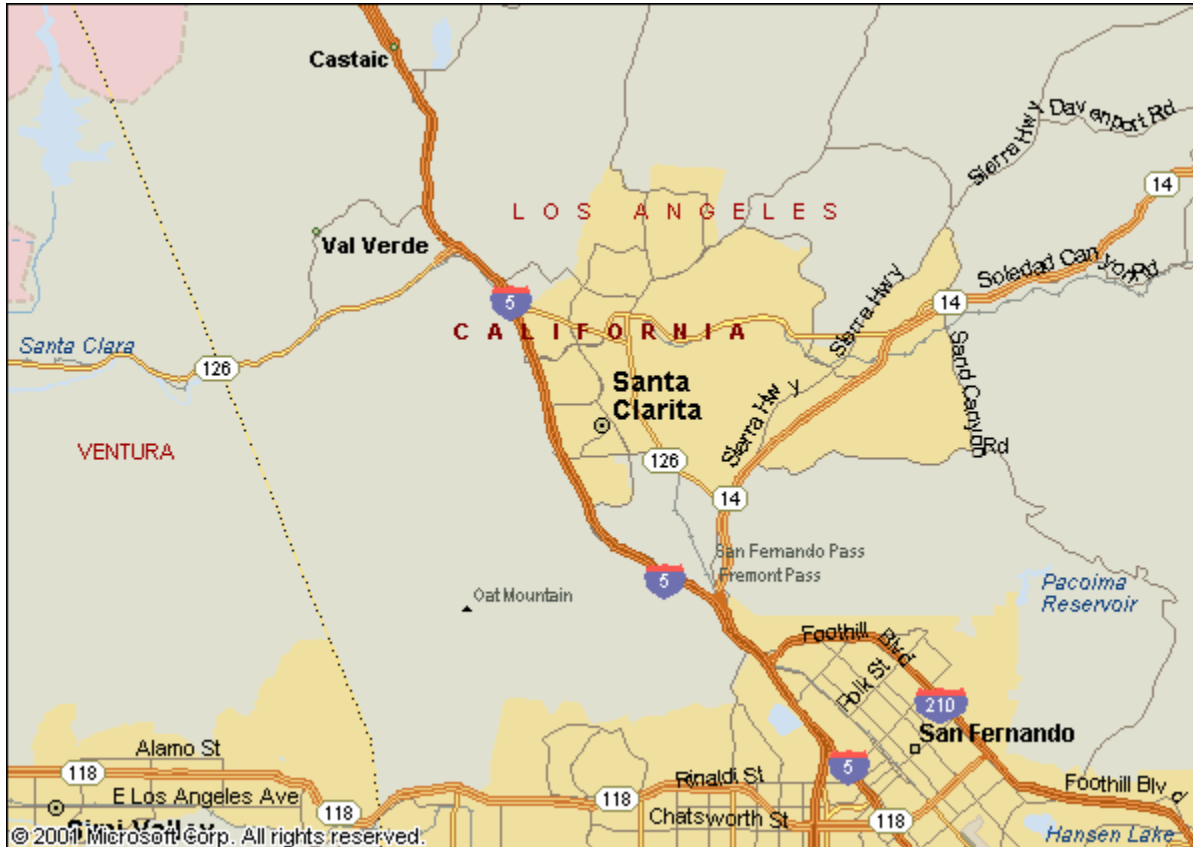


SANTA CLARITA PROFILE

GEOGRAPHY

Location

Located 35 miles northwest of downtown Los Angeles, the City of Santa Clarita encompasses 46.7 square miles of the approximately 200-square mile Santa Clarita Valley. Therefore, the City of Santa Clarita is the largest in geographic size within the County of Los Angeles. The City is situated south of the Sierra Pelona mountain range and north of the Santa Susanna and San Gabriel mountain ranges between Interstate 5 and State Highway 14.



The latitude and longitude for Santa Clarita is 34°23'30" North and 118°32'30" West. The City of Santa Clarita's elevation is 1,200 feet above sea level. (Source: U.S. Geological Service)

Mileage to Key Centers

LOCATION	DISTANCE (MILES)	DIRECTIONAL
Los Angeles International Airport (LAX)	40	South
Downtown Los Angeles	30	Southeast
Burbank Airport (BUR)	25	South
Palmdale / Lancaster	35	Northeast
San Fernando Valley	8	South
Port of Los Angeles	60	South
Port Hueneme	30	West



Climate

Santa Clarita enjoys a mild Southern California Mediterranean climate.

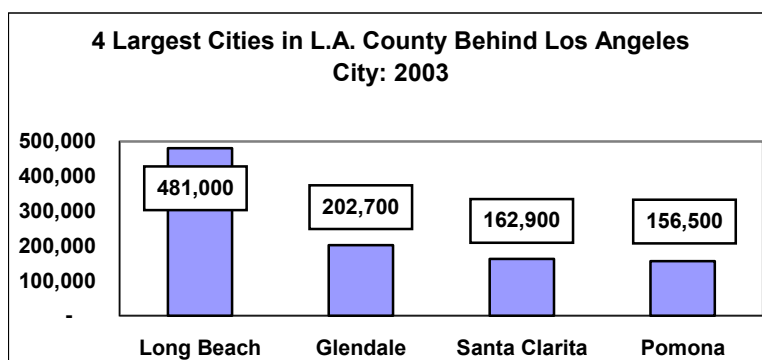
- ❑ Summers are dry and warm in the 75° - 100° range.
- ❑ Winters are temperate and semi-moist in the 40° - 65° range.
- ❑ Precipitation reaches 15 to 18 inches primarily between November and March.

DEMOGRAPHICS

Population

AREA	YEAR	POPULATION	SOURCE
City of Santa Clarita	2000	151,088	US Bureau of the Census
City of Santa Clarita	2001	153,600	CA Dept. of Finance, 8/03
City of Santa Clarita	2002	158,200	CA Dept. of Finance, 8/03
City of Santa Clarita	2003	162,900	CA Dept. of Finance, 8/03
City of Santa Clarita	2008	177,520	Claritas, 8/03
Santa Clarita Valley	2000	213,178	US Bureau of the Census
Santa Clarita Valley	2010	243,104	SCAG, 6/02
Santa Clarita Valley	2015	272,260	SCAG, 6/02
Santa Clarita Valley	2020	313,290	SCAG, 6/02
Santa Clarita Valley	2025	352,382	SCAG, 6/02

The City of Santa Clarita is the fourth largest city in Los Angeles County based on the 2000 Census with a population of 151,088 people. In 2003, the City of Santa Clarita remains the fourth largest city in the county and the 25th largest city in the State of California. The largest city in the county is the City of Los Angeles with over 3.8 million people. Consequently, the city plays an important role in the county based on its size.



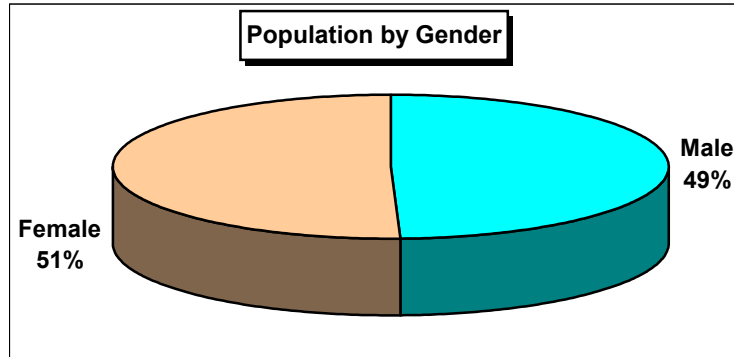
Source: California Department of Finance, August 2003.

In 2003, the City of Santa Clarita was the fastest growing city among all cities with a population size of at least 150,000 in Los Angeles County and well exceeded the state's growth rate of 1.7% from the previous year.

RANK	CITY	GROWTH RATE
1	Santa Clarita	3.0%
2	Long Beach	1.8%
3	Pomona	1.8%
4	Los Angeles	1.6%
5	Glendale	1.4%
	California	1.7%
	Los Angeles County	1.7%

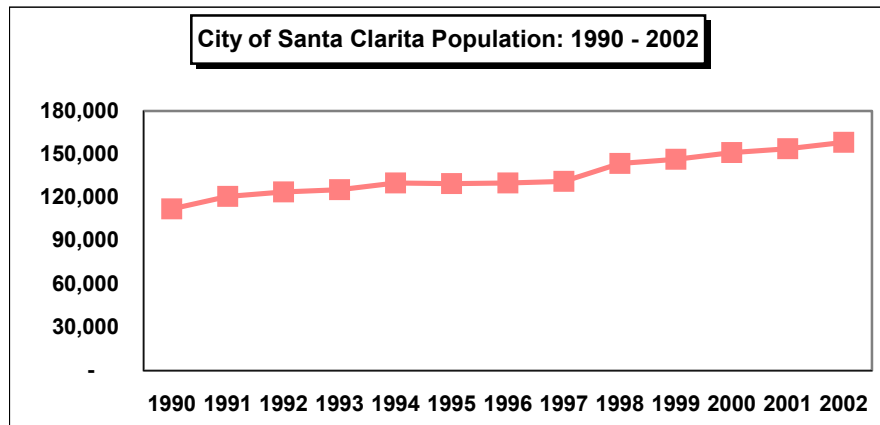
Source: California Department of Finance, August 2003.

The split between male and females in the city is roughly even. In fact, 50.6% of the city's population is female and this is comparable to the county's percentages where males account for 49.4% of the population and females account for 50.6% of the population.



Source: Claritas' 2003 Estimate, August 2003

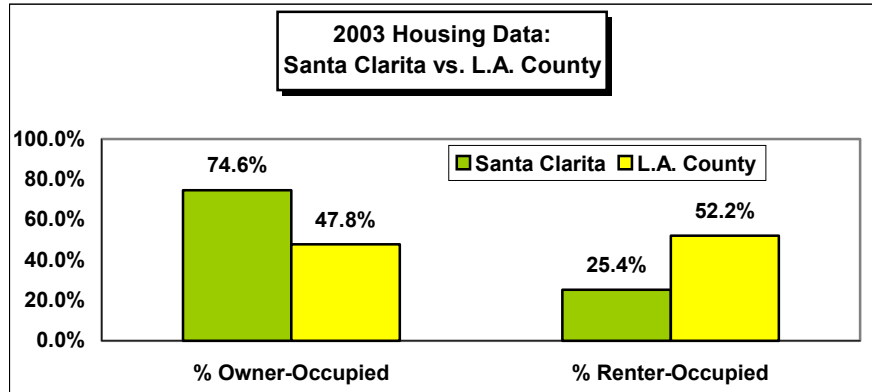
During the 1990's the City of Santa Clarita's population grew by 35.5% from the 1990 population of 112,059 to the 2000 population of 151,800. The growth was due to in-migration to the city limits as well as a number of annexations that occurred since Cityhood in 1987. Annexations occurred in 1991 and 1992 as well as in 1994 and 1997.



Sources: CA Dept. of Finance, U.S. Bureau of the Census

Housing

The City of Santa Clarita unlike Los Angeles County boasts a much larger share of owner-occupied housing units compared to housing units that are occupied by renters. In Santa Clarita, 75% of the housing units are owner-occupied, compared to 48% of the housing throughout the County.



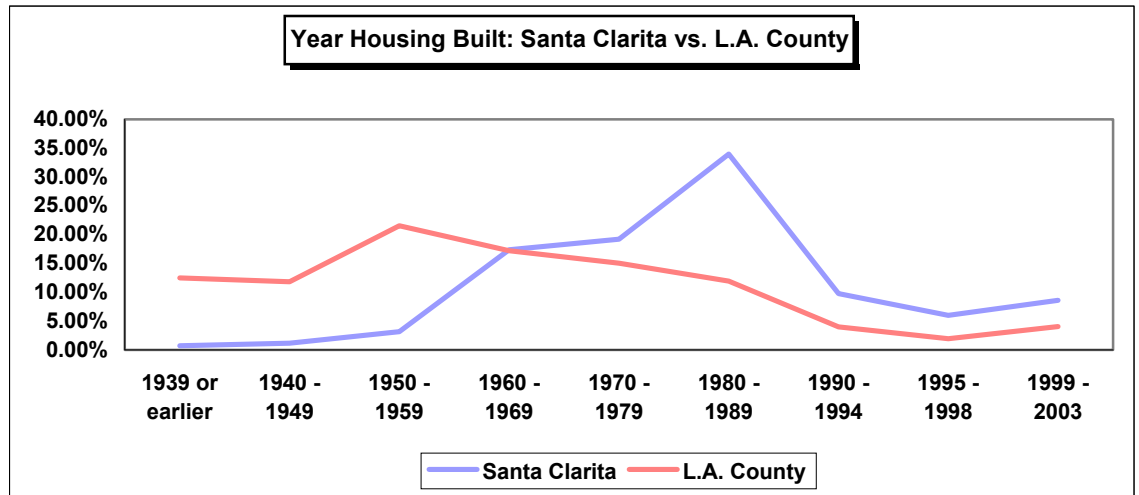
Source: Claritas' 2003 Estimates, August 2003.

Santa Clarita's housing vacancy rate in January 2003 was lower than that of the County of Los Angeles.

AREA	HOUSING UNITS	OCCUPIED UNITS	VACANCY RATE
City of Santa Clarita	54,565	52,842	3.16%
Los Angeles County	3,309,085	3,170,681	4.18%

Source: California Department of Finance, August 2003.

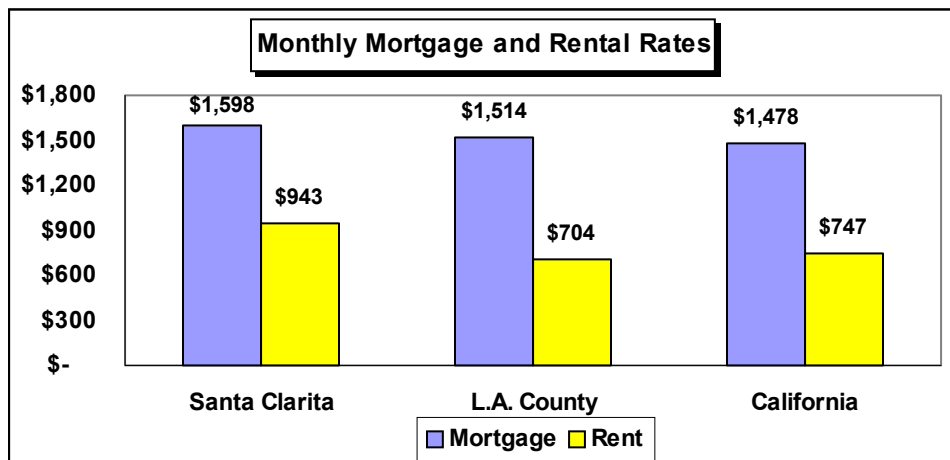
The housing stock in the City of Santa Clarita is relatively newer when compared to the housing stock in the entire County of Los Angeles. The median year for housing units in the City of Santa Clarita is 1991 which indicates that one-half of the housing units were built prior to 1991 and one-half were built after 1991. In comparison, the median year for housing units in Los Angeles County was 1972 indicating the housing stock in the county is substantially older than that of the City.



Source: Claritas, August 2003.

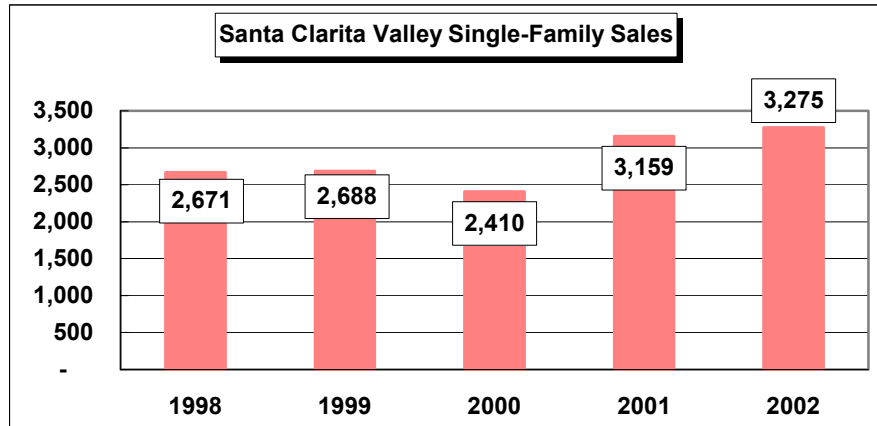
Approximately 91% of the homeowners in Santa Clarita have a mortgage on their home and the median monthly cost is \$1,598. A higher percentage of homeowners in the City have a mortgage on their homes compared to homeowners in the County and State.

The median monthly rent paid by Santa Clarita residents is \$943 which is higher than that paid by renters overall in the County and State.



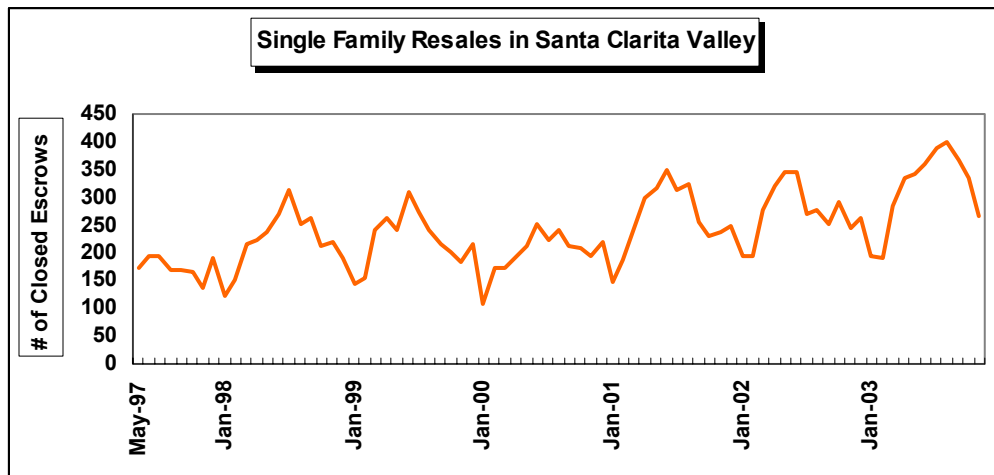
Source: U.S. Bureau of the Census, 2000

Single-family home sales have been increasing on a monthly basis throughout 2002 and increased 3.7% from 2001 to 2002. A total of 3,275 single-family homes closed escrow during 2002 in the Santa Clarita Valley compared to 3,159 homes in 2001.



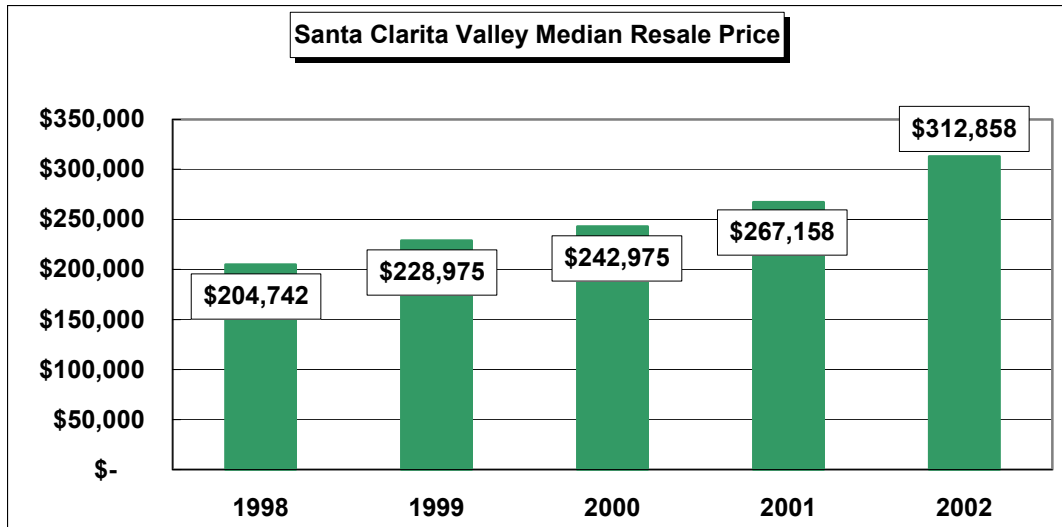
Source: Southland Regional Association of Realtors, December 2003.

Single-family home sales since 1997 have been trending upwards. In May 1997 a total of 172 resales were reported for the Santa Clarita Valley while a total of 267 resales were reported for November 2003.



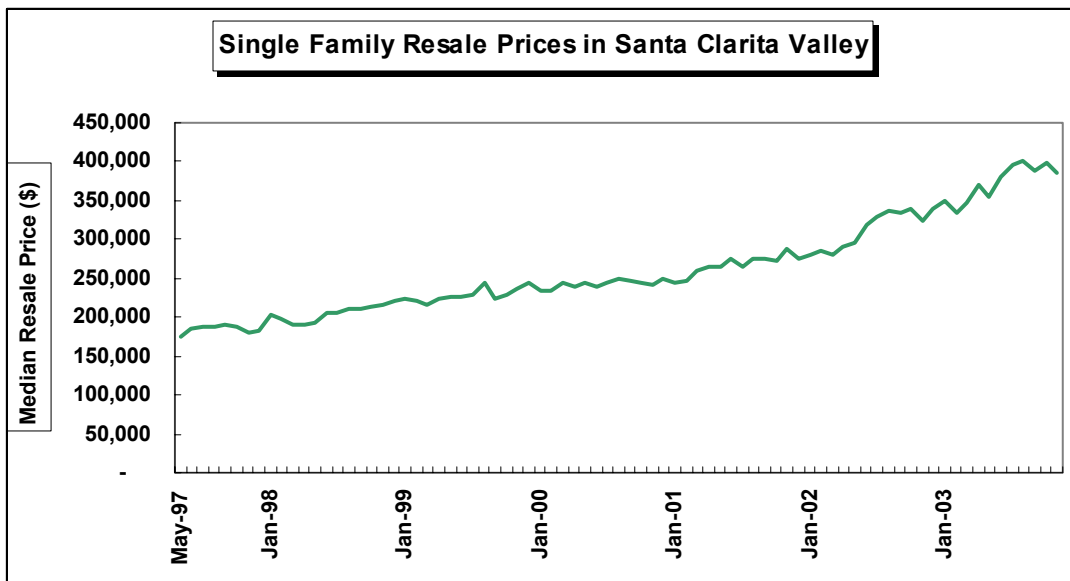
Source: Southland Regional Association of Realtors, December 2003.

Single-family homes in the entire Santa Clarita Valley have increased in value each year. In 1999, the median resale price increased 12% from \$204,742 in 1998. In 2000, homeowners experienced an additional 6% increase followed by a 10% appreciation in 2001, and then an additional increase of 17% in home prices to \$312,858 in 2002.



Source: Southland Regional Association of Realtors, December 2003.

On a monthly basis, home prices continue to increase throughout 2003. Since May 1997, median resale prices peaked at \$399,900 in August 2003. The median resale price in November 2003 was \$387,000 up 19.4% from November 2002.



Source: Southland Regional Association of Realtors, December 2003.

Income

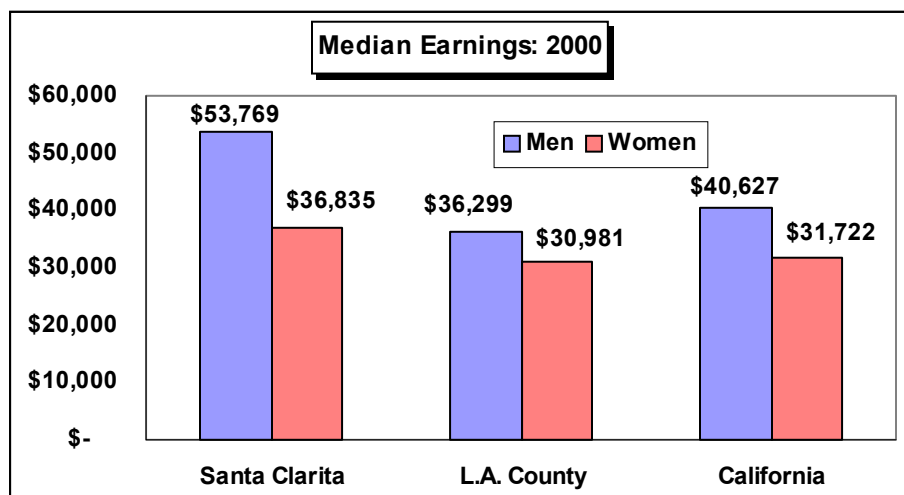
Santa Clarita is a more affluent city compared to Los Angeles County as a whole. The 2003 median household income for Santa Clarita is estimated at \$73,030. In comparison, the median household income for Los Angeles County is estimated at \$46,105.

The income distribution for households in the City of Santa Clarita illustrates slightly over one-third earn between \$75,000 and \$149,999.

INCOME CATEGORY	% OF HOUSEHOLDS
< \$15,000	6.6%
\$10,000 - \$24,999	5.6%
\$25,000 - \$34,999	7.0%
\$35,000 - \$49,999	11.8%
\$50,000 - \$79,999	20.7%
\$75,000 - \$99,999	17.1%
\$100,000 - \$149,999	20.2%
\$150,000 - \$249,999	8.53%
\$250,000 - \$419,999	1.9%
\$500,000 +	0.6%

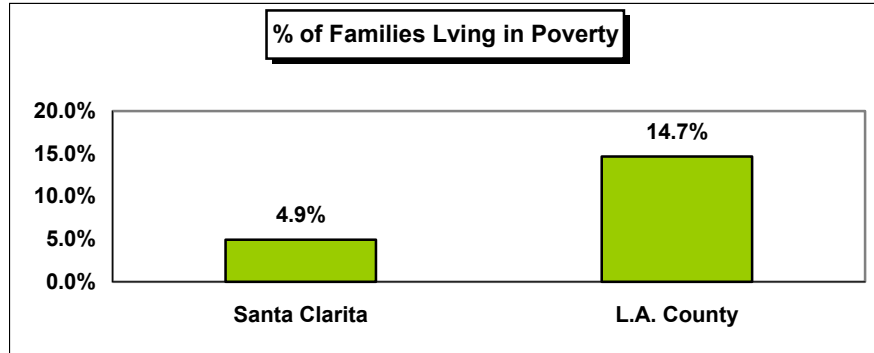
In comparison, slightly more than 20% of the households in Los Angeles County earn between \$75,000 and \$149,999.

Male full-time employees earn substantially more money than female full-time employees. Both men and women in Santa Clarita earn a higher median earning level when compared to their counterparts throughout Los Angeles County and California.



Source: U.S. Bureau of the Census, 2000

Further illustrating the wealth in the City of Santa Clarita, the city has a much smaller percentage of families living in poverty when compared to families in the county. Of all families in Santa Clarita, approximately 5% are living in poverty compared to 15% of the families in Los Angeles County.



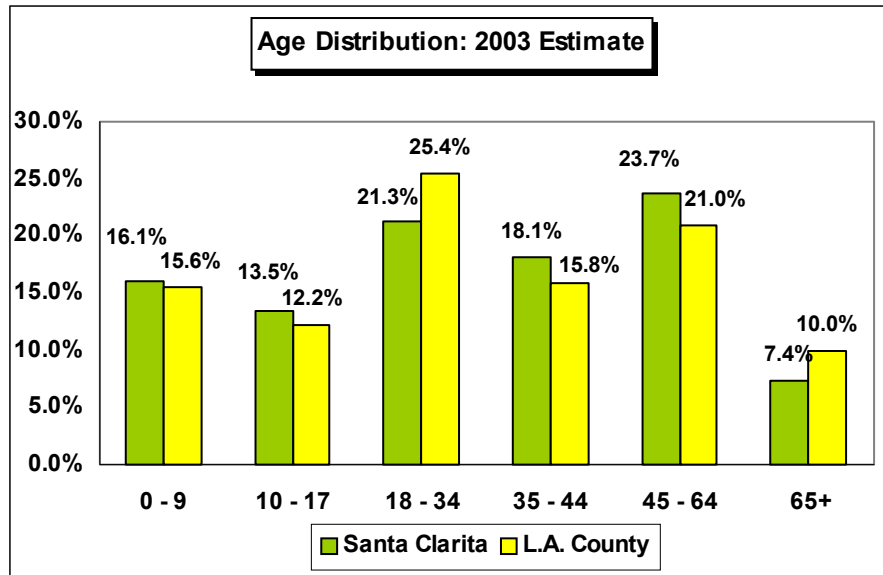
Source: Claritas' 2003 Estimates, August 2003.

Age

The 2003 median age of the population of the City of Santa Clarita is 34.3 years of age and is slightly older than the county's median age of 33.0 years. Approximately 30% of the population is between the ages of 25 and 44 while 25% of the population is younger than high school age or 14 years of age.

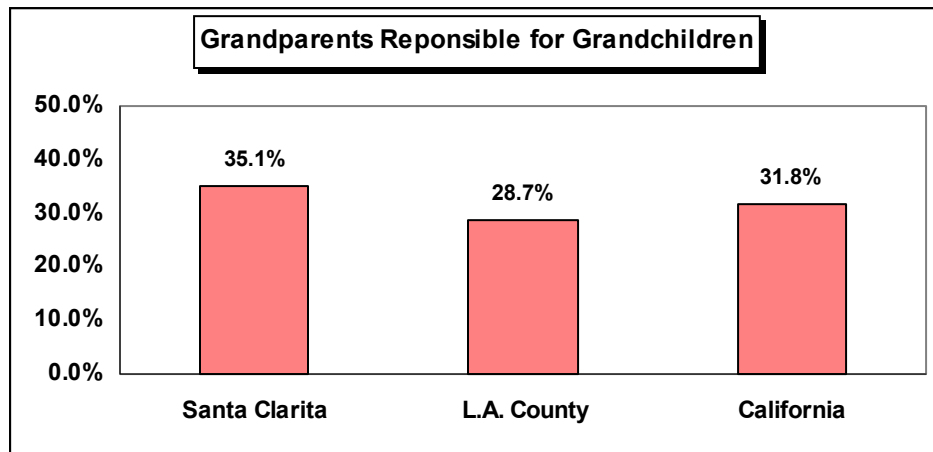
AGE CATEGORY	% OF POPULATION
Under 5 years	7.7%
5 to 9 years	8.4%
10 to 14 years	8.7%
15 to 17 years	4.8%
18 to 20 years	4.2%
21 to 24 years	4.8%
25 to 34 years	12.3%
35 to 44 years	18.1%
45 to 49 years	8.7%
50 to 54 years	6.7%
55 to 59 years	5.0%
60 to 64 years	3.3%
65 – 74 years	3.9%
75 – 84 years	2.5%
85 years +	1.0%

Source: Claritas' 2003 Estimates, August 2003.



Source: Claritas' 2003 Estimates, August 2003.

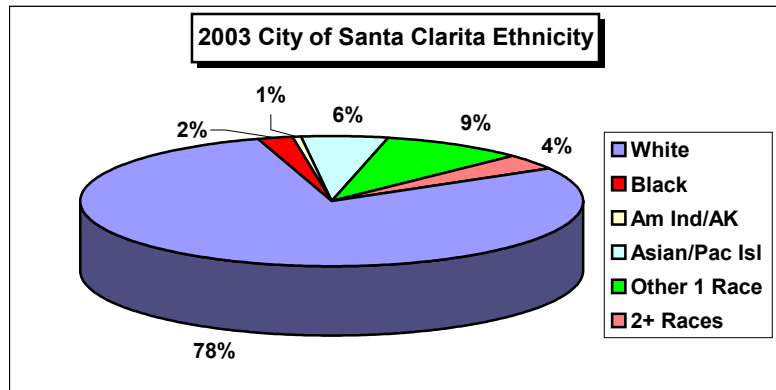
More than one-third of the grandparents living in households with at least one grandchild under the age of 18 are the primary caregivers and are responsible for the grandchildren. This is a slightly higher percentage in Santa Clarita compared to the county and state averages.



Source: U.S. Bureau of the Census, 2000

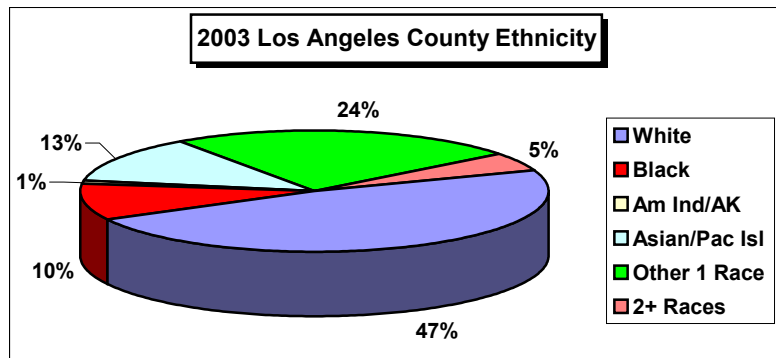
Ethnicity

The ethnic mix of the City's population is not as diverse as the county's population. Close to 80% of Santa Clarita's population describes itself as White. However, due to the large influx of immigrants from a variety of countries as well as the large increase in multi-racial families, two new categories were created in the latest census – "Other 1 Race" and "2+ Races".



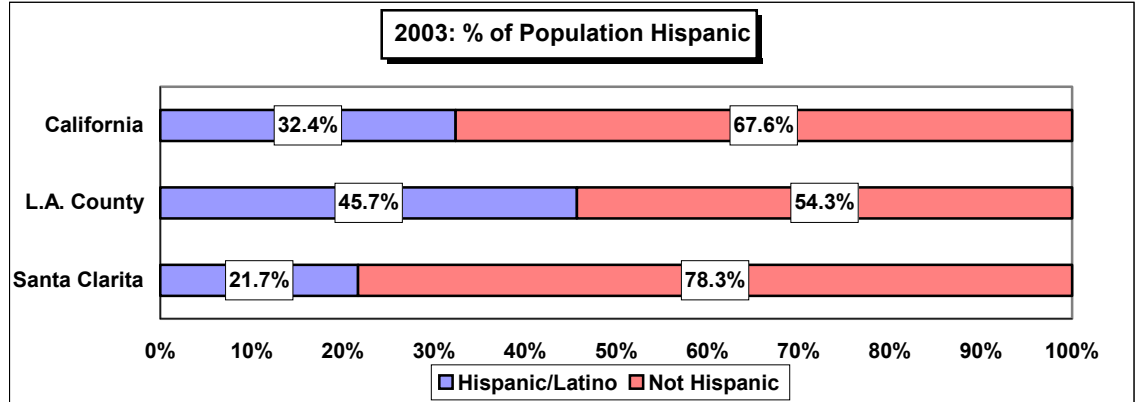
Source: Claritas' 2003 Estimates, August 2003.

In comparison, the county as a whole, is more ethnically diverse with less than one-half identified as White. Additionally, more than twice the City's percentage (13% for the City vs. 29% for the County) are classified as "Other 1 Race" or "2+ Races".



Source: Claritas' 2003 Estimates, August 2003.

Approximately 22% of the City of Santa Clarita's population is Hispanic compared to approximately 46% of Los Angeles County and under one-third of the State.

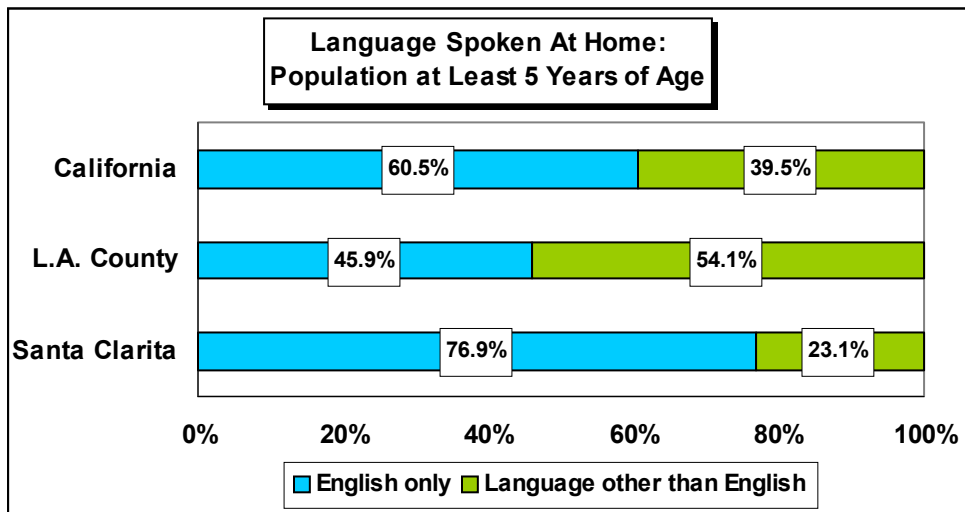


Sources: U.S. Bureau of the Census, 2000 for California; Claritas' 2003 Estimates (Aug. 2003) for L.A. County and City of Santa Clarita.

More than 8 in 10 or 83.7% of the population of Santa Clarita are natives or U.S.-born. The remaining 16.3% of the population is foreign born. Of the foreign-born:

- ❑ 55.4% are from Latin America
- ❑ 25.6% are from Asia
- ❑ 12.1% are from Europe
- ❑ 4.2% are from Northern America
- ❑ 1.9% are from Africa
- ❑ 0.8% are from Oceania

Based on the entire population of Santa Clarita at least 5 years of age, three-fourths only speak English at home, and is a higher incidence than that found in the county or state in general.

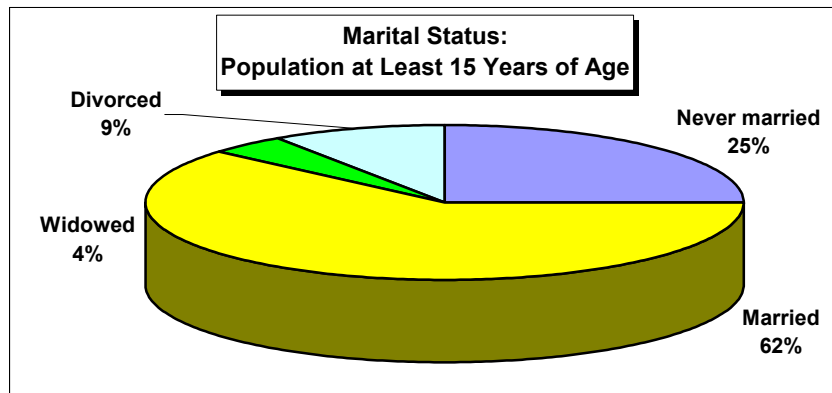


Source: U.S. Bureau of the Census, 2000

In Santa Clarita, approximately 68% of those who speak a language other than English at home speak Spanish. An additional 14% speak an Asian or Pacific Island language at home.

Marital Status

In the City of Santa Clarita, 62% of the population at least 15 years of age is married and 25% have never been married. In comparison, in Los Angeles County 52% are married while 34% have never been married.



Source: Claritas' 2003 Estimates, August 2003.

EDUCATION

Schools in the Santa Clarita Valley rank among the top 10% in California based on the California Assessment Program.

Educational Attainment (Population over 25 years of age)

Santa Clarita's adult population over the age of 25 is highly educated. Approximately 39% of the adult population has attained a degree beyond the high school diploma.

LEVEL ATTAINED	% ADULT POPULATION
Elementary (K - 8)	4.8%
Some High School, no diploma	7.8%
High School Graduate (or GED)	20.3%
Some College (No degree)	28.8%
Associates Degree Only	9.4%
Bachelors Degree Only	20.3%
Graduate or Professional Degree	8.8%

Source: Claritas' 2003 Estimates, August 2003.

In comparison, approximately 25% of the population at least 25 years of age in Los Angeles County has earned a degree beyond the high school diploma. Therefore, residents of the City of Santa Clarita in general are more educated.

School Enrollment

In the City of Santa Clarita, slightly under 14% of the population at least 3 years of age enrolled in school are in preschool or kindergarten.

LEVEL	% OF TOTAL
Nursery school, preschool	7.5%
Kindergarten	6.3%
Elementary school (grades 1-8)	44.9%
High school (grades 9-12)	19.0%
College or graduate school	22.4%

Source: U.S. Bureau of the Census, 2000

Approximately 57% of the students enrolled in Kindergarten through 12th grade are in elementary school grades, known as Kindergarten through 6th grades in Santa Clarita. An additional 15% are enrolled in middle school grades, or 7th and 8th grades. The remaining 28% are enrolled in the senior high school grade levels.

GRADES	# STUDENTS
K - 6	23,090
7 - 8	6,112
9 - 12	11,465
Total	40,667

Source: CA Dept. of Education, Educational Demographics Unit – CBEDS, 2000-2001 data

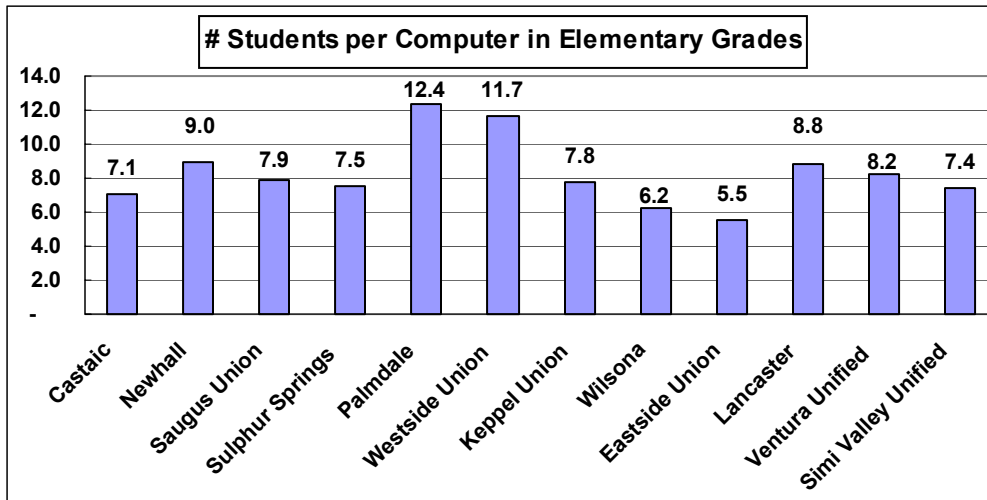
Enrollment by District

Castaic Union School District is comprised of 2 elementary schools and 1 middle school that combines the higher-level elementary grades with the middle school grades, that is it starts with 4th grade and ends with 8th grade. Newhall, Saugus, and Sulphur Springs are strictly elementary schools with students in grades Kindergarten through 6th grade. William S. Hart houses the middle schools and senior high schools in the Santa Clarita Valley.

DISTRICT	# OF SCHOOLS	STUDENT ENROLLMENT	# STUDENTS PER COMPUTER
Castaic Union School District	3	2,751	7.1 / 7.8 *
Newhall School District	7	6,296	9.0
Saugus Union School District	13	9,227	7.9
Sulphur Springs Elementary School District	7	5,392	7.5
William S. Hart Union High School District	13	17,001	7.3 / 7.4 **
Totals	43	40,667	
* Average for elementary schools / average for middle school			
** Average for middle schools / average for high schools			

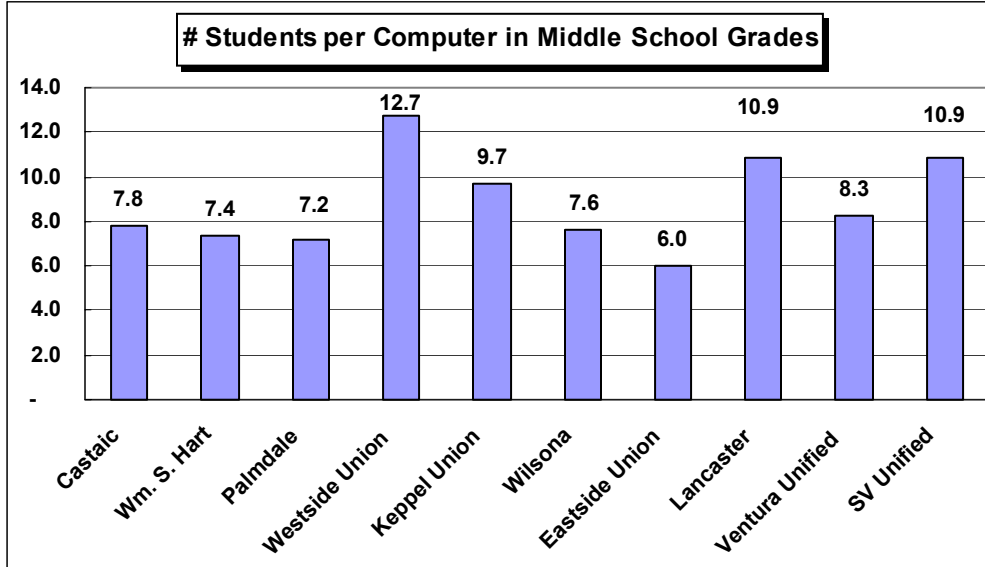
Source: CA Dept. of Education, Educational Demographics Units – CBEDS, 2000 – 2001 academic year

Santa Clarita’s school districts tend to have low ratios in terms of the number of students for each computer in the elementary school grades.



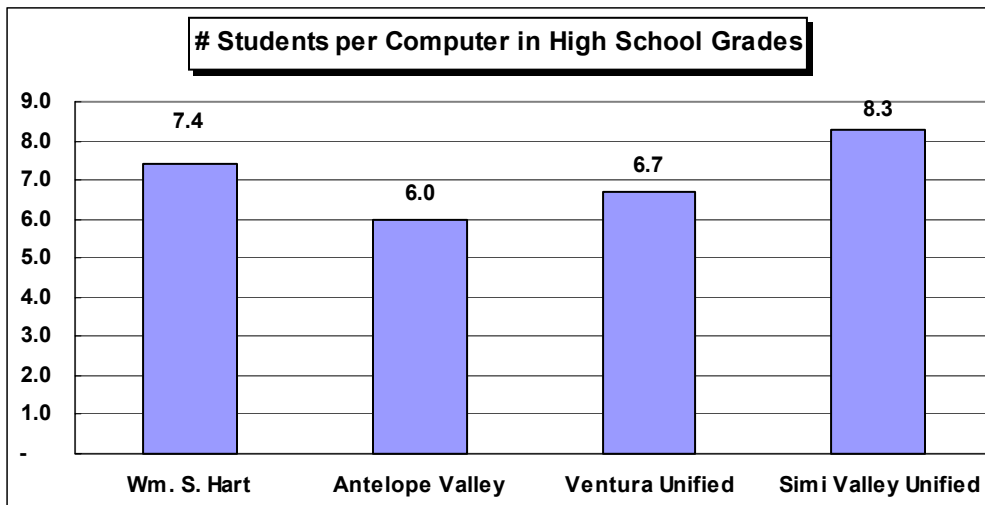
Source: CA Dept. of Education, Educational Demographics Units – CBEDS, 2000-2001 academic year

The ratio of students to computers in the middle school grades in the Santa Clarity Valley tend to be better compared to ratios in the Antelope Valley and Ventura and Simi Valley.



Source: CA Dept. of Education, Educational Demographics Units – CBEDS, 2000-2001 academic year

At the high school level, the ratio of students to computers is comparable to the ratios found in Ventura and Simi Valley and slightly higher than the ratio in the Antelope Valley.



Source: CA Dept. of Education, Educational Demographics Units – CBEDS, 2000-2001 academic year

Colleges and Universities

Residents of the City of Santa Clarita and the entire Santa Clarita Valley enjoy the opportunity of attending any of the three colleges located in the Santa Clarita Valley and including nearby California State University, Northridge.

California Institute of the Arts, The Master's College, and College of the Canyons are located in Santa Clarita and are an educational resource to residents of Santa Clarita and nearby communities. Collectively, their student population reached 15,079 students. California State University, Northridge is located nearby in the northern part of the San Fernando Valley and south of Santa Clarita and serves as an additional resource for higher-level education that is more "close to home."

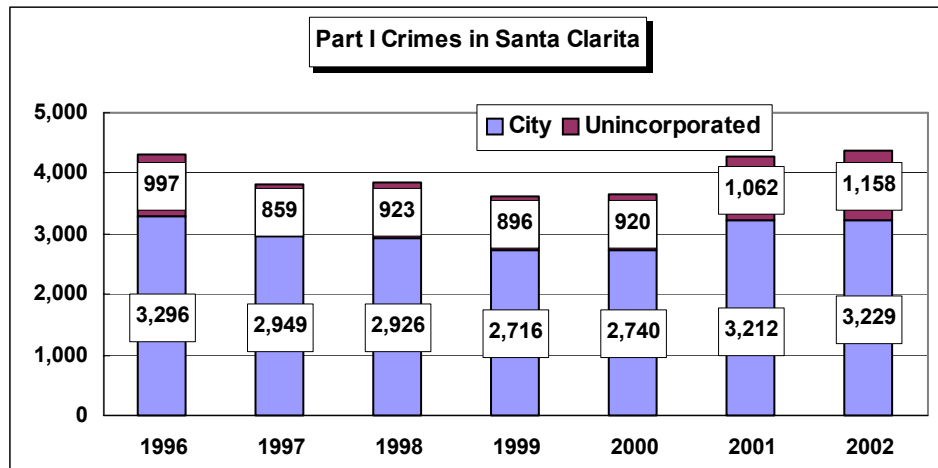
COLLEGE	ENROLLMENT
California Institute of the Arts	1,253
The Master's College	1,100
College of the Canyons *	14,500
California State University, Northridge **	32,596
Total	49,449
* Enrollment projected for 2003-2004	
** Enrollment as of Fall 2002	

Sources: Individual web sites for each college; Daily News for COC.

PUBLIC SAFETY

Based on statistics released by the Federal Bureau of Investigation (June 2003), Santa Clarita is the 5th safest city among cities in California of at least 100,000 in population. Based on cities with a population of at least 150,000 people, Santa Clarita is the safest in California and as well as in the country.

Part I crimes have increased by 0.5% in the City of Santa Clarita from 2001 to 2002, yet remain below the levels reported in 1996. Part I crimes, or “serious crimes,” are those defined by the FBI as criminal homicide, forcible rape, robbery, aggravated assault, burglary, larceny, grand theft auto, and arson.

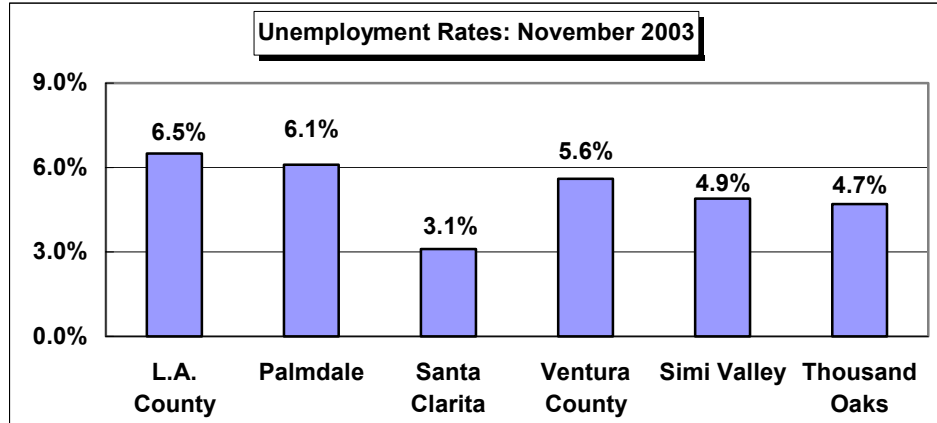


Source: Los Angeles County Sheriff's Department Year in Review

ECONOMIC INDICATORS

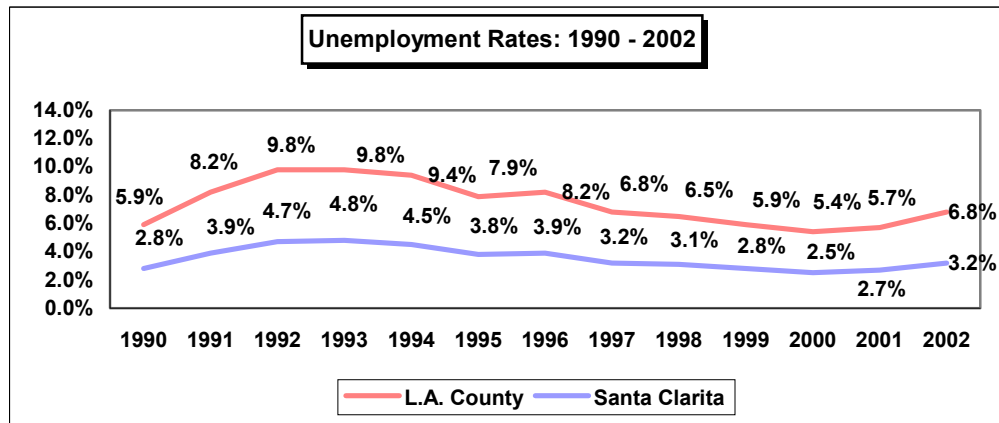
Unemployment Rates

Among the 15 cities with population over 100,000 people in Los Angeles County, the City of Santa Clarita continues to enjoy the lowest unemployment rate. Unemployment in the City of Santa Clarita is more than 50% below that of Los Angeles County. Additionally, the city's unemployment rate of 3.1% is substantially lower than the unemployment rates of its neighboring cities.



Source: California Employment Development Department, December 2003

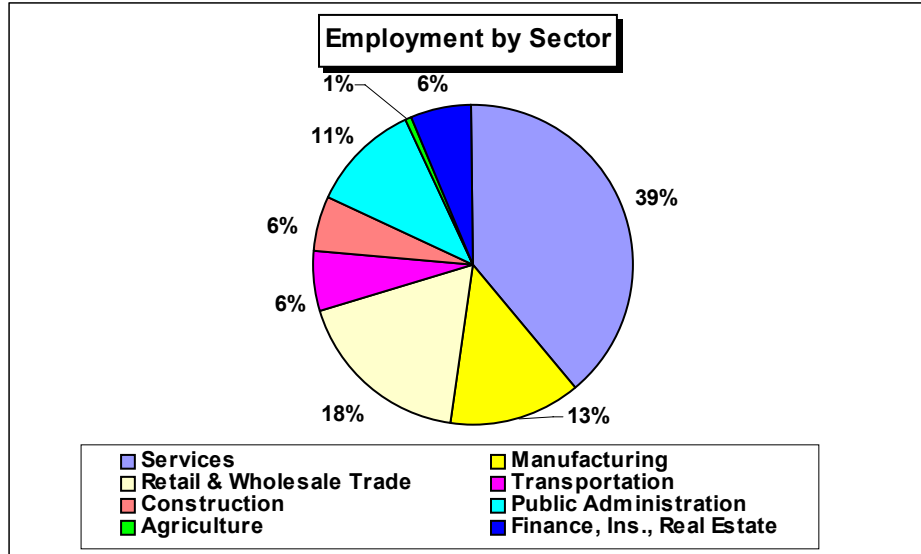
Historically, unemployment rates in the City of Santa Clarita have remained below those of Los Angeles County. Although, the city's rate peaked in 1993 at 4.8%, it has consistently been in the 2.5% to 4.0% range.



Source: California Employment Development Department, August 2003.

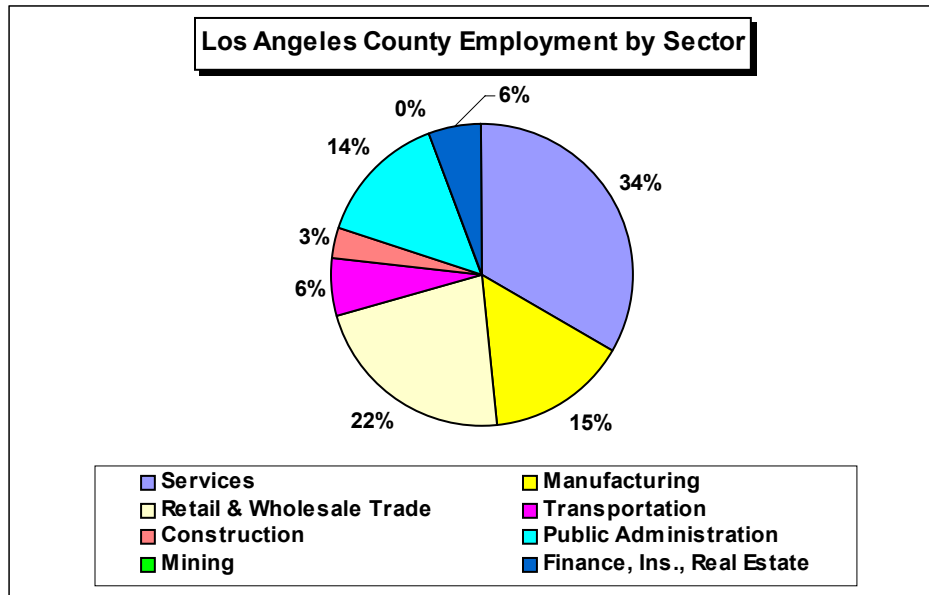
Employment

Employment in Santa Clarita is comprised of more than one-third in the services sector followed by 18% in retail and wholesale trade. Manufacturing is the third largest employment sector at 13%.



Source: Los Angeles Economic Development Corporation, November 2001.

Although employment in Los Angeles County is also service-based, a smaller percentage of workers in the county are employed in the services sector compared to the city of Santa Clarita.



Four out of every ten residents of Santa Clarita in the labor force work in management, professional or related occupations.

Occupation	% of Labor Force Employed
Management, professional, related occupations	40.9%
Service	14.2%
Sales and office	27.9%
Farming, fishing, forestry	0.0%
Construction, extraction, maintenance	8.2%
Production, transportation, material moving	8.9%

Source: Claritas' 2003 Estimates, August 2003.

The majority of the labor force in Santa Clarita is private wage and salary workers.

- 77% are private wage and salary workers
- 15% are government workers
- 8% are self-employed workers in own business not incorporated

Major Employers in Santa Clarita Valley (October 2002)

EMPLOYER	# OF EMPLOYEES
Six Flags California	4,500
William S. Hart Union High School District	2,460
United States Postal Service	2,000
Saugus Union School District	1,823
Princess Cruises *	1,175
Henry Mayo Newhall Memorial Hospital	860
HR Textron	805
Newhall School District	750
College of the Canyons	685
California Institute of the Arts	498
Wal-Mart Valencia	451
Novacap *	435
Aerospace Dynamics *	394
ITT Aerospace Controls *	390
The Master's College	380
Advanced Bionics	325
City of Santa Clarita	324
Home Depot	320
Contractors Wardrobe	300
Fanfare Media Works	300
Remo, Inc.	300
Wesco Aircraft Hardware Corp. *	270
Castaic Union School District *	258
Daily News	250
McDonald's Restaurants	250
Magic Ford & Magic Lincoln Mercury	223
Target	220
Costco	217
Arvato Services (previously Bertelsmann Service)	216
Facey	210
Sylgan (RXI) Plastics *	208
Hyatt Valencia	206
Chocolates A' La Carte *	204
Newhall Land & Farming *	203
Bergen Brunswig Co.	200
Kirkhill - TA Manufacturing	195
EMCO Fluid Systems, Inc. *	190
Shield Healthcare	185
APW Enclosure Products *	179
Gruber Systems, Inc.	175

* Data as if April 2001

EMPLOYER	# OF EMPLOYEES
ATC/Vancom of California LLP	168
Explorer Insurance	165
Forrest Machining, Inc.	163
Frontier Toyota	162
Stoll Metalcraft, Inc.*	162
SGL Technic Polycarbon Division *	160
3D Systems, Inc. *	151
AVK Industrial Products *	151
Maly's *	150
Bocchi Laboratories, Inc.	150 - 200
Sears Roebuck & Co. *	146
B & B Manufacturing	143
Future Media Productions, Inc. *	142
Claim Jumper Restaurant	141
Keysor-Century Corporation *	139
U.S. Borax	134
Harte-Hanks Response Management	130
KBI (King Bros. Industries)	130
Morton Manufacturing, Inc.	130
Andy Gump, Inc.	125
General Precision, Inc. *	123
Kaiser Permanente *	121
YMCA - Santa Clarita Valley	120
Mervyn's *	117
Rattler's Bar-B-Que	115
Magic Plastics	110
G G Industries	107
Answer Products, Inc.	105
Blue Cross Laboratories *	105
The Signal	104
Castaic Brick *	102
Southern California Edison *	102
Calex Engineering Co. *	100
Farnham Security *	100
Lantz Security	100
LARC Ranch (L.A. Retarded Citizen's Foundation)	100
Lavi Industries	100
Mimis Café	100
Western Filter Corp. *	100

TRANSPORTATION

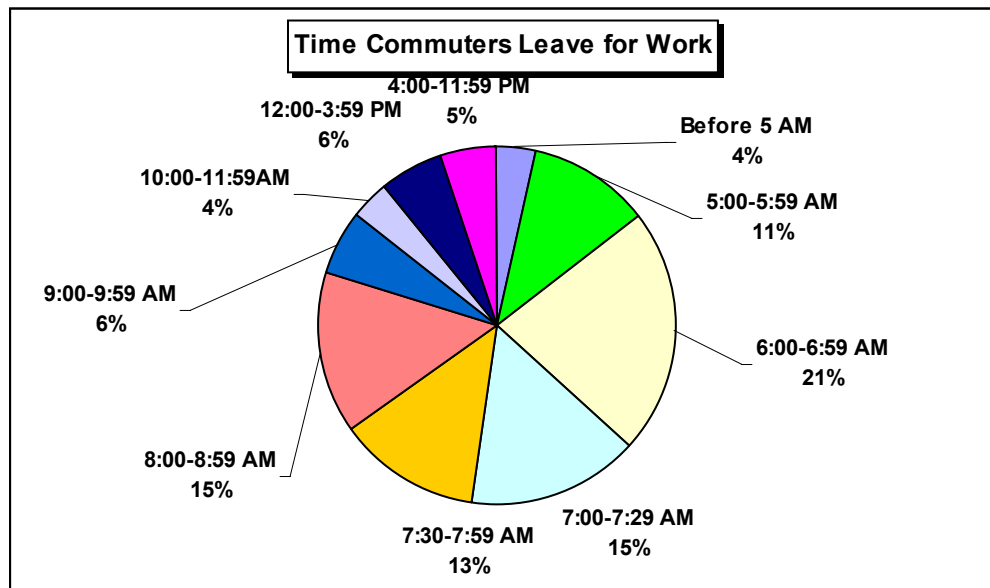
Travel Time to Work

Approximately 3% of Santa Clarita residents at least 16 years of age who are employed work at home. The remaining 97% of residents travel an average of 33.0 minutes to work.

Commuting Method	% of Workers
Drive alone	78.0%
Carpool	13.6%
Public transportation	3.0%
Walk	1.3%
Other means	0.9%
Work at home	3.2%

Source: U.S. Bureau of the Census, 2000

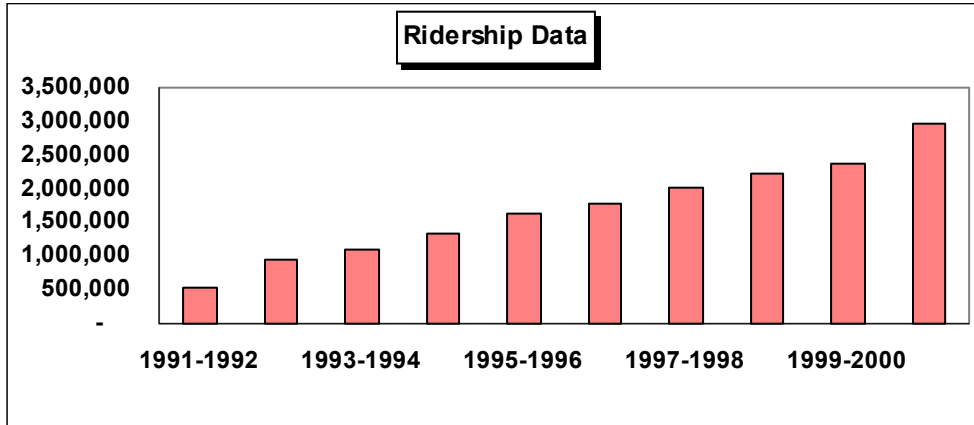
Slightly less than one-half of those who commute to work, leave their homes between 5:00 AM and 7:30 AM.



Source: U.S. Bureau of the Census, 2000

Public Transit Ridership

Santa Clarita Transit has experienced a 459% increase in the number of passengers utilizing the public transportation from Fiscal Year (FY) 1991-1992 to the estimated number of riders in FY 2000-2001. (Note: a fiscal year begins on July 1st and ends on June 30th.)



Source: Santa Clarita Transit, December 2001. FY 2000-2001 is unaudited.

FISCAL YEAR	# OF RIDERS
1991-1992	530,222
1992-1993	935,261
1993-1994	1,098,564
1994-1995	1,345,710
1995-1996	1,619,037
1996-1997	1,777,857
1997-1998	2,002,907
1998-1999	2,235,079
1999-2000	2,384,919
2000-2001 (unaudited)	2,964,789

Source: Santa Clarita Transit, December 2001

INDUSTRIAL MARKET

Valencia Industrial Parks

- ❑ The industrial parks the Santa Clarita Valley span 3,500 acres for a total of 12 million square feet in office and industrial space. (Source: Valencia Industrial Association, December 2001.)
- ❑ An estimated 19,000 people are employed within the Valencia Industrial Center.
- ❑ The Valencia Commerce Center employs an additional 7,000 employees and is expected to employ an estimated 20,000 at total build-out.
- ❑ Currently, there is a total of 14.4 million square footage of space in the Valencia Industrial Center and Valencia Commerce Center combined.

Valencia Gateway

- ❑ Valencia Gateway is the largest master planned enterprise for business, industry, and technology in all of Los Angeles County that encompasses over 4,500 acres.
- ❑ Valencia Gateway is comprised of 14 million square feet in the following:
 - Valencia Industrial Center
 - Commerce Center
 - Corporate Center
 - Town Center Drive
 - Magic Mountain Entertainment
 - Rockwell Canyon
 - Rye Canyon Business Park
- ❑ Over 1,000 companies are located in Valencia Gateway and employ 30,000 people.

Centre Pointe Business Park

- ❑ Centre Pointe Business Park is a 240-acre master-planned business park located adjacent to the Santa Clarita Sports Complex and adjacent to Golden Valley Road, the primary east-west thoroughfare that will connect Interstate 5 and Interstate 14.
- ❑ This master-planned business park currently offers 168,000 square feet of building space to employers.
- ❑ Centre Pointe offers sale, lease, and build-to-suit options for industrial and commercial projects.

Rye Canyon Business Park

- Rye Canyon Business Park provides a park-like campus environment situated on approximately 377 acres and upon completion will include over 2.5 million square feet of industrial and office space over two campuses.
 - North Campus, home to the area's biotech cluster, spans 165 acres and offers 425,000 square feet of space.
 - South Campus spans 212 acres and offers 215,000 square feet of space.
- The business park offers build-to-suit and speculative development opportunities as well as land sales.
- North Campus provide a secure campus environment and has been the home for research and development of top secret aerospace projects and offers steep canyon walls that flank the property to the north, west, and east and security fencing and a guard house at the only access point for additional security.

Town Center / Town Center Drive

- The size of Valencia Town Center currently is 790,000 square feet with approval to build out to 1.4 million square feet.
- Town Center Drive's size is currently 800,000 square feet.

Valencia Marketplace

- Valencia Marketplace a power center located at the southern end of the Santa Clarita Valley has 705,000 square feet.
- Retail establishments along with restaurants and professional services can be found in this power center.

Santa Clarita Auto Dealers Association

- Twenty different makes of automobiles are represented in the association.
- Approximately 14 dealers are part of the Santa Clarita Auto Dealers Association and additional dealerships will be added within the next couple of years, including Mercedes.