in an 80/20 owner to renter mix. College educations and dual-earning couples boost mean family income to $77,000. These folks are single and newly married couples postponing children. Naturally, because of the omnipresence of aging baby boomers there are a few 50+ folks with empty nests, all the better to snuggle. This cluster's Western skew accounts for its 12 percent Hispanic population.
14	Empty Nest West	Baby Boomers with more time on their hands, these householders are aged 40 to 59, some with teens but mostly with children gone off to seek their fortune or fight their causes elsewhere. Geographically dispersed Western opportunities imply greater distances between children and parents. An 80/20 owner to renter ratio indicates some parents, also, have moved on. These boomers are college educated and work(ed) in administrative, managerial, and sales jobs, 45 percent in central cities of Western metros. About 85 percent of householders in this cluster are white, non-Hispanic; the rest are primarily Hispanic. Mean family income is $84,000.
15	Western Sprawl	Today's Western neighborhoods are often desert communities connected more to infinite varieties of cactus than to older settlement infrastructures. Young families -- householders aged 25 to 49 – with kids inhabit these arid areas with a 70/30 owner to renter ratio with a high index of post-1995 construction. These college-educated spouses often both work in office environments, management positions, and white collar jobs to make an average of $80,000 per year, but only 25 percent live and work in central cities. Long-term water supply needed.
16	Frontier Towns	Somebody's got to mind the general store (or C-Store) or the bank or the roadside diner. In these "frontier towns" families with children have high school and community college educations. Both spouses work to earn an average of $67,500 per year. Only 55 percent are white non-Hispanic, 31 percent are Hispanic and 15 percent are foreign born. They also work in manufacturing, holding some administrative positions. These folks are the Western gray collar workers who hold down the fort in the face of a seemingly constant onslaught of newcomers.
17	Up-Country Environs	Beyond several major metropolitan areas – well past the last metro station – live established families in non-metro areas in owner-occupied homes built in the 70's and 80's with a modest five to seven rooms, reflecting a relatively high 80/20 owner to renter ratio. Most have HS diplomas, and some women spent some time in college. More than half of these couples both work bringing in an above average $76,000 annually. Ninety percent are white, non-Hispanic. Fifty percent work in white collar jobs, the rest in manufacturing and local retail. For them, the big city is a nice place to visit.
18	The Professoriat	It's a pleasant life, despite the edict to publish or perish, where the Professoriat enjoys the contemplative pace of academia. These professors and college administrators inhabit college towns and urban areas ministering to the needs of the next generation. Half their nests are empty; then again, only half are married. With an 80/20 owner to renter split most live in homes built in the 60's and 70's. Their mean family incomes are $92,000 but their mean household incomes are $72,000 an indication of the advantages of partnering. These scientists, educators, and assorted college-connected officials enjoy foreign travel, fitness activities, gourmet cooking, and of course a good book.

MapInfo

PSYTE U.S. ADVANTAGE CLUSTER DESCRIPTIONS

Cluster	PSYTE	Snap Shot Description
19	**East Meets East**	Asian immigrants often gravitate to Asian communities in the US. This means they meet other Asians as well as Hispanics (35 percent of this cluster), Blacks and other Americans. So Asian Indians, Chinese, Japanese, Vietnamese, Filipinos, and others encounter each other in America's new "salad bowl" neighborhoods. Most have families with kids and live in single detached owned homes, although 35 percent are renters. They index high on college education and have a mean family income of $64,000. They work in a variety of industries but index highest in mathematical and computer science occupations. In today's complex urban structure, only 40 percent of workers in this cluster work in central cities.
20	**Empty Nest East**	Empty nesters in the East tend to have less lifetime migration than those in Empty Nest West. Their neighborhoods may appear more settled, even old fashioned, compared to their generational cohorts in the West. Their kids are gone but not much else has changed. Family householders aged 50 to 74 inevitably have a few teens still hanging around but they are primarily empty nests. With an 85/15 owner to renter ratio, their homes also have an older skew. Most still working, although some are retired, these couples have above average indexes for college education and more than half are dual earners. Their mean family income is $66,500 reflecting the presence of post-retirement couples, yesterday's empty nesters.
21	**Towns in Transition**	Some towns function as suburbs while retaining their more rural character. Their primary though not exclusive demographic is families with kids. Housing structure is 60/40 detached to multi-unit reflecting apartment construction to accommodate the 30 percent single-person householders. Mean family income is $71,000 while median household income is $52,000. Ethnicity is 85 percent white, non-Hispanic with 15 percent Hispanic, African American, and Asian. Proximity to good job markets means these transitional "suburban towns" will have economic legs well into the future.
22	**Kids, Dogs, Vans**	With the kids, dogs, and vans, this cluster is in a suburban groove. They index high on married couples with children of all ages. A family-oriented cluster inhabiting the towns and suburbs in and around metropolitan areas, their above average $61,500 mean family income reflects dual-earner couples with average indexes on college education. Working in the offices, factories, and retail establishments of metro areas, these families are 80 percent white, non-Hispanic and 20 percent a variety of ethnic minorities – more ethnically diverse than its predecessor cluster but still in the groove. Did anyone feed the dog today?
23	**Life's a Peach**	Twentysomething, college-educated, economically independent from mom and dad, these single and young married apartment dwellers are on a roll. A third have pre-school children but that was inevitable. Most are putting their education to work in business, entertainment, information, and educational organizations with the fourth highest index on computer-related employment. Their $60,000 average household income goes a long way. What's to worry?
24	**Urban Villagers**	City dwellers with attitude, these pop-culture conscious, college educated urban denizens are nothing if not diverse in terms of household composition, ethnicity, and occupational interests. They have the highest index of non-families in the 25 to 34 age group meaning they have either postponed marriage or found the institution wanting. Seventy percent are renters in multi-unit structures. The other 30 percent are split between condos and single-unit detached housing. With an average household income of over $70,000 this cluster enjoys life in the city, though their neighbors will come and go, seeking perhaps the latest variation on a cup of coffee.
25	**Cruisin' Couples**	Pre-retirement and newly retired couples can look forward to the next twenty years, thanks to better health and health care. But this cluster is bimodal with respect to income – some have adequate finances, while others will have more of a struggle. Most will try to make the best of it with their average family income of $79,000 but much of that is discretionary for a cluster with the second highest index for home-ownership without a mortgage. They also index high on income from interest-bearing accounts and dividends from investments. Ethnicity is over 90 percent white, non-Hispanic. Cruise anyone?
26	**Suburban Melange**	While America's suburbs were probably never really homogeneous, this cluster drives the point home. Diversity reigns: 50/50 owner to renter ratio, high indexes on non-families aged 15 to 54 but with 35 percent of households containing married couples with children under 18. Largely college-educated these singles and couples work in all manner of industries and bring in an average household income of over $61,000. They are two thirds white, non-Hispanic and one third Asian, Hispanic, and African American – confirming the suburbanization trend of America's "minorities."
27	**Retirement Horizons**	Baby boomers contemplating retirement, or perhaps not, depending on their financial resources. The elder skew in this cluster takes off around age 55. These empty-nest married couples are college-educated dual earners looking forward to retirement, seeing many of their neighbors are already kicking back and scaling back their spending. With a 70/30 owner-occupied to renter ratio many of these couples are beginning to cut their expenses for the long term. Over 90 percent are white, non-Hispanic. Mean family income is $74,000. True to form, however, boomers are likely to set new retirement lifestyle trends, or maybe they will just fade away. Don't bet on it.

MapInfo

PSYTE U.S. ADVANTAGE CLUSTER DESCRIPTIONS

Cluster	PSYTE	Snap Shot Description
28	Quiet Streets	Small towns in the Midwest are as numerous as they are charming. Families with kids in owner-occupied housing predominate. Fully 97 percent are white, non-Hispanic with average incomes a moderate $62,400. They index high on farming though only 5 percent of the workforce works an agricultural occupation. Educational attainment is diverse ranging from high school only (40 percent) to Associate's and Bachelor's degree. Fewer than 2 percent live and work in a central city. You can almost hear the leaves fall.
29	Family Acres	The land was cheap and kids were cheaper by the dozen, once upon a time. These rural families live in larger, older homes; nearly 80 percent owner-occupied homes built in the 60's, 70's, and 80's. Most householders finished high school and nearly 20 percent of women took some college courses. A high 96 percent are white, non-Hispanic and householders aged 45 to 64 predominate as younger families have most likely left for greener pastures. Family income is an average $61,000 derived primarily from manual occupations and some farming.
30	Moo's and Modems	Farm land taken over by development, apartments and mobile homes springing up where cows used to roam -- this cluster is a mix of the old and new. Young family householders with college educations work in the offices and factories of nearby metro areas. Some neighbors, however, still tend their herds and crops, driving the farm employment index over 200. Average family incomes are $61,500 and ethnicity is 91 percent white, non-Hispanic. Of course, your truly modern dairy has a computer in the barn, too.
31	Home to Mama	Mama lives in Chicagoland, the Detroit area, Cleveland, even Buffalo, New York. With a high concentration of older couples and widows, this cluster is home to papa as well. These rust-belt metros contain unique communities of America's immigrants, seasoned city neighborhoods and suburbs with the highest indexes of Italian, Portuguese, Greek, Polish, and Slavic ancestries, among others. Household incomes are a moderate $55,000 and educational attainment only reflects the more limited opportunities of an earlier generation. Manufacturing was a dominant way of life but no longer. Today, office work and retail predominate. And the food is unbeatable.
32	Echo Boomtown	What's a young married couple with a pair of college educations and no kids (yet) going to do? They gravitate to communities of opportunity and become renters in major metropolitan areas. They are joined by the 30 percent of this cluster who are recent immigrants. Ethnicity indexes super high on Asian but the cluster also contains 15 percent Hispanic and 14 percent African American. They work in a variety of jobs requiring college degrees from scientific, computer-oriented and health care to entertainment, media, the arts; average household income is $58,400. It's a boomtown driven by youthful energy from all quarters.
33	Live to Work	This dawn-to-dusk cluster is the destiny of young families and young workers who either left high school early or took their high school diploma directly into the labor market. Their 50/50 owner to renter ratio reflects moderate incomes (median household income $46,000) and the need for mobility to find work. Half are married couples, and of those 60 percent are dual earners. White, gray, and blue collars jobs are all represented.
34	Changing Places	Today's Baby Boomer households reflect a diversity of living arrangements, the result of a generation that experienced historically high divorce rates in the context of economic booms and busts during their prime earning years. This cluster reflects the reality of current boomer generation diversity: 50/50 owner to renter ratio, college educated but living in non-family households, fourth highest index on divorced males and females, 80 percent white, non-Hispanic, 20 percent various minority ethnicities, metro area-oriented, 50 percent in central cities.
35	Cultural Exchange	This higher-than-average income, predominantly Hispanic but also Asian, Hawaiian, and Pacific Islander cluster is home to many in the Cuban American community as well as upwardly mobile families of Mexican, Puerto Rican, South and Central American origins. They have done well either as immigrants or native-born citizens. The cluster has an older 50+ skew, a 60/40 owner to renter ratio, many homes built pre-1980, and most are high school graduates with some college. Latinos in this cluster tend to prefer the Spanish language due to a desire to maintain their culture and their older age profile. Fully 50 percent are immigrants with a high "year of arrival" index in the 1960's – the original wave of Cuban immigration – but most had children born in the USA. Their mean family income (lowered in part due to retirements within this group) is $55,000. The cultural exchanges are constant – an older generation of immigrants with their American-born children -- Hispanics
36	Active Seniors	Today's retired couples have higher incomes and better health than previous generations. Their travel patterns – from snow-bird migrations to national and international eco-treks – reflect their health and relative wealth. About 18 percent live in mobile homes, at least part of the year and 60 percent live in detached owner-occupied housing (one third of which is owned free and clear). Over 90 percent are white, non-Hispanic. Household income is bimodal reflecting differences between those who planned ahead for retirement and those who may not have. Mean income is $56,600. As relatively young and newly retired, their activities may include golf, foreign travel, and visiting grandchildren.

PSYTE U.S. ADVANTAGE CLUSTER DESCRIPTIONS

Cluster	PSYTE	Snap Shot Description
37	**Outback USA**	Sometimes the most affordable housing is found in rural areas of America. Young families with and without children, as well as singles, head for Outback USA, which can be near a metro area but more characteristically ranges from rural to wilderness. Primarily high school educated but with some college, members of this cluster typically work with their hands and earn a moderate $47,000 average household income. Over 80 percent are white, non-Hispanic.
38	**New Neighbors**	Both urban and suburban neighborhoods reflect America's increasing diversity. This cluster is 67 percent white, non-Hispanic, 33 percent minority. At least 15 percent are recent immigrants from Asia, Latin America, and Eastern Europe. Hispanic and African American neighbors represent 30 percent of this cluster, and many work in the suburbs as city-to-suburb commutes become more common. Mean household income is a slightly above average $46,800.
39	**Duty Calls**	This service industry cluster keeps America's cities functioning. They are the policemen, firemen, maintenance and repair workers, and administrative support personnel who provide essential services. They live in urban neighborhoods proximate to their jobs. Empty nests, widows and widowers, and separated spouses are more common than families with children in this cluster. Mean household income is $49,000. High school diplomas and some college degrees round out the educational profile.
40	**The Neighborhood**	Immigrant communities, some still dominated by a single ethnicity, are found across America's urban landscape. They are city neighborhoods. The are old neighborhoods. They are neighborhoods in transition, to be sure, but many have a character that has persisted for generations. Families predominate, living in single family homes, duplexes, and buildings with three and four or more units. Italian, Yiddish, Greek, Russian, Indic, and Chinese, et cetera spoken here. Spanish is increasingly heard on the corner. Median family income is $44,400.
41	**Old Metro, New Hands**	The rust belt is down but not out; in fact, manufacturing is thriving in metros both old and new. It is just not the dominant source of employment for most workers. Younger factory workers have replaced older workers and young families and children inevitably follow. With an age profile under 45, this cluster has a 50/50 own to rent housing ratio. They index high on having left high school before graduation. About 35 percent are immigrants, primarily Hispanic from Mexico and Central America. The overall cluster mean household income is $47,200.
42	**Country Roads**	With one of the highest indexes for people who still live the state where they were born, this cluster has a distinctly older age skew. Down these country roads they have a 65/35 owner to renter housing ratio due in part to their high proportion retired. Fully 97 percent were born in the US and 94 percent are white, non-Hispanic. For those still working, manual work is the order of the day, although these town and country areas also offer small office and retail-related employment. Mean family income is $53,700. Oh, and these folks are not likely to move any time soon.
43	**Family Farm Belt**	The family farm way of life may be alive and well after all. This cluster captures a cross-section of viable family farms working everything from dairy cattle to cash crops, apple orchards to vineyards. With the highest index for farmers this cluster is characterized if not dominated by farming. After all, only 6 percent actually work farms while the rest work in all manner of farm town industries from farm supply stores to the local bank. Families with children once predominated but empty nests and families with teens itching to leave are common. The college educated are not uncommon in these towns but they are not likely to have been born and raised here. Mean family incomes are $52,000.
44	**Middleburgh**	Some lucky small towns have economic staying power due to their proximity to larger metropolitan areas. Others develop the "look and feel" of suburbs while maintaining their older village core. These "middleburghs" are home to a higher-than-average share of dual-earner couples with average incomes of $52,000. This cluster also captures some out-of-the-way country corners. Over 30 percent of Middleburgh dwellers work in nearby central cities, suffering a longer commute for the benefit of a more idyllic home life than their suburban cousins.
45	**Opportunity Knocks**	These young singles and couples without kids – only 20 percent of families have children – answered the old call of the New West, "Go West young person." They moved into existing towns and metro areas where job opportunities multiplied as Western states experienced economic growth. They have a 60/40 owner to renter housing ratio and nearly 50 percent are dual-earner couples. However, their mean household income is a moderate $45,500 due to their average educational attainment and relative youth. Opportunity beckoned but they will suffer a few "knocks" along the path to greater prosperity.

Cluster	PSYTE	Snap Shot Description
46	Service Corps	The need for service workers does not stop at the city limits. This cluster represents the neighborhoods of suburban services workers -- from highway crews to county sheriffs' deputies -- whose neighbors may work in other industries while sharing a common, family-oriented lifestyle. Educational attainment is moderate (high school with some college) and mean family income is $48,000.
47	Here to Stay	Found in every region, folks in this cluster tend to stay while their neighbors move, often on a seasonal basis. With the highest index for seasonal vacancies, split between winter vacancies and summer vacancies, these "stayers" are an interesting lot: age 50+ skew, many retired, older homes, 50/50 owner to renter ratio, high school with some college education, 92 percent white, non-Hispanic. Empty nest two-person households predominate with an average household income of $48,800. Have they found Paradise?
48	Farm and Factory	These family-oriented farming communities have a significant manufacturing presence – 25 percent of the workforce works in manufacturing -- but extraction industries and farming are also visible. With high school educations with some college, these family householders have a wide age range -- 25 to 74. The 92 percent white, non-Hispanic reflects minimal immigration -- 98 percent were born in the USA. Mean family income is $48,000.
49	Singles Place	Singles Place has the highest index of persons aged 21 (a significant age) to 29 years. While 67 percent are renters and 25 home owners, the rest are either sharing or crashing. Found in all major metro areas, the college-educated unattached are 85 percent USA born and 15 percent immigrant; 30 percent are either African American or Hispanic; 70 percent are white, non-Hispanic. The divorced are overrepresented as are multi-person non-family households (unrelated persons living together). Average household income is $44,800.
50	Rust Belt Blues	Blue collar and singin' the blues, this cluster captures an older population in older housing (40's and 50's vintage). A ratio of 75/25 single detached homes to multi-unit structures reflects a similar owner to renter mix. High school educated, their current job profile includes manufacturing but also material moving, maintenance and repair, and services. Only 32 percent are in white collar jobs. Overall average household income is $43,600.
51	Irrigation Nation	Rain for rent, migrant labor for hire – America's agribusiness communities are social systems unto themselves. Over 30 percent live in mobile homes with a 75/25 owner to renter ratio. Within the cluster some relatively new homes dot the landscape due to the Western geographic skew. Virginia and the Carolinas typify large scale farming in the East. Irrigation Nation in the West has 15 percent Hispanic population, while Irrigation Nation in the East has 15 percent African American population. Overall average family income is $48,000.
52	Military Towns	Military Towns are definitely not all soldiers and sailors. Family householders aged 15 to 34 are typical, although the cluster has a super high index of population in military barracks. Make no mistake, these neighborhoods live and breath the military, but kids in school and an array of support services and industries round out today's Military Towns. Discretionary spending is prevalent in this youthful population because many basic needs are essentially met by the military. Average household income is $40,500.
53	Southern Country	This Deep South cluster exemplifies a traditional rural lifestyle increasingly influenced by New South modernity. A variety of housing types exist including 30 percent mobile homes and a 75/25 owner to renter mix. Fully 98 percent of cluster residents were born in the USA and 75 percent were born in the state of current residence. Educational attainment tills primarily to high school only with some college. Virtually absent within city boundaries, this cluster is one of the most rural. Average household income is $43,000.
54	Home Town Harbor	The mirror image of "Opportunity Knocks" this cluster captures the young singles and couples who remained in the East and South while their friends and relatives moved out West. Home Town Harbor also has an older population that "aged in place" generating a relatively high 85+ population index. But these are primarily young singles and couples without kids, starting their work life, living independently from parents, in apartments and other rental housing. Like Opportunity Knocks they should have stayed in school longer to increase their options. Unlike Opportunity Knocks, the young adults in Home Town Harbor are sticking to the familiar territory of their home town. Their mean household income is $43,500.

PSYTE U.S. ADVANTAGE CLUSTER DESCRIPTIONS

Cluster	PSYTE	Snap Shot Description
55	Plow and Plateau	Farmers, miners, and foresters are found in this broad swath of territory in the Northeast, northern Midwest, and Northwest. Their lifestyle is distinctly tied to Earth's bounty, a fact that likely affects their values and purchasing behaviors. A 65/35 owner to renter ratio obscures relatively high vacancy rates and seasonal occupancies. More than 15 percent live in mobile homes, and the cluster has a high recreational vehicle index. A high school diploma is the norm as is the dual-income home. An older age skew represents families with teens and empty nests. Average family income is $48,000. The cluster is 88 percent white, non-Hispanic and 12 percent Hispanic.
56	Agrarian Edge	While the family farm may be on the decline, some of America's original farming towns survive using a variety of strategies. Elders in these communities have tended to "age in place" instead of pack up and head to Florida or Arizona. Young families have taken up residence and provided a broader base of economic support, including work in health care, transportation, and various trades. Incomes remain lower than average, however, in part because only 7 percent of workers in this cluster commute to cities. Average family income is $43,000.
57	Backwoods Blues	This rural cluster indexes high on mobile homes and RV's and has distinct Western and Southern flair. Primarily householders aged 25 to 54, these family heads work in agriculture and mining but also in office and retail environments. A 38 percent Hispanic presence indicates language diversity as well as Mexican ethnicity. The struggle to make a living in this context can require rural to central city commutes. Average family income is $43,000 supported by the presence of 38 percent dual-earner couples.
58	Latino Quarter	This Latino community is 70 percent Hispanic, second to Border Zone on that statistic. Concentrated in urban neighborhoods ranging from California to Arizona, Texas, Illinois, Florida, New Jersey and New York this cluster has the largest Mexican American contingent among Hispanic metro markets, but Latinos from all major countries of origin are represented. With a 33/67 owner to renter ratio, these families are still settling in. Fifty percent are foreign born and 30 percent immigrated since 1985. This cluster represents the core of the Hispanic market. An above average 35 percent of households are families with children. Average family size is 4.2 persons. Mean family income is $41,000. Spanish is likely the language of preference for 75 percent and only 25 percent speak just English.
59	Exurban Refuge	This "beyond suburbia" cluster represents older, non-family households living beyond the towns that ring the suburban fringe. Their 65/35 owner to renter ratio indicates a substantial retirement segment, contentedly aging in place. Fully 98 percent are native US citizens and white non-Hispanic. Their $32,000 below average income is likely the main reason they don't move to Florida or Arizona in the winter. They may be content right where they are.
60	Hispanic Hopes	This cluster of Hispanics on the move represents those who have moved out beyond core Hispanic communities into a more diverse cultural environment. In fact, only 54 percent of this cluster claims Hispanic origin, reinforced by the fact that two thirds of this cluster speaks English only or "very well." A 30/70 owner to renter ratio is common though most aspire to eventual homeownership. A range of origin countries from Mexico to South America, the Dominican Republic and Puerto Rico are represented. Median household income is $31,400 which is lower than Latino Quarter income but this cluster is more youthful. They're just getting started.
61	Amer-Indian Corners	Concentrations of Native American peoples give this cluster its name, but the reality is that these communities are diverse. They average 10 percent Native American, 15 percent Hispanic, nearly 20 percent African American, and 50 percent white, non-Hispanic. Non-family households predominate but young families with children are a significant presence. The cluster is split 50/50 between owners and renters and has the third highest index for blue collar workers. Average household income is $36,600.
62	Hip Nation	Diverse neighborhoods of minority families, hip hop aficionados and latter-day hipsters make this neighborhood a study of contrasts reflecting America's new (and old) diversity. Here young white singles seeking opportunities in the Big Apple mingle with African American and Hispanic families near blocks of significant poverty. Ten plus years of gentrification have infused many blocks with renovated apartment buildings and hip retail establishments. Non-families in multi-unit rental structures predominate, but families with children are also common. The 60/40 native born to immigrant ratio indicates a wealth of constantly renewable ethnic diversity. Virtually one third African American, one third White, and one third Hispanic make this perhaps America's most diverse neighborhood. Cutting a broad swath across Brooklyn, New York, Hip Nation is replicated in several major metro areas outside New York, from San Francisco and Los Angeles on the West
63	Help Wanted	Populated by householders aged 18 to 34, this cluster of singles and young couples is found in every major metro area. With 25 percent immigrant, 37 percent Hispanic, and 50 percent white, non-Hispanic, this is the core labor pool that will respond to "help wanted" classifies – limited education but eager to work. You see them in many settings from fast-food restaurants to the corridors of major hospitals. More than 70 percent live in apartments, indicating a degree of mobility consistent with this cluster's search for opportunity. Average household income is $36,500.

Cluster	PSYTE	Snap Shot Description
64	Extraction Action	A mix of families and non-families primarily involved in extraction industries, this cluster indexes highest for coal and other mining towns. Forestry and some farming are also common. With a 67/33 owner to renter housing ratio and a high propensity (80 percent) to live in their state of birth, this cluster is 90 percent white, non-Hispanic. Their mean household income $35,800.
65	Village Americana	America's small towns are more numerous than appreciated. Every region, every state, every country road connects eventually to settlements whose livelihood stems as much from its own history as from enduring economic opportunity. The lucky ones connect to nearby metro areas or are renewed by in-migrants. Others, like those in Village Americana, languish in peaceful solitude, attracting the occasional scavenger of antiques. Average income is $34,000.
66	Border Zone	America's border with Mexico is bustling with economic activity and the movement of people north and south. Border Zone is 84 percent Hispanic -- the most Latino of all clusters. The cluster is primarily found in the Southwest but it also picks up the international flavor of other border cities and ports of entry, such as the Seattle area, Chicago, Detroit and South Florida. Sixty percent live in owner-occupied housing, leaving 40 percent of housing (some mobile some not) for immigrants, emigrants, and other people on the move. Despite that constant movement, however, this cluster is a significant family-oriented cluster with a mean family income of $34,000.
67	Senior Circles	Seniors, perhaps more than others, still "flock together" and socialize with gusto, playing bridge and shuffleboard to beat the band. This cluster indexes high on the 80+ population, widows and widowers. Over half (56 percent) are renters with an overall high index on high-rise apartment dwellers and population in nursing homes. Still, 40 percent are homeowners residing in the communities in which they have spent most of their lives. Incomes, derived primarily from Social Security, are characteristically low at $24,000 median household income.
68	College Towns	Indexing highest on college dormitories, this cluster captures students on and off campus. Incomes are generally lower than the household average but discretionary spending is higher than expected. Dormitory neighborhoods also contain a mix of households (not typically the professors and college administrators, see The Professoriat) but others involved in education and its supportive industries. Median household income $23,700.
69	Black Memoirs	Towns and villages of the South and elsewhere with significant African American populations -- 62 percent of this cluster -- have a history and a culture not easily replicated elsewhere. Families with children abound but also older adults left behind when earlier generations left for opportunities in Northern and Southern metropolitan areas. Farm and factory workers can be found here, for example, in meat packing operations and textile mills, but also a variety of manufacturing operations. Other industries, from education to small offices also employ residents of this cluster. Average family income is $37,000. This cluster speaks volumes.
70	Workin' on the Dream	Both inside and outside America's urban core neighborhoods some hope is kindled by workers and families who day in and day out try to make ends meets. They are 80 percent African American, have a high index of working single mothers, and 18 percent are females with "some college" education. With a mean family income of $31,000 – 80 percent of which is derived from wages and salaries – their various occupations index high in the health care industry, food preparation, and protective services.
71	Project Renewal	Half minority, half white non-Hispanic, half in prison, half working or looking for work, this cluster -- largely the former Solo Tenements – is found in areas of urban renewal in major cities, or in some cities "the projects." They are looking for and in need of Renewal.
72	Urban Stress	Suburban commuter trains pass through this cluster every day on their way to the high-rise city core. A high proportion rental properties are burdened by relatively high vacancy rates (18+ percent). Young families and non-family households have relatively low incomes – median household income is $21,600. These areas have a high proportion minority population – 60 percent African American, 30 percent white non-Hispanic, and 10 percent Hispanic. Many other factors combine to produce high poverty rates and general urban stress.

VILLAGE OF DEXTER ddettling@villageofdexter.org
8140 Main Street Dexter, MI 48130-1092 Phone (734)426-8303 Fax (734)426-5614

MEMO

To: President Seta, Council, and DDA Members
From: Donna Dettling, Village Manager
Date: June 8, 2006 DDA Agenda – Item 10. b.
Re: Projects identified for General Fund Infrastructure Improvements and Bond Options – Update from Council meeting 5-22-06 Presenter - Tom Traciak of ACI Finance, Financial Advisor

At a budget work session held on May 30th continuing the infrastructure improvements/bonding debate at another work session was discussed, as well as inviting Tom Traciak, Village Financial Advisor. President Seta arranged for Tom Traciak to attend the next DDA meeting and continue the discussion on bonding options and procedures.

At the Council meeting on May 22, 2006 discussion continued on general fund infrastructure improvements and bonding options/procedures. Below is an update from that meeting.

Council focused on general fund infrastructure improvement projects, listed below are the projects identified at the January planning session.

1. Bridge Cost Share	$400,000 (revised per agreement)
2. Westside Connector	$500,000
3. Park (Mill Pond) Restoration	$500,000
4. Sediment Management	$500,000
5. DPW	$800,000
6. Municipal Building	$3,000,000
7. CBD Storm Water Basin	$750,000

Discussed restricting $400,000 in general fund reserve for the Bridge project. The agreement between the WCRC and the Village limits the Village's short term and long term financial exposure to $400,000.

Discussed keeping a decent balance on hand, not using all of the reserves to pay for the DPW facility. Look at bonding for half of the DPW facility and using reserves for the rest. A construction estimate will be provided to Council at the June 12th, meeting.

Discussed using general fund dollars to do more street projects, or bonding for street projects and paying for the bond out of street funds.

Discussed buying the Wallace property, bonding for the project and working with property owner on terms.

Discussed including a modest number in the July 1, 2006 to June 30, 2007 fiscal year budget for a potential bond payment.

Discussed next steps: 1)continue to review and prioritize the list of projects, possibly change list of projects. 2)determine acceptable annual bond payment and develop clear revenue stream for payment. A twenty-year with 5% interest payment on $1,000,000 is approximately $80,000 annual bond payment. 3) invite Tom Traciak of ACI Finance to discuss bonding options and procedures.

Projects identified for General Fund Infrastructure Improvements and Bond Options – Update from Council meeting 5-22-06
Tom Traciak of ACI Finance, Financial Advisor

Subsequent meeting with Tom Traciak in preparation of bonding discussion:

Mr. Traciak recommended that the Village issue a NOTICE OF INTENT TO BOND (Limited Tax Bond a.k.a. Capital Improvement bond) IN AN AMOUNT NOT TO EXCEED ($6,000,000 for example) with language that provides for the bond to be issued in one or more series. The NOTICE goes through public hearing and 45 day referendum period. Mr. Traciak can further explain the detail needed in the NOTICE that lays out the capital improvements and estimated costs of improvements covered by this initial boding process.

After the NOTICE OF INTENT is in place the village can issue bonds as the projects are committed to and actual cost estimates are secured. For example, the first series could be a bond to cover a portion of the cost of the DPW facility. Council adopts a resolution, along with other bonding requirements that ACI Finance will put together for the Village. The bonds are sold and the Village receives the bond proceeds to complete the project and then starts paying the bond. The second series could cover a CBD storm water basin and land acquisition for village offices, as an example.

ACI Finance will be available to discuss our options and further explain the rules and procedures for bonding.

Thanks,

Article XV

VC VILLAGE COMMERCIAL DISTRICT

Adopted June 12, 1995
Amended December 13, 2004
Amended October 10, 2005
Amended April 10, 2006

Section 15.01 INTENT

The intent of the Village Commercial District (VC) is to promote the orderly development, redevelopment, and continued maintenance of Dexter's commercial district. This District is also intended to serve the comparison, convenience, and service needs of the Dexter Area. The VC district shall complement the CBD district with less intense office, service, and retail uses, all within a safe pedestrian environment and within convenient walking distance from the CBD district.

Proposed building and site design must be sensitive to the district's historical significance. Additions or modifications to historic buildings should be harmonious with the original structure as well as the surrounding neighborhood. Additions or modifications should be designed and constructed so that the character defining features of the historical building are retained and enhanced by the new construction.

Because of the variety of uses permitted in the VC district, special attention must be focused on site layout, building design, vehicular circulation, and coordination of site features between adjoining sites. Off-street parking shall be located on the side or rear yard although participation in the public parking program is strongly encouraged. (Refer to section 5.1). Permitted uses should be complementary to each other, and should not have an adverse impact on street capacity, public utilities and services, or the overall image and function of the district. A mixture of uses within a building, such as retail, office and residential is encouraged.

Section 15.02 PERMITTED PRINCIPAL USES

A. Retail establishments for the sale of such products as art/supplies, hardware, books, stationary, flowers, clothing, shoes, music, sporting goods, painting and wallpaper supplies, drugs, and notions, gifts, and home entertainment supplies and rental, and similar specialty retail shops.

B. Personal service establishments such as barber shops, beauty salons, and dry cleaners; including repair shops for watches, bicycles, jewelry, and other such items.

C. Food establishments, retail up to 2,000 square feet of gross floor: such as for the sale of groceries, fruit, meat and fish; baked goods; and dairy products.

D. Restaurants, sit down which do or do not serve alcohol.

E. Banks, savings and loan institutions, and credit unions without drive up windows.

F. Business and professional offices such as administrative, legal, architecture, engineering, insurance, real estate, accounting, medical, dental, Computer and Internet Services and other similar offices.

G. Printing and photographic reproduction establishments.

H. Public buildings and offices, post offices, museums, libraries and community centers and Senior Centers.

I. Schools, commercial: such as dance, art, and music.

J. Theaters, cinemas.

K. An integration of upper floor residential dwelling, commercial/retail, and office uses within a building.

L. Off-street parking and loading see Article V.

M. Signs subject to the provisions of Article VII.

Section 15.03 SPECIAL USES

The following uses may be permitted upon review by the Planning Commission and approval by the Village Council in accordance with the general standards for all Special Land Uses listed in Section 8.03, and the standards for the specific uses listed in Section 8.11.

A. Food establishments, retail over 2,000 square feet of gross floor area but not to exceed 10,000 square feet of gross floor area: such as for the sale of groceries, fruit and meat; baked goods; and dairy products.

B. Restaurants, carryout.

C. Bars/Taverns/Lounges.

D. Vocational and technical training facilities.

E. Banks, savings and loan institutions, and credit unions with drive-up windows.

F. Service Establishments of an office/workshop/retail outlet or showroom nature, such as plumbing, electrician, interior decorating, dressmaking, tailoring, upholstering, hose appliance and similar establishments of similar character subject to the provision that not

more than fifty (50) percent of the total useable floor area of the establishment shall be used for servicing, repairing, or processing activities.

G. Outdoor eating areas.

H. Small animal clinics

I. Private clubs, fraternal organizations, and lodge halls.

J. All buildings over 10,000 square feet gross floor area require a special use permit per Article 8.

Section 15.04 REQUIRED CONDITIONS

A. All buildings shall have at least 70 percent of their 1st floor facade on the street-facing sidewalk as non-reflective/non-tinted glass. The use of reflective/tinted glass on the first floor side and rear building windows requires Planning Commission approval.

B. No new mid-block curb cuts are permitted. Shared driveways are strongly encouraged. Access changes are permitted where drives can be consolidated or repositioned for sharing, improved safety, or more on-street parking can be provided.

C. All buildings shall have at least one pedestrian entrance on the front. Rear or side entrances should be provided where parking is on the side or rear of the building.

D. All business establishments shall be retail or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on premises where produced.

E. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.

F. Exterior walls facing public rights-of-way, customer parking areas, and adjoining property that is zoned or used for residential purposes shall have a finished appearance, using the same materials as used on the front of the building. Wherever possible, meter boxes, dumpsters, and mechanical equipment should be screened on a side of the building that faces residentially-zoned or used property, or mounted and screened on the roof.

G. The site design shall be sensitive to pedestrian and bicycle needs. Bicycle hoops are required per Section 5.03 of the Parking and Loading Standards.

H. Architectural standards for approval include the following items: rooflines and cornices, fenestration and brackets, shape and style of windows, shape and style of lights within windows, colors and finish materials. Review of architectural concepts colors and materials will be part of site plan review.

1. New construction, additions and modifications to buildings shall be harmonious with the historic scale and nature of other structures in the vicinity. Additions may be made to building facades not facing a street. Additions to a structure may be permitted except that additions to a structure's façade (the front side of the building facing a street) may be made only when such addition adds to the historical or architectural value and significance of the structure. Items to be considered for site plan review include the following:
   a. Whether modifications are consistent with the existing architectural motif.
   b. Whether new exterior additions are constructed to minimize the loss of historical materials and so that character-defining features are not obscured, damaged, destroyed or covered.
   c. Whether attached exterior additions are located at the rear or on an inconspicuous side of a historic building and minimize, to the extent possible, its size and scale relative to the historic building.
   d. Whether new exterior additions are designed in a manner that makes clear what is historic and what is new while maintaining consistent design motifs from the historical building.

2. General architecture, front facade, and overall building appointments should be harmonious with the historic nature of other structures in the vicinity. Architectural concepts to be reviewed include the following items: rooflines and cornices, fenestration and brackets, shape and style of windows, colors and finish materials. Exterior building materials shall employ a variety of textures and colors and window and door details. Desirable materials include brick, stone (natural and cast), wood siding and glass. Exterior materials that should not be used on large applications, but can be used as detail material or as small applications include EIFS (exterior insulation finishing system), vinyl siding, asphalt or metal siding, composite fiberglass and reflective glass.

3. Surface Covering. Existing and proposed buildings may be painted or stained to be consistent with the majority of the established buildings in the area or which are consistent with a documented earlier or original condition of existing buildings. Surfaces which are currently covered by wood, vinyl or aluminum siding may be repaired with the same material as currently exists. Exterior color must be derived from a historical color palette and shall ordinarily be consistent with the majority of the established buildings. "Non-traditional" or "Non-historic" colors are not permitted. The use of paint to attract attention or advertise using geometric shapes and color or is other ways inconsistent with the surrounding architecture is prohibited.

Article XV(A)
CBD CENTRAL BUSINESS DISTRICT

Amended December 13, 2004
Amended October 10, 2005
Amended April 10, 2006

Section 15(A).01 INTENT

This District is the historical old Central Business District or commercial center. The intent is to foster continued improvements and redevelopment around the historical theme and heritage of the "old Dexter" thereby adding to the character, social and environmental diversity and improvement in economic viablility of the downtown area. Off-street private parking facilities are not required due to the location of on-street and municipal parking areas. Store frontage with appealing windows and entrances and contiguous building mass along Main and other streets in the CBD are strongly encouraged.

To foster an appealing high-density pedestrian environment, the CBD is intended to be physically compact and to provide a diversity of products and services, convenient parking, and pedestrian and vehicle safety. Buildings should front primary streets with parking lots to the rear of buildings. Mixed-uses are encouraged within buildings. Along primary streets (Main, Broad, and Central) retail and eatery uses should dominate ground floors, office uses and residential dwellings on upper floors, and all buildings should be clustered within shoulder-to-shoulder block groups wherever feasible.

Section 15(A).02 PERMITTED USES

The dimensional standards and required conditions of this overlay district shall apply simultaneously with the list of uses permitted or regulated as Special Uses in the underlying district. All uses shall meet the applicable standards for the CBD District listed in Section 15.04(A) and Article XX, Schedule of Regulations.

A. Retail establishments for the sale of such products as art/supplies, hardware, books, stationary, flowers, clothing, shoes, music, sporting goods, painting and wallpaper supplies, drugs, and notions, gifts, and home entertainment supplies and rental, and similar specialty retail shops.

B. Personal service establishments such as barber shops, beauty salons, and dry cleaners: including repair shops for watches, bicycles, jewelry, and other such items.

C. Food establishments, retail up to 2000 square feet of gross floor: such as for the sale of groceries, fruit and meat; baked goods; and dairy products.

D. Restaurants, sit down which do or do not serve alcohol.

E. Banks, savings and loan institutions, and credit unions without drive up windows.

F. Business and professional offices such as administrative, legal, architecture, engineering, insurance, real estate, accounting, medical, dental, and other similar offices.

G. Printing and photographic reproduction establishments.

H. Public buildings and offices, post offices, museums, libraries, community centers, and Senior Centers.

I. Schools, commercial: such as dance, art, and music.

J. Theaters, cinemas.

K. An integration of upper floor residential, commercial/retail, and office uses within a building.

L. Off-street parking and loading, see Article V.

M. Signs subject to the provisions of Article VII.

Section 15(A).03 SPECIAL USES

The following uses may be permitted upon review by the Planning Commission and approval by the Village Council in accordance with the general standards for all Special Land Uses listed in section 8.03, and the standards for the specific uses listed in Section 8.11.

A. Food establishments, retail over 2000 square feet of gross floor area but not to exceed 20,000 square feet of gross floor area: such as for the sale of groceries, fruit and meat; baked goods; and dairy products.

B. Restaurants, carryout.

C. Bars/Taverns/Lounges.

D. Banks, savings and loan institutions, and credit unions with drive up windows.

E. Service Establishments of an office/workshop/retail outlet or showroom nature, such

as plumbing, electrician, interior decorating, dressmaking, tailoring, upholstering, home appliance and other establishments of similar character subject to the provision that not more than fifty (50) percent of the total useable floor area of the establishment shall be used for servicing, repairing, or processing activities.

F. Outdoor cafes and eating areas.

G. Small animal clinics.

H. All buildings over 20,000 square feet gross floor area require a special use permit per Article 8.

Section 15(A).04 REQUIRED CONDITIONS

A. No minimum lot size or front, side or rear yards are required in this district providing the provisions of Section 5.07 Off-Street Loading and Unloading Requirements are complied with.

B. Uses in this district are exempt from the requirements of ARTICLE V Off-Street Parking Requirements. New curb cuts are prohibited and closure of existing curb cuts is recommended. Where setbacks and minimum building size requirements have been met, per Section 20.01, exceptions will be considered if vehicle access is required and not otherwise possible.

C. All buildings shall have at least 70 percent of their 1st floor facade on the street-facing sidewalk as non-reflective/non-tinted glass. The use of reflective/tinted glass on the first floor side and rear windows is discouraged. Use of reflective/tinted windows requires Planning Commission approval.

D. All buildings shall be built to within one foot of the front lot line and street side lot line on corner lots.

E. All buildings shall have at least one pedestrian entrance on the front. Rear or side entrances should be provided where parking is on the side or rear of the building.

F. All business establishments shall be retail or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on premises where produced.

G. All business, servicing, or processing, except for loading, shall be conducted within a completely enclosed building.

H. Exterior walls facing public rights-of-way, customer parking areas, and adjoining property that is zoned or used for residential purposes shall have a finished appearance, using the same materials as used on the front of the building. Wherever possible, meter boxes, dumpsters, and mechanical equipment should be screened on a side of the building that faces residentially-zoned or used property, or mounted and screened on the roof.

I. The site design shall be sensitive to pedestrian and bicycle needs. Buildings over 6,000 square feet gross floor area must provide a minimum of two (2) bicycle hoops.

J. Architectural standards for approval include the following items: rooflines and cornices, fenestration and brackets, shape and style of windows, shape and style of lights within windows, colors, and finish materials. Exterior building materials shall employ a variety of textures and colors and window and door details. Desirable materials include brick, stone (natural and cast), wood siding and glass. Exterior materials that should not be used in large applications, but can be used as detail material or as a small application include EIFS (exterior insulation and finishing system), vinyl siding, asphalt or metal siding, composite fiberglass and reflective glass. Review of architectural concepts, colors and materials will be part of the site plan review committee.

1. New construction, additions and modifications to buildings shall be harmonious with the historic scale and nature of other structures in the vicinity. Additions may be made to building facades not facing a street. Additions to a structure may be permitted except that additions to a structure's façade (the front side of the building facing the street) may be made only when such addition adds to the historical or architectural value and significance of the structure. Items to be considered for site plan review include the following:
   a. Whether modifications are consistent with the existing architectural motif.
   b. Whether new exterior additions are constructed to minimize the loss of historical materials and so that character-defining features are not obscured, damaged, destroyed or covered.
   c. Whether attached exterior additions are located at the rear or on an inconspicuous side of a historic building and minimize, to the extent possible, its size and scale relative to the historic building.
   d. Whether new exterior additions are designed in a manner that makes clear what is historic and what is new while maintaining consistent design motifs from the historical building.

2. General architecture, front facade, and overall building appointments should be consistent with the historical buildings of the downtown Main Street area. As an example, a multi-story, brick building with historically formatted storefront windows and doors with upper and lower cornices.

3. Surface Covering. Existing and proposed buildings may be painted or stained to be consistent with the majority of the established buildings in the area or which are consistent with a documented earlier or original condition of existing buildings. Surfaces which are currently covered by wood, vinyl or aluminum siding may be repaired with the same material as currently exists. Exterior color must be derived from a historical color palette and shall ordinarily be consistent with the majority of the established buildings. "Non-traditional" or "Non-historical" colors are not permitted. The use of paint to attract attention or advertise using geometric shapes and color, or is in other ways inconsistent with the surrounding architecture is prohibited.

Article XV(C)

HOD HERITAGE OVERLAY DISTRICT

Adopted April 10, 2006

Section 15(C).01 INTENT

The Heritage District Overlay District (HOD District) is a mixed-use district in the Village's historic downtown area. The HOD includes areas located within the Central Business and Village Commercial Districts. This district shall include all uses permitted, principle uses and special uses, in as defined by the underlying zoning regulations.

The Village recognizes that historic structures are valued as a community resource that contribute to the Village's unique character. The National Park Service recognizes "historic" property as a district, site, building, structure or object significant in American history, architecture, engineering, archeology or culture at the National, State, or local level generally older than 50 years. The intent of the Heritage Overlay District (HOD) is recognition of this Village asset and preservation of the residential character, history and scale, architecture and cultural heritage of the commercially zoned areas within the HOD.

Proposed building and site designs must be sensitive to the district's historical character and scale. Additions or modifications to historic buildings should be harmonious with the original structure as well as the surrounding neighborhood. Additions and modifications should be designed and constructed so that the character and defining features of the historical building are retained while improving the commercial viability.

Section 15(C).02 CRITERIA FOR APPROVAL

A. HOD development and redevelopment shall be consistent with the goals and policy recommendations in the Village of Dexter Master Plan.

B. HOD development and redevelopment shall complement adjoining uses and harmonize with the surrounding area in terms of physical site and building design, landscaping, signage, lighting, etc.

C. Side and rear setbacks in the HOD shall conform to underlying zoning regulations. Front yard setbacks shall be consistent with adjacent properties to the extent reasonably possible, but at a minimum shall meet the front yard setback of the underlying zoning district.

D. Standards for Approval. The following standards apply to all proposed construction, reconstruction, alteration, modifications, or additions:

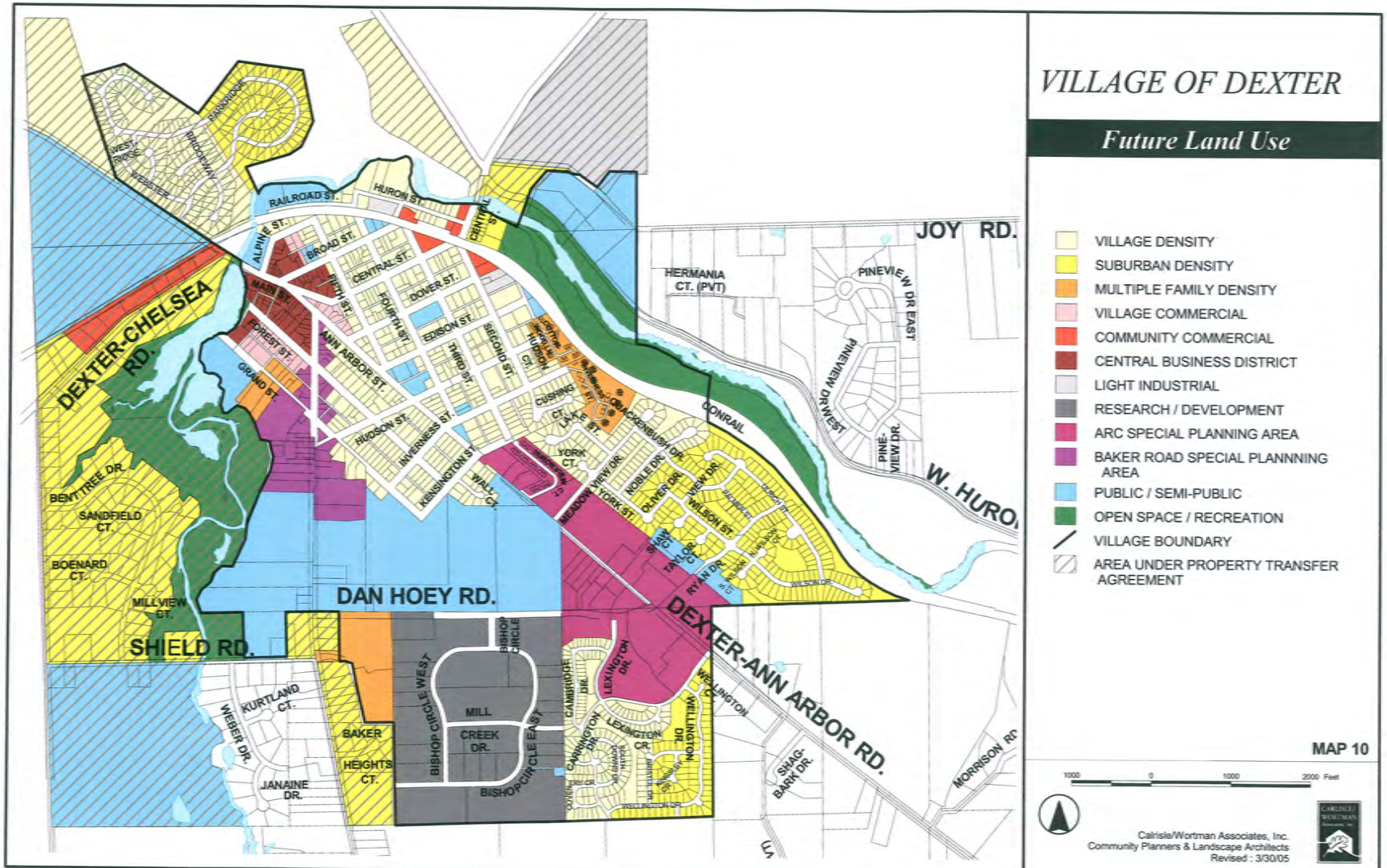
   1. For those uses requiring site plan review, the review of architectural concepts, colors and materials will be done by the site plan review committee.

Architectural concepts to be reviewed include the following items: roof lines and cornices, fenestration and brackets, shape and style of windows, shape and style of lights within windows, colors, and finish materials. Exterior building materials shall employ a variety of textures and colors and window and door details. The roof shall be principally of gable, hip style or similar residential roof design.

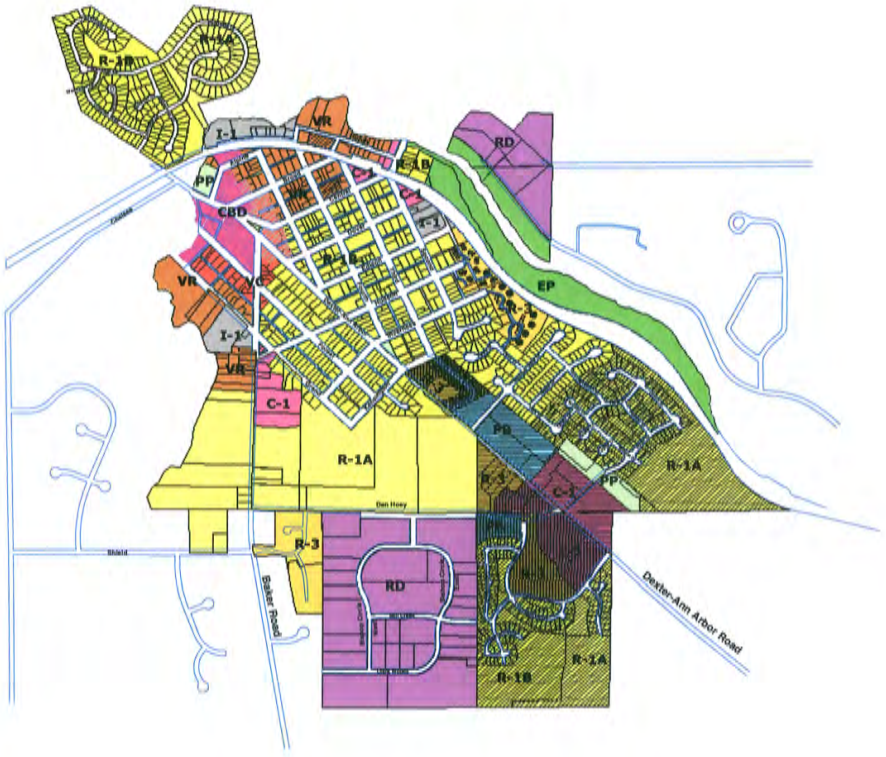
2. New construction, additions and modifications to buildings shall be harmonious with the historic scale and nature of other structures in the vicinity. Additions to a structure may be permitted except that additions to a structures facade (the front side of the building facing a street) may be made only when such addition adds to the historical or architectural value and significance of the structure. Items to be considered for site plan review include the following:
   a. Whether modifications are consistent with the existing architectural motif.
   b. Whether new exterior additions are constructed to minimize the loss of historical materials and so that character-defining features are not obscured, damaged, destroyed or covered.
   c. Whether attached exterior additions are located at the rear or on an inconspicuous side of a historic building and minimize, to extent possible, its size and scale relative to the historic building.
   d. Whether new exterior additions are designed in a manner that makes clear what is historic and what is new while maintaining consistent design motifs from the historical building.

3. Surface Covering. Existing and proposed buildings may be painted or stained to be consistent with the majority of the established buildings in the area or which are consistent with a documented earlier or original condition of existing buildings. Surfaces which are currently covered by wood, vinyl or aluminum siding may be repaired with the same material as currently exists.
   a. Desirable exterior materials include brick, stone (natural and cast), wood siding and glass; Building materials that have a texture, pattern and scale similar to others in the district. Choose accent materials similar in texture and scale to others in the district including: brick and stone masonry, wood details such as windows, finished lumber applied to achieve traditional patterns e.g. horizontal siding rather than diagonal, finished painted metal and sheet metal, brick, clay and ceramic pavers.
   b. Exterior materials not permitted include EIFS (exterior insulation and finishing system), vinyl siding, asphalt or metal siding, composite fiberglass and reflective glass. Resurfacing materials applied to the exterior of any existing building ordinarily should not conceal or require the removal of any original architectural detail associated with barge boards, brackets, ornamental shingle work or other similar features.

4. Awnings, Windows and Doors. Existing awnings may be repaired and replaced. No new awnings that conceal original architectural detail on an existing building are permitted.


VILLAGE OF DEXTER
Future Land Use
VILLAGE DENSITY
SUBURBAN DENSITY
MULTIPLE FAMILY DENSITY
VILLAGE COMMERCIAL
COMMUNITY COMMERCIAL
CENTRAL BUSINESS DISTRICT
LIGHT INDUSTRIAL
RESEARCH / DEVELOPMENT
ARC SPECIAL PLANNING AREA
BAKER ROAD SPECIAL PLANNNING AREA
PUBLIC / SEMI-PUBLIC
OPEN SPACE / RECREATION
VILLAGE BOUNDARY
AREA UNDER PROPERTY TRANSFER AGREEMENT
MAP 10
1000 0 1000 2000 Feet
Calrisle/Wortman Associates, Inc.
Community Planners & Landscape Architects
Revised : 3/30/05
DEXTER-CHELSEA RD.
DAN HOEY RD.
SHIELD RD.
DEXTER-ANN ARBOR RD.
JOY RD.
W. HURON
RAILROAD ST.
HURON ST.
CENTRAL ST.
ALPINE ST.
BROAD ST.
MAIN ST.
FIFTH ST.
FOURTH ST.
DOVER ST.
EDISON ST.
THIRD ST.
SECOND ST.
HUDSON CT.
FOREST ST.
GRAND ST.
ANN ARBOR ST.
HUDSON ST.
INVERNESS ST.
KENSINGTON ST.
WALL CT.
CUSHING CT.
LAKE ST.
YORK CT.
YORK ST.
MEADOW VIEW DR.
NOBLE DR.
OLIVER DR.
VIEW DR.
WILSON ST.
SHAW CT.
TAYLOR CT.
RYAN DR.
BACKENBUSH DR.
CONRAIL
HERMANIA CT. (PVT)
PINEVIEW DR EAST
PINEVIEW DR WEST
PINE-VIEW DR.
BENTTREE DR.
SANDFIELD CT.
BOENARD CT.
MILLVIEW CT.
KURTLAND CT.
WEBER DR.
JANAINE DR.
BAKER HEIGHTS CT.
BISHOP CIRCLE WEST
BISHOP CIRCLE
BISHOP CIRCLE EAST
MILL CREEK DR.
CAMBRIDGE DR.
LEXINGTON DR.
LEXINGTON CR.
CARRINGTON DR.
WELLINGTON CT.
WELLINGTON DR.
SHAG-BARK DR.
MORRISON RD

Village of Dexter, Michigan



Zoning Districts

- R-1A One Family Residential - Large Lot
- R-1B One Family Residential - Small Lot
- R-3 Multiple Family Residential
- VR Village Residential
- C-1 General Business
- VC Village Commercial
- CBD Central Business District
- PB Professional Business
- RD Research & Development
- I-1 Limited Industrial
- EP Environmental Protection
- PP Public Park
- Dexter-Ann Arbor Road Corridor Over Lay District
- PUD's within Dexter-Ann Arbor Road Corridor Over Lay District
- PUD Planned Unit Development
- HOD

Zoning Map

0 500 1000 Ft.

11/26/2002