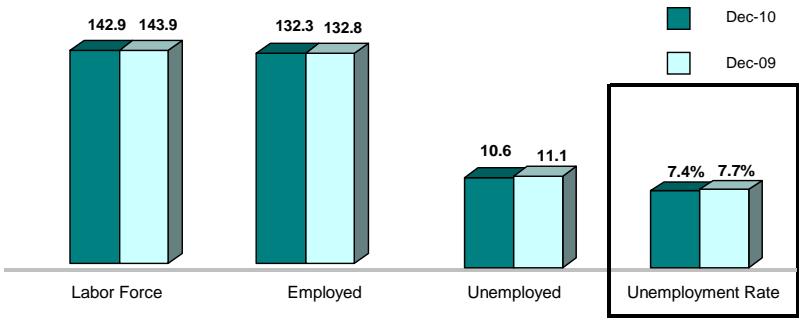




New York's
Hudson Valley
County Data Summaries

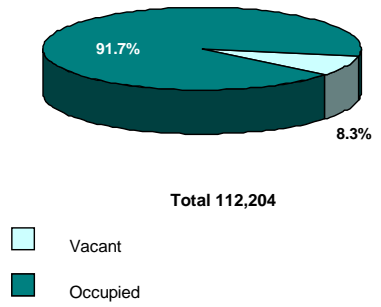
Labor Force/Employed/Unemployed/Rate of Unemployment



(Number in thousands, not seasonally adjusted)

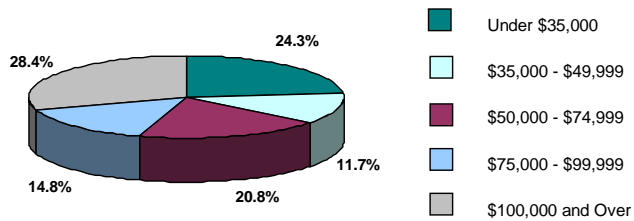
Source: NYS Department of Labor

Housing Units



Source: US Census Bureau '05-'07 American Community Survey

Household Income (2005-2009)



Source: US Census Bureau '05-'07 American Community Survey

2010 Unemployment Rates

Putnam	6.4%
Rockland	6.9%
Westchester	6.9%
Dutchess	7.4%
Orange	7.8%
Ulster	8.0%
Sullivan	9.6%

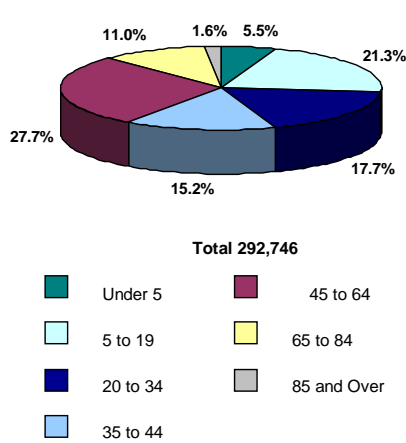
Source: US Dept. of Labor - Annual Average Rate

Population

Population Estimates			
	2009	4/1/2000 (Census)	% change
Orange	383,532	341,367	12.4%
Dutchess	293,562	280,150	4.8%
Putnam	99,265	95,745	3.7%
Sullivan	75,828	73,966	2.5%
Ulster	181,440	177,749	2.1%
Rockland	300,173	286,753	4.7%
Westchester	955,962	923,459	3.5%

Source: US Dept. of Labor, Bureau of Labor Statistics; US Dept. of Commerce Bureau of Economic Analysis; 'US Census Bureau '05-'07 Census American Community Survey

Population by Age (2005-2009)



Source: US Census Bureau '05-'07 American Community Survey

Household and Families (2005-2009)

Total Households	102,856
Family Households	70,509
Non Family Households	32,347
Average Family Size	3.23
Average Household Size	2.66

Source: US Census Bureau '05-'07 American Community Survey

Dutchess County Summary

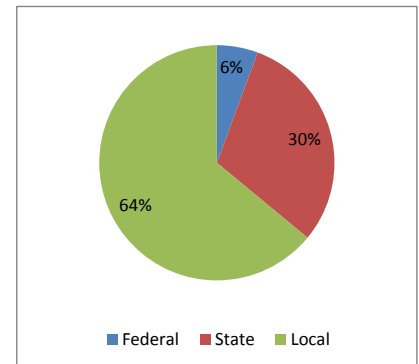


Wages by Major Industry (2009)

Industry	Wages			Employment		
	Dutchess County	Hudson Valley	New York State	Dutchess County	Hudson Valley	New York State
Private Sector	\$45,911	\$50,212	\$58,881	89,275	699,586	6,892,915
Manufacturing	\$98,763	\$78,213	\$57,144	11,700	51,115	474,211
Construction	\$49,455	\$57,695	\$59,834	4,878	42,674	323,159
Agriculture	\$26,950	\$27,002	\$28,275	594	3,115	22,650
Mining	\$57,444	\$67,769	\$55,819	120	722	4,757
Utilities	NA	\$98,409	\$92,469	NA	5,917	39,296
Wholesale Trade	\$69,431	\$71,388	\$69,282	2,085	30,749	329,055
Retail Trade	\$26,434	\$28,485	\$29,202	13,439	109,108	860,585
Transportation and Warehousing	\$38,303	\$41,222	\$42,477	3,126	23,362	219,008
Information	\$44,450	\$74,339	\$87,970	1,796	18,955	251,497
Finance and Insurance	\$54,771	\$97,827	\$173,899	2,831	30,443	496,285
Real Estate: Rental & Leasing	\$32,929	\$48,994	\$52,417	1,423	15,007	178,573
Professional & Technical	\$55,319	\$77,053	\$87,136	3,693	41,509	560,224
Management of Companies	\$69,688	\$156,059	\$119,804	893	12,763	130,617
Administrative & Waste Services	\$36,307	\$36,885	\$40,546	4,765	37,092	403,355
Educational Services	\$40,677	\$40,247	\$46,772	6,932	29,224	290,918
Health Care & Social Assistance	\$42,592	\$44,881	\$44,104	17,639	138,081	1,258,082
Arts, Entertainment & Recreation	\$18,128	\$27,985	\$44,246	1,931	15,729	139,093
Accommodation and Food Services	\$16,244	\$19,167	\$21,369	7,483	55,596	569,927
Other Services	\$26,714	\$29,164	\$33,602	3,168	36,405	319,396
Government Sector	\$52,589	\$58,419	\$52,594	22,196	161,508	1,441,764
Federal	\$53,196	\$56,796	\$62,543	1,251	12,695	126,761
State	\$55,524	\$55,788	\$52,865	6,739	26,293	233,612
Local	\$51,143	\$59,152	\$51,370	14,206	122,520	1,081,391
Total All Industries	\$47,241	\$51,752	\$57,794	111,471	861,094	8,334,679

Source: NYS Dept. of Labor, QCEW data

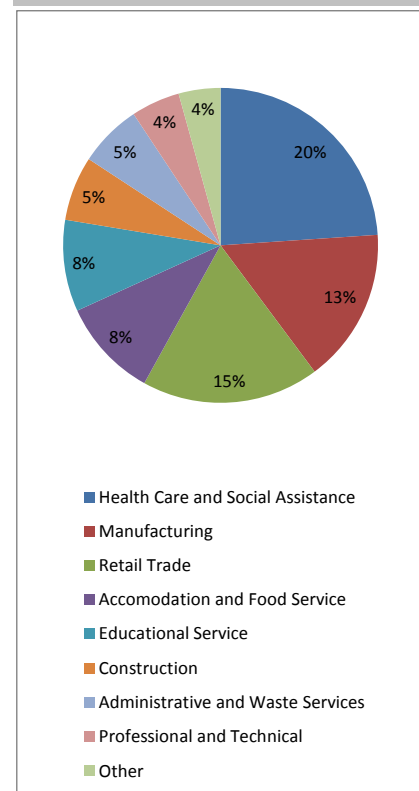
Employment by Government Sector



Total 22196

Source: NYS Dept. of Labor, Division of Research and Statistics

Employment by Occupational Category



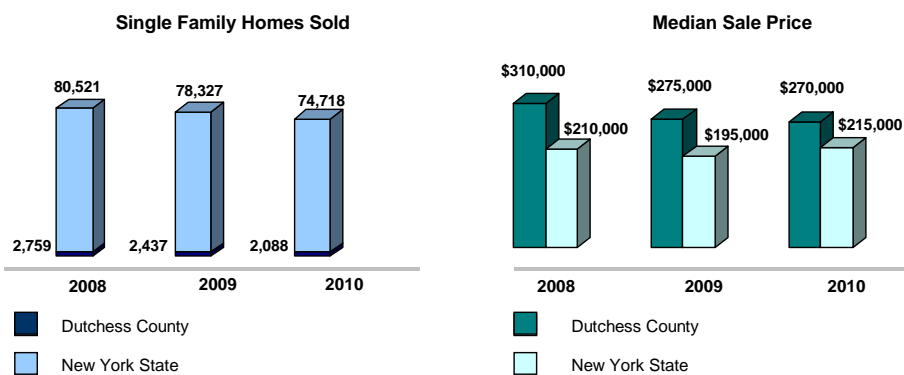
Total 89,275

Source: NYS Dept. of Labor, Division of Research and Statistics

Dutchess County Summary



Housing Survey (2010)



Single Family Home Sale Pricing (2010)

Hudson Valley County	Median Sales Price	Median Sales Price % Change 2009-2010
Westchester	\$630,000	8.6
Rockland	\$415,000	-1.2
Putnam	\$315,000	-6
Dutchess	\$270,000	-1.8
Orange	\$255,000	-1.9
Ulster	\$214,000	2.4
Sullivan	\$125,000	0

Source: NYS Association of Realtors

Commutation Patterns (2000)

	Residents at Work	Total Workforce Outcommutation	% of Total
Dutchess	128,437	39,474	30.7%
Orange	152,489	52,588	34.5%
Putnam	48,167	34,446	71.5%
Rockland	132,302	60,280	45.6%
Sullivan	29,544	9,622	32.6%
Ulster	81,726	27,353	33.5%
Westchester	425,052	157,872	37.1%
Total Residents at Work	1,046,610	400,719	38.3%

Source: NYS Dept. of Labor, Division of Research and Statistics

Per Capita Personal Income (2005)

	2005	Rank*
Westchester	\$62,045	2
Rockland	\$46,505	4
Putnam	\$43,992	5
Dutchess	\$36,467	9
Orange	\$31,419	19
Ulster	\$29,811	23
Sullivan	\$29,645	24

Source: US Bureau of Economic Analysis, Regional Economic Information System 1969-2006, May 2007 Bureau of the Census, Small Area Income & Poverty Estimates Program

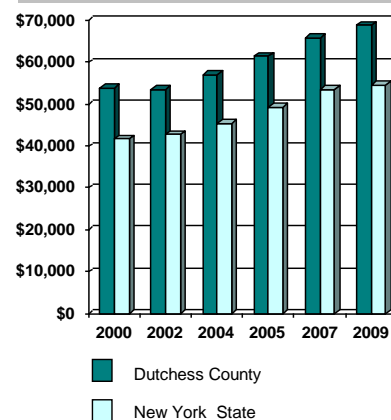
* Out of 62 Counties

Median Household Income

	2000 Median Household Income	2009 Median Household Income	% Change
New York State	\$41,763	\$54,554	30.6%
Dutchess	\$53,879	\$68,472	27.1%
Orange	\$53,415	\$68,057	27.4%
Putnam	\$71,732	\$83,768	16.8%
Rockland	\$65,575	\$78,218	19.3%
Sullivan	\$36,535	\$43,384	18.7%
Ulster	\$42,108	\$55,285	31.3%
Westchester	\$64,230	\$77,057	20.0%

Source: US Census Bureau, Small Area Estimates Branch

Median Household Income



Source: US Census Bureau, Small Area Estimates Branch

Dutchess County Summary



High School Data (2006)

School District	School	Student Teacher Ratio	Average SAT Scores			Per Pupil Expenditure
			Critical Reading	Math	Writing	
Northeast	Webutuck HS	11	535	513	NA	\$15,832
Pawling	Pawling HS	14	503	523	NA	\$15,262
Poughkeepsie City	Poughkeepsie HS	15	492	503	NA	\$14,129
Millbrook	Millbrook HS	15	510	518	502	\$13,944
Rhinebeck	Rhinebeck Senior HS	17	556	548	547	\$13,815
Red Hook	Red Hook Senior HS	14	545	559	526	\$12,929
Pine Plains	Stissing Mountain HS	19	519	514	512	\$12,634
Spackenkill	Spackenkill HS	15	557	614	595	\$12,524
Dover	Dover HS	24	500	500	NA	\$12,206
Beacon City	Beacon HS	16	467	486	459	\$12,164
Hyde Park	FDR Senior HS	16	534	535	513	\$12,078
Wappingers	John Jay Senior HS	15	534	534	514	\$11,340
Wappingers	Roy C. Ketcham Sr HS	15	507	516	483	\$11,340
Arlington	Arlington HS	18	536	558	522	\$11,178

Source: Hudson Valley Magazine August 2007 (2006 edition of the NYSD Department of Education's Report to the Governor and the Legislature on the Educational Status of the States Schools; www.schoolmatters.com, a website run by Standard and Poor's that collects and analyzes data in order to provide district-by-district, school-by-school information on public education; community demographics from 2000 Census; www.greatschools.net; NCES 2005-2006; and data received directly from the schools themselves.

Education	(2005-2009)	(2005)
	Total Enrollment (All Schools)	Dropout Rate
Dutchess	83,064	3.5
Orange	113,333	2.8
Putnam	26,783	1.1
Rockland	89,045	1.6
Sullivan	17,956	3.8
Ulster	44,064	3.8
Westchester	255,935	1.8

Source: US Census Bureau; NYS Department of Education

Education Attainment Population 25 and over (2005-2009)

	Dutchess	Orange	Putnam	Rockland	Sullivan	Ulster	Westchester
Less than 9 th grade	4.0%	4.7%	2.3%	5.3%	5.7%	3.9%	6.4%
9 th to 12 th grade, no diploma	7.4%	8.5%	4.2%	6.3%	10.2%	8.4%	6.4%
High School Graduate (includes equivalency)	30.0%	31.8%	29.7%	24.6%	34.6%	31.1%	23.2%
Some College, no degree	17.1%	18.8%	19.1%	16.0%	18.6%	18.9%	13.5%
Associate's Degree	10.1%	9.3%	7.9%	7.7%	10.0%	8.9%	6.1%
Bachelor's Degree	18.1%	15.7%	21.2%	22.2%	12.1%	15.6%	22.0%
Graduate or Professional Degree	13.3%	11.1%	15.6%	17.9%	8.7%	13.2%	22.3%

Source: US Census Bureau '05-'09 American Community Survey

Quality of Life

	United States	New York State	Orange	Dutchess	Putnam	Rockland	Sullivan	Ulster	Westchester
Total Crime Index (2006)	3808.0	2468.7	2230.0	2015.3	954.6	1612.5	2608.7	2138.3	1850.0
Consumer Price Index (2007)**	207.3	226.9	226.9	226.9	226.9	226.9	226.9	226.9	226.9
Average Low Temperature	35.6	14.8	17.0	12.0	17.0	23.0	11.0	13.0	20.0
Average High Temperature	74.3	81.5	85.0	81.0	84.0	85.0	79.0	83.0	86.0

*Source: DCJS, Uniform Crime/Incident-Based Reporting systems

**Source: (NY-Northern NJ-Long Island, NY-NJ-CT-PA) Represents US City Average, All urban Consumers and NY-Northern NJ-Long Island, NY-NJ-CT-PA for January 1990 - December 2007; Base period: 1982-1984=100. US Dept. of Labor, Bureau of Labor Statistics

Dutchess County Summary



County Seat
Poughkeepsie

Square Mileage
801.7

Number of Cities/Towns/Villages
45

County Executive
William Steinhaus

State and Local Sales Tax
8.125%
3/8th of 1% to MTA
4% to NYS
Balance to Dutchess County

Source: NYS Dept. of Taxation & Finance

Closest Airport
Stewart International Airport
JFK & Newark

Miles from
10
77

Train
Amtrak
Metro-North Harlem and Hudson Lines*
* Commuter

Bus
Greyhound
Coach USA
Adirondack Trailways
Loop Bus

Major Highways
Interstate 84
Taconic State Parkway
US 9
US 44
US 22
NY 55

Colleges
Bard College
Dutchess Community College
Marist College
Vassar College
Culinary Institute of America

Hospitals
Northern Dutchess Hospital
St. Francis Hospital
Vassar Brothers Hospital

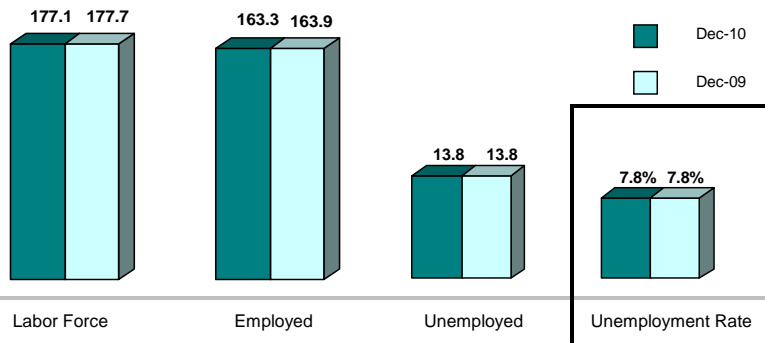
Cultural Sites / Points of Interest
DIA: Beacon
FDR Presidential Library and Museum
Hudson River Museum / Glenview
Locust Grove
Mills Mansion
Springwood- Home of FDR
Vanderbilt Mansion
Mount Julian
Walkway over the Hudson

Dutchess County Economic Development Website
www.thinkdutchess.com

Top Employers

Company	Location	Industry	Number of Employees Range
IBM Corp.	Poughkeepsie	Electronic Computer Manufacturing	5,000+
IBM Corp.	Hopewell Junction	Computer Chip & Peripheral Manufacturing	5,000+
Health Quest	Poughkeepsie	Hospital/Medical Services	1800+
Vassar College	Poughkeepsie	College	1170+
Marist College	Poughkeepsie	College	1137+
Central Hudson Gas & Electric	Poughkeepsie	Utilities	800+
Gap / Old Navy	Fishkill	Warehousing/Distribution	830+
Hudson Valley Federal Credit Union	Poughkeepsie	Personal Credit	750+
Culinary Institute of America	Hyde Park	College-Food Prep	700+
Dutchess Community College	Poughkeepsie	2 Year College	700+
Bard College	Anondale	College	650+
Pawling Corp.	Pawling	Fabricated Rubber Products	350+
Chemprene	Beacon	Rubber Coatings	120+
E Magin Corp.	East Fishkill	Optical Devices	50+
Hopewell Precision	Hopewell Junction	Precision Metal	50+
JABIL	Poughkeepsie	Metal Fabricating	50+
Praxair	Poughkeepsie & East Fishkill	Industrial Gases	50+
Schatz Bearing	Poughkeepsie	Machinery	50+
Southeastern Container	Wappingers Falls	Plastic Bottles	50+

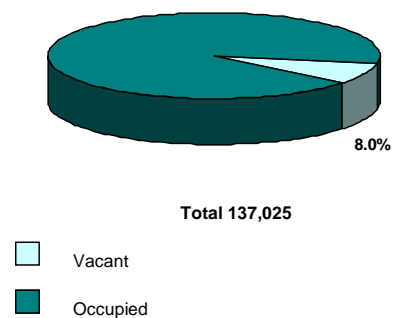
Labor Force/Employed/Unemployed/Rate of Unemployment



(Number in thousands, not seasonally adjusted)

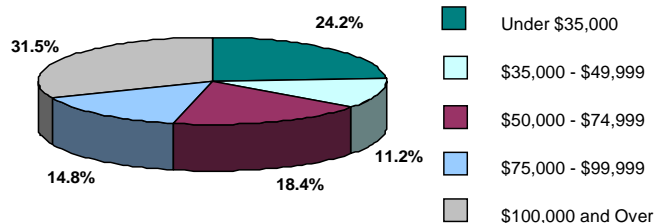
Source: NYS Department of Labor

Housing Units



Source: US Census Bureau '05-'07 American Community Survey

Household Income (2005-2009)



Source: US Census Bureau '05-'07 American Community Survey

2010 Unemployment Rates

Putnam	6.4%
Rockland	6.9%
Westchester	6.9%
Dutchess	7.4%
Orange	7.8%
Ulster	8.0%
Sullivan	9.6%

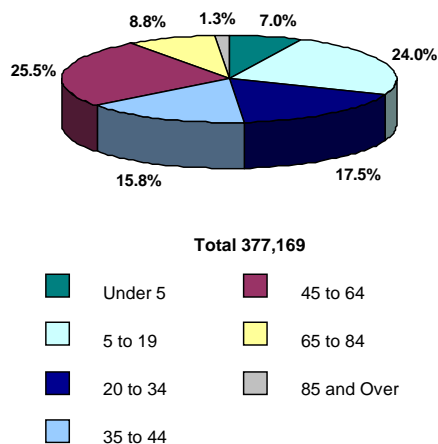
Source: US Dept. of Labor - Annual Average Rate

Population

	Population Estimates		
	2010	4/1/2000 (Census)	% change
Orange	372,813	341,367	9.2%
Dutchess	297,488	280,150	6.2%
Putnam	99,710	95,745	4.1%
Sullivan	77,547	73,966	4.8%
Ulster	182,493	177,749	2.7%
Rockland	311,687	286,753	8.7%
Westchester	949,113	923,459	2.8%

Source: US Census Bureau 2010 Census

Population by Age (2005-2009)



Total 377,169

Source: US Census Bureau '05-'07 American Community Survey

Household and Families (2005-2009)

Total Households	123,349
Family Households	89,903
Non Family Households	33,446
Average Family Size	3.46
Average Household Size	2.92

Source: US Census Bureau '05-'07 American Community Survey

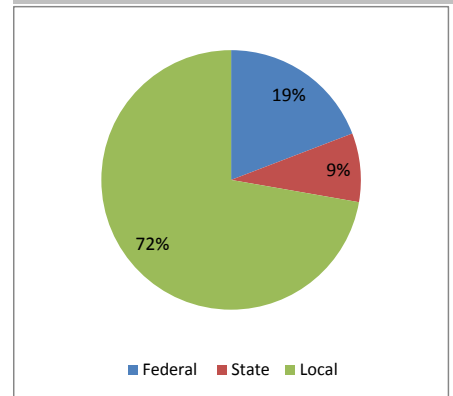
Orange County Summary



Industry	Wages			Employment		
	Orange County	Hudson Valley	New York State	Orange County	Hudson Valley	New York State
	Private Sector	\$35,755	\$50,212	\$58,881	100,092	699,586
Manufacturing	\$44,402	\$78,213	\$57,144	7,122	51,115	474,211
Construction	\$45,386	\$57,695	\$59,834	4,546	42,674	323,159
Agriculture	\$22,362	\$27,002	\$28,275	909	3,115	22,650
Mining	\$68,563	\$67,769	\$55,819	39	722	4,757
Utilities	\$96,225	\$98,409	\$92,469	597	5,917	39,296
Wholesale Trade	\$49,606	\$71,388	\$69,282	6,582	30,749	329,055
Retail Trade	\$25,233	\$28,485	\$29,202	21,353	109,108	860,585
Transportation and Warehousing	\$39,940	\$41,222	\$42,477	5,289	23,362	219,008
Information	\$53,213	\$74,339	\$87,970	2,172	18,955	251,497
Finance and Insurance	\$49,379	\$97,827	\$173,899	3,382	30,443	496,285
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Educational Services	\$30,384	\$40,247	\$46,772	1,997	29,224	290,918
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Arts, Entertainment & Recreation	\$18,561	\$27,985	\$44,246	1,568	15,729	139,093
Accommodation and Food Services	\$15,839	\$19,167	\$21,369	8,334	55,596	569,927
Other Services	\$25,396	\$29,164	\$33,602	4,934	36,405	319,396
Government Sector	\$53,086	\$58,419	\$52,594	27,603	161,508	1,441,764
Federal	\$56,940	\$56,796	\$62,543	5,294	12,695	126,761
State	\$63,599	\$55,788	\$52,865	2,364	26,293	233,612
Local	\$50,817	\$59,152	\$51,370	19,945	122,520	1,081,391
Total All Industries	\$39,501	\$51,752	\$57,794	127,695	861,094	8,334,679

Source: NYS Dept. of Labor, QCEW data

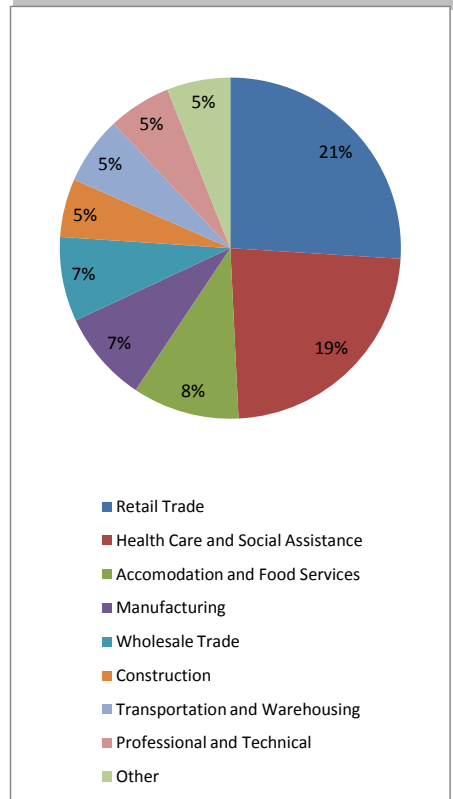
Employment by Government Sector



27603

Source: NYS Dept. of Labor, Division of Research and Statistics

Employment by Occupational Category



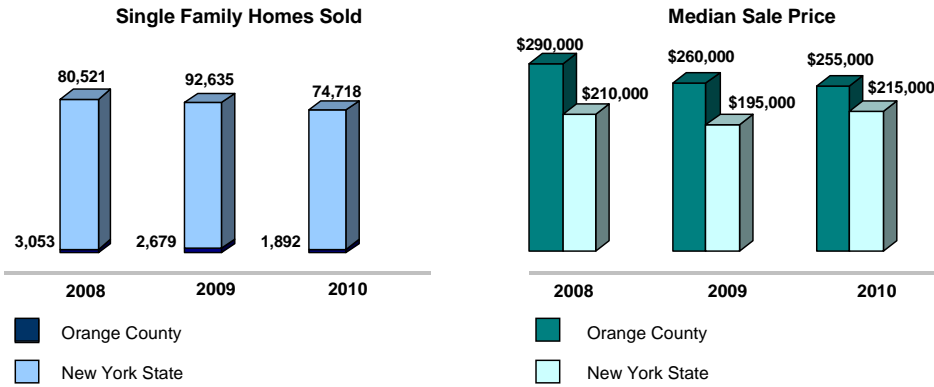
Total 100,092

Source: NYS Dept. of Labor, Division of Research and Statistics

Orange County Summary



Housing Survey (2010)



Single Family Home Sale Pricing (2010)

Hudson Valley County	Median Sales Price	Median Sales Price % Change 2009-2010
Westchester	\$630,000	8.6
Rockland	\$415,000	-1.2
Putnam	\$315,000	-6
Dutchess	\$270,000	-1.8
Orange	\$255,000	-1.9
Ulster	\$214,000	2.4
Sullivan	\$125,000	0

Source: NYS Association of Realtors

Commutation Patterns (2000)

	Residents at Work	Total Workforce Outcommutation	% of Total
Dutchess	128,437	39,474	30.7%
Orange	152,489	52,588	34.5%
Putnam	48,167	34,446	71.5%
Rockland	132,302	60,280	45.6%
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Ulster	81,726	27,353	33.5%
Westchester	425,052	157,872	37.1%
Total Residents at Work	1,046,610	400,719	38.3%

Source: NYS Dept. of Labor, Division of Research and Statistics

Per Capita Personal Income (2008)

	2008	Rank*
Westchester	\$77,192	2
Rockland	\$56,312	4
Putnam	\$53,156	5
Dutchess	\$36,467	9
Orange	\$36,994	20
Ulster	\$36,836	21
Sullivan	\$35,007	25

Source: US Bureau of Economic Analysis, May 2008 Bureau of the Census, Small Area Income & Poverty Estimates Program

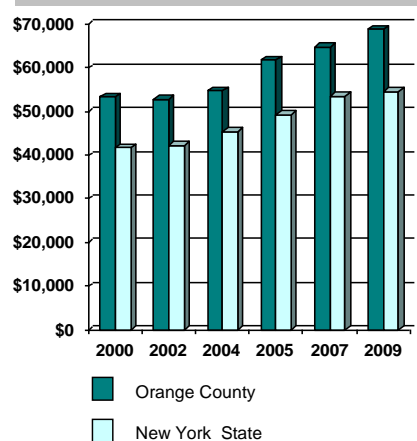
* Out of 62 Counties

Median Household Income

	2000 Median Household Income	2009 Median Household Income	% Change
New York State	\$41,763	\$54,554	30.6%
Dutchess	\$53,879	\$68,472	27.1%
Orange	\$53,415	\$68,057	27.4%
Putnam	\$71,732	\$83,768	16.8%
Rockland	\$65,575	\$78,218	19.3%
Sullivan	\$36,535	\$43,384	18.7%
Ulster	\$42,108	\$55,285	31.3%
Westchester	\$64,230	\$77,057	20.0%

Source: US Census Bureau, Small Area Estimates Branch

Median Household Income



Source: US Census Bureau, Small Area Estimates Branch

Orange County Summary



High School Data (2006)						
School District	School	Student Teacher Ratio	Average SAT Scores			Per Pupil Expenditure
			Critical Reading	Math	Writing	
Tuxedo	George F. Baker HS	15	513	505	NA	\$18,952
Chester	Chester Academy	13	540	520	NA	\$15,544
Highland Falls	James I. O'Neill HS	14	544	556	527	\$15,081
Port Jervis City	Port Jervis Senior HS	17	505	499	477	\$14,367
Middletown	Middletown HS	18	550	570	NA	\$14,220
Monroe-Woodbury	Monroe-Woodbury HS	16	527	547	502	\$14,099
Florida	S.S. Seward Institute	11	514	501	505	\$13,939
Goshen	Goshen HS	14	523	528	506	\$13,502
Warwick Valley	Warwick Valley HS	17	529	540	509	\$12,845
Cornwall	Cornwall Central HS	16	515	512	500	\$12,663
Newburgh City	Newburgh Free Acdmy	14	474	486	461	\$12,584
Valley Central	Valley Central HS	17	NA	NA	NA	\$11,913
Washingtonville	Washingtonville Sr HS	15	498	515	475	\$11,851
Minisink Valley	Minisink Valley HS	16	498	519	NA	\$11,287
Pine Bush	Pine Bush Senior HS	16	519	507	NA	\$11,216

Education	(2005-2009)		(2005)
	Total Enrollment (All Schools)	Dropout Rate	
Dutchess	83,064	3.5	
Orange	113,333	2.8	
Putnam	26,783	1.1	
Rockland	89,045	1.6	
Sullivan	17,956	3.8	
Ulster	44,064	3.8	
Westchester	255,935	1.8	

Source: US Census Bureau; NYS Department of Education

Source: Hudson Valley Magazine August 2007 (2006 edition of the NYSD Department of Education's Report to the Governor and the Legislature on the Educational Status of the States Schools; www.schoolmatters.com, a website run by Standard and Poor's that collects and analyzes data in order to provide district-by-district, school-by-school information on public education; community demographics from 2000 Census; www.greatschools.net; NCES 2005-2006; and data received directly, from the schools themselves.

Education Attainment Population 25 and over (2005-2009)

	Dutchess	Orange	Putnam	Rockland	Sullivan	Ulster	Westchester
Less than 9 th grade	4.0%	4.7%	2.3%	5.3%	5.7%	3.9%	6.4%
9 th to 12 th grade, no diploma	7.4%	8.5%	4.2%	6.3%	10.2%	8.4%	6.4%
High School Graduate (includes equivalency)	30.0%	31.8%	29.7%	24.6%	34.6%	31.1%	23.2%
Some College, no degree	17.1%	18.8%	19.1%	16.0%	18.6%	18.9%	13.5%
Associate's Degree	10.1%	9.3%	7.9%	7.7%	10.0%	8.9%	6.1%
Bachelor's Degree	18.1%	15.7%	21.2%	22.2%	12.1%	15.6%	22.0%
Graduate or Professional Degree	13.3%	11.1%	15.6%	17.9%	8.7%	13.2%	22.3%

Source: US Census Bureau '05-'09 American Community Survey

Quality of Life

	United States	New York State	Orange	Dutchess	Putnam	Rockland	Sullivan	Ulster	Westchester
Total Crime Index (2006)	3808.0	2468.7	2230.0	2015.3	954.6	1612.5	2608.7	2138.3	1850.0
Consumer Price Index (2007)**	207.3	226.9	226.9	226.9	226.9	226.9	226.9	226.9	226.9
Average Low Temperature	35.6	14.8	17.0	12.0	17.0	23.0	11.0	13.0	20.0
Average High Temperature	74.3	81.5	85.0	81.0	84.0	85.0	79.0	83.0	86.0

*Source: DCJS, Uniform Crime/Incident-Based Reporting systems

**Source: (NY-Northern NJ-Long Island, NY-NJ-CT-PA) Represents US City Average, All urban Consumers and NY-Northern NJ-Long Island, NY-NJ-CT-PA for January 1990 - December 2007; Base period: 1982-1984=100. US Dept. of Labor, Bureau of Labor Statistics

Orange County Summary



County Seat
Goshen

Square Mileage
816.37

Number of Cities/Towns/Villages
42

County Executive
Edward Diana

State and Local Sales Tax
8.125% 4% to NYS
Balance to Orange County

Source: NYS Dept. of Taxation & Finance

Closest Airport
Stewart International Airport

Miles from NYC
60

Train
New Jersey Transit*

Bus
Adirondack Trailways Shortline/Coach USA

Major Highways
Interstate 84
NYS Thruway (I-87)
Palisades Interstate Pkwy
State Route 17 (Future I-86))

*Commuter Operated by Metro North

Colleges
Empire State College*
Marist College*
Nyack College*
Mount Saint Mary College
Orange County Community College
US Military Academy at West Point

*Satellite Campus

Hospitals
Bon Secours Community Hospital
Orange Regional Medical Center
St. Anthony Community Hospital
St. Luke's Cornwall Hospital

Cultural Sites / Points of Interest
Orange County Choppers
Storm King Art Center
US Military Academy at West Point
Woodbury Commons

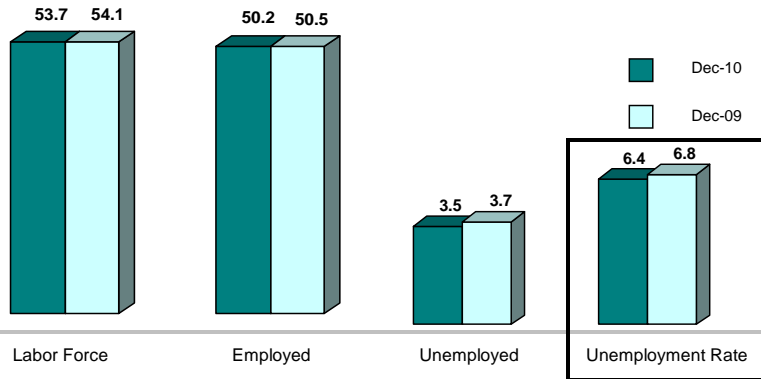
Orange County Partnership Website
www.ocpartnership.org

Top Employers

Company	Location	Industry	Number of Employees Range
C&S Wholesale Grocers	Newburgh	Distribution / Transport	500-1,000
Empire Blue Cross / Blue Shield	Middletown	Insurance	500-1,000
Time Warner Cable	Middletown	Communications	500-1,000
Kolmar Laboratories	Port Jervis	Manufacturer of Cosmetic Products	250-500
Amscan	Harriman	Paper Supplies	250-500
Cardinal Healthcare	Montgomery	Distribution / Healthcare	250-500
YRC Worldwide	Maybrook	Distribution/Transportation	250-500
IBM Business Continuity & Res. Srv	Sterling Forest	Service	250-500
Newburgh Auto Auction	Newburgh	Wholesale Autos	250-500
Staples	Montgomery	Distribution	250-500
Times Herald Record	Middletown	Publishing	250-500
Verla International	New Windsor	Cosmetics	250-500
Coca-Cola Bottling Co. of NY	New Windsor	Distribution	200-250
LSI Lighting	New Windsor	Lighting	200-250
Precision Pipeline Solutions	New Windsor	Service-Utility	200-250
Frontier, A Citizens Communications Co.	Middletown	Service-Communications	200-250

Metal Container Corp. Anheuser Busch	New Windsor	Metal Cans & Containers	200-250
Production Resource Group LLC	New Windsor	Manufacturer of Theatrical Productions	100-200
Balchem Corp.	New Hampton	Chemicals	100-200
Ball Corp.	Middletown	Aluminum Cans	100-200
Home Depot	Montgomery	Distribution	100-200
Genpak	Middletown	Plastic Dinnerware	100-200
Pep Boys NYDC	Chester	Distribution	100-200
Nexans	Chester	Wire and Cable	100-200
Pepsi Cola of the Hudson Valley	Newburgh	Distribution	100-200
Remeo Products	Florida	Wire and Cable	100-200
RSR Corp.	Middletown	Metal Smelter	100-200
Summit Research	Huguenot	Chemicals	100-200
Turbine Airfoil	Middletown	Powder Coatings	100-200
Epicor CRS Retail Systems	Newburgh	Software	100-200
Ampac	Walden	Paper Products	100-200
Spence Engineering	Walden	Fluid Controls & Steam Specialties	100-200
Balchem Corp.	New Hampton	Chemicals	100-200

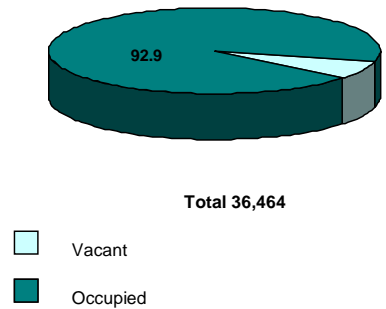
Labor Force/Employed/Unemployed/Rate of Unemployment



(Number in thousands, not seasonally adjusted)

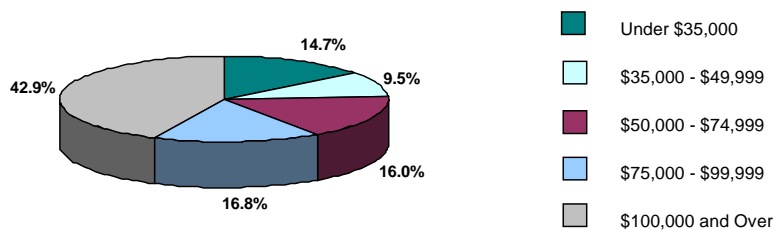
Source: NYS Department of Labor

Housing Units



Source: US Census Bureau '05-'07 American Community Survey

Household Income (2005-2009)



Source: US Census Bureau '05-'07 American Community Survey

2010 Unemployment Rates

Putnam	6.4%
Rockland	6.9%
Westchester	6.9%
Dutchess	7.4%
Orange	7.8%
Ulster	8.0%
Sullivan	9.6%

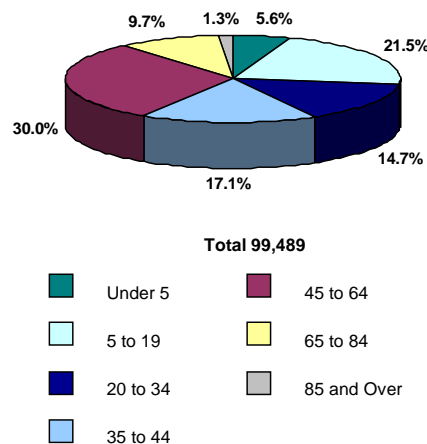
Source: US Dept. of Labor - Annual Average Rate

Population

Population Estimates			
	2009	4/1/2000 (Census)	% change
Orange	383,532	341,367	12.4%
Dutchess	293,562	280,150	4.8%
Putnam	99,265	95,745	3.7%
Sullivan	75,828	73,966	2.5%
Ulster	181,440	177,749	2.1%
Rockland	300,173	286,753	4.7%
Westchester	955,962	923,459	3.5%

Source: US Dept. of Labor, Bureau of Labor Statistics; US Dept. of Commerce Bureau of Economic Analysis; *US Census Bureau '05-'07 Census American Community Survey

Population by Age (2005-2009)



Total 99,489

Source: US Census Bureau '05-'07 American Community Survey

Household and Families (2005-2009)

Total Households	33,864
Family Households	25,819
Non Family Households	8,045
Average Family Size	3.23
Average Household Size	2.78

Source: US Census Bureau '05-'07 American Community Survey

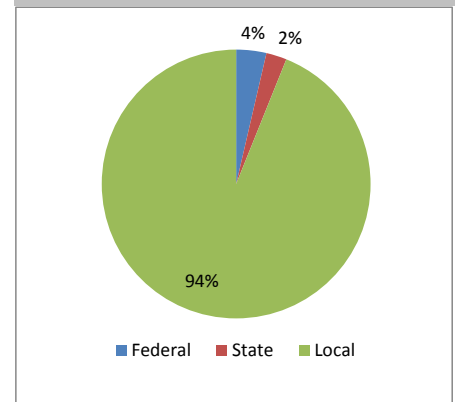
Putnam County Summary



Wages by Major Industry (2009)						
Industry	Wages			Employment		
	Putnam County	Hudson Valley	New York State	Putnam County	Hudson Valley	New York State
Private Sector	\$42,673	\$50,212	\$58,881	20,081	699,586	6,892,915
Manufacturing	\$61,904	\$78,213	\$57,144	1,489	51,115	474,211
Construction	\$51,630	\$57,695	\$59,834	2,133	42,674	323,159
Agriculture	\$27,903	\$27,002	\$28,275	45	3,115	22,650
Mining	N/A	\$67,769	\$55,819	N/A	722	4,757
Utilities	N/A	\$98,409	\$92,469	N/A	5,917	39,296
Wholesale Trade	\$53,303	\$71,388	\$69,282	842	30,749	329,055
Retail Trade	\$28,544	\$28,485	\$29,202	2,649	109,108	860,585
Transportation and Warehousing	\$59,892	\$41,222	\$42,477	272	23,362	219,008
Information	\$65,266	\$74,339	\$87,970	486	18,955	251,497
Finance and Insurance	\$58,685	\$97,827	\$173,899	708	30,443	496,285
Real Estate: Rental & Leasing	\$37,506	\$48,994	\$52,417	291	15,007	178,573
Professional & Technical	\$54,596	\$77,053	\$87,136	1,134	41,509	560,224
Management of Companies	N/A	\$156,059	\$119,804	N/A	12,763	130,617
Administrative & Waste Services	\$27,618	\$36,885	\$40,546	1,073	37,092	403,355
Educational Services	\$36,021	\$40,247	\$46,772	765	29,224	290,918
Health Care & Social Assistance	\$47,665	\$44,881	\$44,104	4,451	138,081	1,258,082
Arts, Entertainment & Recreation	\$27,703	\$27,985	\$44,246	742	15,729	139,093
Accommodation and Food Services	\$16,246	\$19,167	\$21,369	1,494	55,596	569,927
Other Services	\$30,903	\$29,164	\$33,602	1,267	36,405	319,396
Government Sector	\$61,738	\$58,419	\$52,594	4,744	161,508	1,441,764
Federal	\$49,255	\$56,796	\$62,543	172	12,695	126,761
State	\$64,544	\$55,788	\$52,865	117	26,293	233,612
Local	\$62,146	\$59,152	\$51,370	4,455	122,520	1,081,391
Total All Industries	\$46,316	\$51,752	\$57,794	24,825	861,094	8,334,679

Source: NYS Dept. of Labor, QCEW data

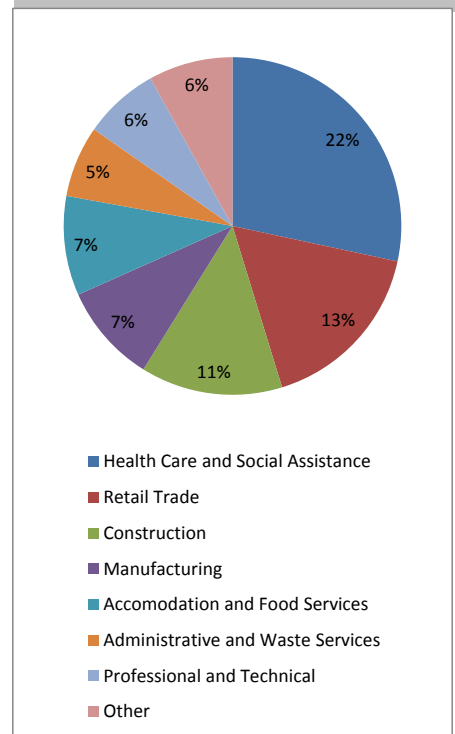
Employment by Government Sector



Total 4,744

Source: NYS Dept. of Labor, Division of Research and Statistics

Employment by Occupational Category



Total 20,081

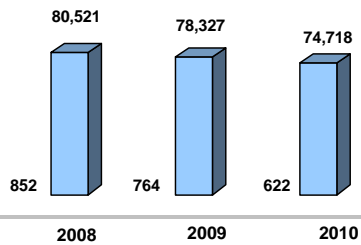
Source: NYS Dept. of Labor, Division of Research and Statistics

Putnam County Summary

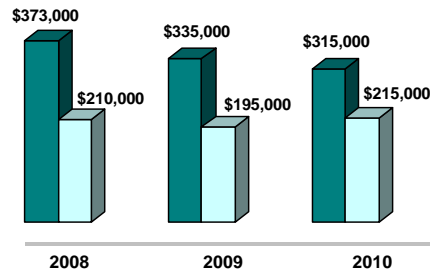


Housing Survey (2010)

Single Family Homes Sold



Median Sale Price



Putnam County
New York State

Putnam County
New York State

Source: NYS Association of Realtors

Single Family Home Sale Pricing (2010)

Hudson Valley County	Median Sales Price	Median Sales Price % Change 2009-2010
Westchester	\$630,000	8.6
Rockland	\$415,000	-1.2
Putnam	\$315,000	-6
Dutchess	\$270,000	-1.8
Orange	\$255,000	-1.9
Ulster	\$214,000	2.4
Sullivan	\$125,000	0

Source: NYS Association of Realtors

Commutation Patterns (2000)

	Residents at Work	Total Workforce Outcommutation	% of Total
Dutchess	128,437	39,474	30.7%
Orange	152,489	52,588	34.5%
Putnam	48,167	34,446	71.5%
Rockland	132,302	60,280	45.6%
Sullivan	29,544	9,622	32.6%
Ulster	81,726	27,353	33.5%
Westchester	425,052	157,872	37.1%
Total Residents at Work	1,046,610	400,719	38.3%

Source: NYS Dept. of Labor, Division of Research and Statistics

Per Capita Personal Income (2005)

	2005	Rank*
Westchester	\$62,045	2
Rockland	\$46,505	4
Putnam	\$43,992	5
Dutchess	\$36,467	9
Orange	\$31,419	19
Ulster	\$29,811	23
Sullivan	\$29,645	24

Source: US Bureau of Economic Analysis, Regional Economic Information System 1969-2006. May 2007 Bureau of the Census, Small Area Income & Poverty Estimates Program

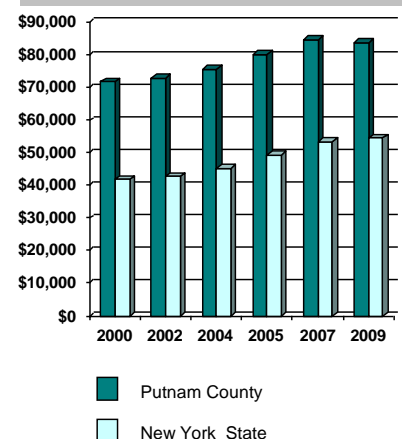
* Out of 62 Counties

Median Household Income

	2000 Median Household Income	2009 Median Household Income	% Change
New York State	\$41,763	\$54,554	30.6%
Dutchess	\$53,879	\$68,472	27.1%
Orange	\$53,415	\$68,057	27.4%
Putnam	\$71,732	\$83,768	16.8%
Rockland	\$65,575	\$78,218	19.3%
Sullivan	\$36,535	\$43,384	18.7%
Ulster	\$42,108	\$55,285	31.3%
Westchester	\$64,230	\$77,057	20.0%

Source: US Census Bureau, Small Area Estimates Branch

Median Household Income



Source: US Census Bureau, Small Area Estimates Branch

Putnam County Summary



High School Data (2006)

School District	School	Student Teacher Ratio	Average SAT Scores			Per Pupil Expenditure
			Critical Reading	Math	Writing	
Putnam Valley	Putnam Valley HS	13	503	514	492	\$17,840
Brewster	Brewster HS	14	498	532	487	\$16,373
Haldane	Haldane Jr/Sr HS	12	548	558	NA	\$15,362
Mahopac	Mahopac HS	15	518	544	500	\$15,237
Carmel	Carmel Senior HS	14	504	507	NA	\$14,998

Source: Hudson Valley Magazine August 2007 (2006 edition of the NYSD Department of Education's Report to the Governor and the Legislature on the Educational Status of the States Schools; www.schoolmatters.com, a website run by Standard and Poor's that collects and analyzes data in order to provide district-by-district, school-by-school information on public education; community demographics from 2000 Census; www.greatschools.net; NCES 2005-2006; and data received directly, from the schools themselves.

Education

	(2005-2009)	(2005)
	Total Enrollment (All Schools)	Dropout Rate
Dutchess	83,064	3.5
Orange	113,333	2.8
Putnam	26,783	1.1
Rockland	89,045	1.6
Sullivan	17,956	3.8
Ulster	44,064	3.8
Westchester	255,935	1.8

Source: US Census Bureau; NYS Department of Education

Education Attainment Population 25 and over (2005-2009)

	Dutchess	Orange	Putnam	Rockland	Sullivan	Ulster	Westchester
Less than 9 th grade	4.0%	4.7%	2.3%	5.3%	5.7%	3.9%	6.4%
9 th to 12 th grade, no diploma	7.4%	8.5%	4.2%	6.3%	10.2%	8.4%	6.4%
High School Graduate (includes equivalency)	30.0%	31.8%	29.7%	24.6%	34.6%	31.1%	23.2%
Some College, no degree	17.1%	18.8%	19.1%	16.0%	18.6%	18.9%	13.5%
Associate's Degree	10.1%	9.3%	7.9%	7.7%	10.0%	8.9%	6.1%
Bachelor's Degree	18.1%	15.7%	21.2%	22.2%	12.1%	15.6%	22.0%
Graduate or Professional Degree	13.3%	11.1%	15.6%	17.9%	8.7%	13.2%	22.3%

Source: US Census Bureau '05-'09 American Community Survey

Quality of Life

	United States	New York State	Orange	Dutchess	Putnam	Rockland	Sullivan	Ulster	Westchester
Total Crime Index (2006)	3808.0	2468.7	2230.0	2015.3	954.6	1612.5	2608.7	2138.3	1850.0
Consumer Price Index (2007)**	207.3	226.9	226.9	226.9	226.9	226.9	226.9	226.9	226.9
Average Low Temperature	35.6	14.8	17.0	12.0	17.0	23.0	11.0	13.0	20.0
Average High Temperature	74.3	81.5	85.0	81.0	84.0	85.0	79.0	83.0	86.0

*Source: DCJS, Uniform Crime/Incident-Based Reporting systems

**Source: (NY-Northern NJ-Long Island, NY-NJ-CT-PA) Represents US City Average, All urban Consumers and NY-Northern NJ-Long Island, NY-NJ-CT-PA for January 1990 - December 2007; Base period: 1982-1984=100. US Dept. of Labor, Bureau of Labor Statistics

Putnam County Summary



County Seat
Carmel

Square Mileage
232

Number of Cities/Towns
9

County Executive
Paul Eldridge

State and Local Sales Tax
8.375%
3/8th of 1% to MTA
4% to NYS
4% to Putnam County

Source: NYS Dept. of Taxation & Finance

Closest Airport
Westchester County Airport

Miles from
26

Train
Amtrak
Metro-North*

* Commuter

Bus
HART
Leprechaun Lines
Putnam Area Rural Transit

Major Highways
NYS Thruway (I-87)
Taconic State Parkway
Interstate 684

Putnam County Economic Development Website
www.putnamedc.org

Hospitals
Putnam Hospital Center

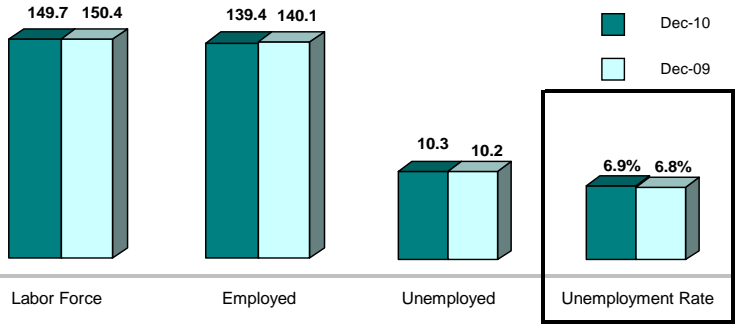
Cultural Sites / Points of Interest
Boscobel Restoration
Constitution Island
Putnam County Historical Society & Foundry School Museum

Top Employers

Company	Location	Industry	Number of Employees Range
Akzo Nobel Chemicals Inc.	Town of Southeast	Chemical R&D	100-200
Putnam Hospital Center	Stoneleigh Ave, Carmel	Healthcare	1015
Putnam Resource Center-PARC	Route 6, Carmel	Office Care and Services	375
Green Chimneys Children Ctr.	Putnam Lake Road, Brewster	Children's Group Home/School	355
United Cerebral Palsy-UPC	Doansburg Road, Brewster	Charitable Foundation	273
Arms Acres	Old Route 6, Carmel	Nursing Care/Rehab	226
Powers Fasteners	Powers Drive, Brewster	Industrial Fasteners	225
Putnam Precision Products	Route 6, Carmel	Light Manufacturing	190
Hypotronics	Route 22, Brewster	Medical Bondages/Supplies	175
NYSEG-NYS Electric & Gas	Route 312, Brewster	Power Authority Service Center	167
Kmart	Route 6, Carmel	Retail- General Merchandise	150
Home Depot	Route 312, Brewster	Retail-Home Building Supply	150
Shop Rite Food Store	Route 52, Carmel	Supermarket	140
Friars of Atonement	Route 9, Garrison	Religious Compound	140
Ace Endico	International Blvd., Brewster	Grocery Distributor	135
Meterion (Williams Adv. Mat.)	Mt. Ebo Road, Brewster	Metal Product Fabricator	107
Dairy Conveyor	Mt. Ebo Road, Brewster	Roller Conveyor Systems	100
Kohl's	Route 312, Brewster	Gen. Mchdse-Dept. Store	100
Putnam County National Bank	6 locations in Putnam	Banking	95
Clancy Moving and Storage	Route 22, Brewster	Relocation Service	75
Mahopac National Bank	4 locations in Putnam	Banking	74
Brewster Plastics	Jon Barrett Road, Patterson	Molded Plastic Systems	65
Dunmore Industries	Route 6/202, Brewster	Window Fabrications	578
SCHOOL SYSTEMS-COUNTY GOV.			
Carmel Schools	Carmel	Education	757
Putnam County	Carmel	County Government	712
Mahopac Schools	Mahopac	Education	703
Brewster Schools	Brewster	Education	620
Town of Carmel	Carmel	Town Government	131

Town of Putnam Valley	Putnam Valley	Town Government	110
Town of Kent	Kent	Town Government	101
Town of Phillipstown	Phillipstown	Town Government	65

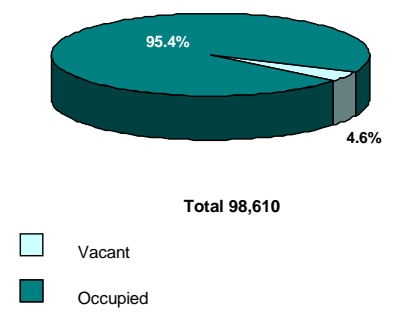
Labor Force/Employed/Unemployed/Rate of Unemployment



(Number in thousands, not seasonally adjusted)

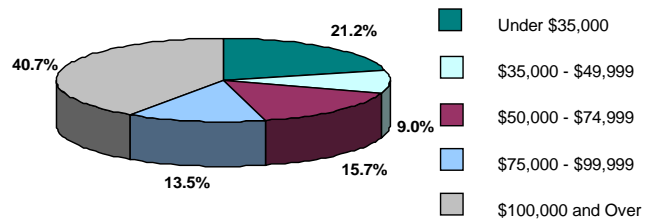
Source: NYS Department of Labor

Housing Units



Source: US Census Bureau '05-'07 American Community Survey

Household Income (2005-2009)



Source: US Census Bureau '05-'07 American Community Survey

2010 Unemployment Rates

Putnam	6.4%
Rockland	6.9%
Westchester	6.9%
Dutchess	7.4%
Orange	7.8%
Ulster	8.0%
Sullivan	9.6%

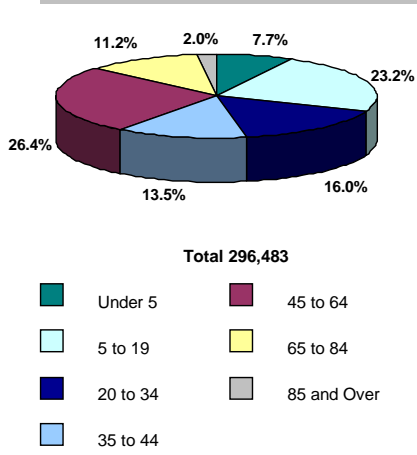
Source: US Dept. of Labor - Annual Average Rate

Population

Population Estimates			
	2009	4/1/2000 (Census)	% change
Orange	383,532	341,367	12.4%
Dutchess	293,562	280,150	4.8%
Putnam	99,265	95,745	3.7%
Sullivan	75,828	73,966	2.5%
Ulster	181,440	177,749	2.1%
Rockland	300,173	286,753	4.7%
Westchester	955,962	923,459	3.5%

Source: US Dept. of Labor, Bureau of Labor Statistics; US Dept. of Commerce Bureau of Economic Analysis; 'US Census Bureau '05-'07Census American Community Survey

Population by Age (2005-2009)



Source: US Census Bureau '05-'07 American Community Survey

Household and Families (2005-2009)

Total Households	94,154
Family Households	70,912
Non Family Households	23,242
Average Family Size	3.57
Average Household Size	3.04

Source: US Census Bureau '05-'07 American Community Survey

Rockland County Summary

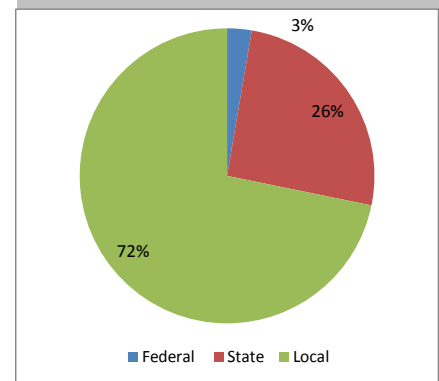


Wages by Major Industry (2009)

Industry	Wages			Employment		
	Rockland County	Hudson Valley	New York State	Rockland County	Hudson Valley	New York State
Private Sector	\$46,952	\$50,212	\$58,881	90,040	699,586	6,892,915
Manufacturing	\$74,883	\$78,213	\$57,144	10,452	51,115	474,211
Construction	\$56,512	\$57,695	\$59,834	5,009	42,674	323,159
Agriculture	\$21,498	\$27,002	\$28,275	51	3,115	22,650
Mining	N/A	\$67,769	\$55,819	N/A	722	4,757
Utilities	\$90,705	\$98,409	\$92,469	1070	5,917	39,296
Wholesale Trade	\$71,587	\$71,388	\$69,282	4,493	30,749	329,055
Retail Trade	\$27,771	\$28,485	\$29,202	13,172	109,108	860,585
Transportation and Warehousing	\$36,353	\$41,222	\$42,477	2,447	23,362	219,008
Information	\$78,696	\$74,339	\$87,970	2,530	18,955	251,497
Finance and Insurance	\$64,911	\$97,827	\$173,899	2,704	30,443	496,285
Real Estate: Rental & Leasing	\$39,762	\$48,994	\$52,417	1,422	15,007	178,573
Professional & Technical	\$69,806	\$77,053	\$87,136	5,358	41,509	560,224
Management of Companies	\$95,607	\$156,059	\$119,804	978	12,763	130,617
Administrative & Waste Services	\$35,038	\$36,885	\$40,546	4,809	37,092	403,355
Educational Services	\$28,174	\$40,247	\$46,772	3,277	29,224	290,918
Health Care & Social Assistance	\$43,550	\$44,881	\$44,104	18,724	138,081	1,258,082
Arts, Entertainment & Recreation	\$24,505	\$27,985	\$44,246	1,395	15,729	139,093
Accommodation and Food Services	\$18,748	\$19,167	\$21,369	6,772	55,596	569,927
Other Services	\$24,284	\$29,164	\$33,602	4,616	36,405	319,396
Government Sector	\$54,309	\$58,419	\$52,594	21,771	161,508	1,441,764
Federal	\$56,090	\$56,796	\$62,543	584	12,695	126,761
State	\$53,548	\$55,788	\$52,865	5,558	26,293	233,612
Local	\$54,513	\$59,152	\$51,370	15,629	122,520	1,081,391
Total All Industries	\$48,384	\$51,752	\$57,794	111,811	861,094	8,334,679

Source: NYS Dept. of Labor, QCEW data

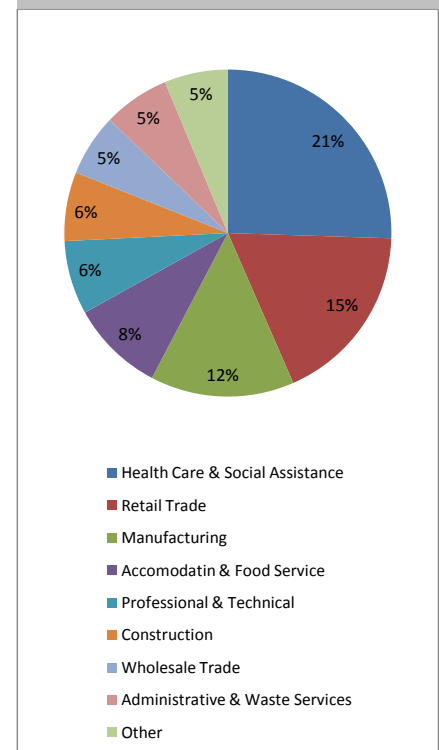
Employment by Government Sector



Total 21,771

Source: NYS Dept. of Labor, Division of Research and Statistics

Employment by Occupational Category



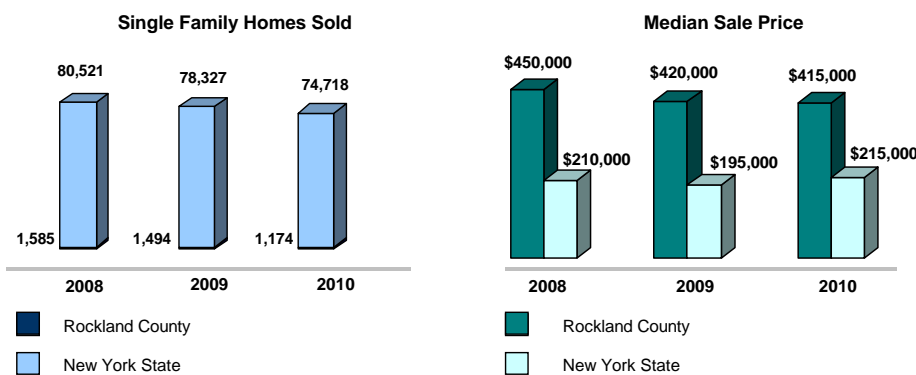
Total 90,040

Source: NYS Dept. of Labor, Division of Research and Statistics

Rockland County Summary



Housing Survey (2010)



Source: NYS Association of Realtors

Single Family Home Sale Pricing (2010)

Hudson Valley County	Median Sales Price	Median Sales Price % Change 2009-2010
Westchester	\$630,000	8.6
Rockland	\$415,000	-1.2
Putnam	\$315,000	-6
Dutchess	\$270,000	-1.8
Orange	\$255,000	-1.9
Ulster	\$214,000	2.4
Sullivan	\$125,000	0

Source: NYS Association of Realtors

Commutation Patterns (2000)

	Residents at Work	Total Workforce Outcommutation	% of Total
Dutchess	128,437	39,474	30.7%
Orange	152,489	52,588	34.5%
Putnam	48,167	34,446	71.5%
Rockland	132,302	60,280	45.6%
Sullivan	29,544	9,622	32.6%
Ulster	81,726	27,353	33.5%
Westchester	425,052	157,872	37.1%
Total Residents at Work	1,046,610	400,719	38.3%

Source: NYS Dept. of Labor, Division of Research and Statistics

Per Capita Personal Income (2005)

	2005	Rank*
Westchester	\$62,045	2
Rockland	\$46,505	4
Putnam	\$43,992	5
Dutchess	\$36,467	9
Orange	\$31,419	19
Ulster	\$29,811	23
Sullivan	\$29,645	24

Source: US Bureau of Economic Analysis, Regional Economic Information System 1969-2006. May 2007 Bureau of the Census, Small Area Income & Poverty Estimates Program

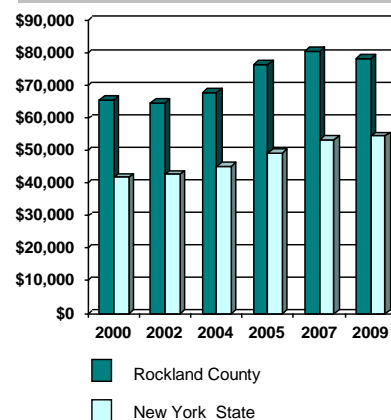
* Out of 62 Counties

Median Household Income

	2000 Median Household Income	2009 Median Household Income	% Change
New York State	\$41,763	\$54,554	30.6%
Dutchess	\$53,879	\$68,472	27.1%
Orange	\$53,415	\$68,057	27.4%
Putnam	\$71,732	\$83,768	16.8%
Rockland	\$65,575	\$78,218	19.3%
Sullivan	\$36,535	\$43,384	18.7%
Ulster	\$42,108	\$55,285	31.3%
Westchester	\$64,230	\$77,057	20.0%

Source: US Census Bureau, Small Area Estimates Branch

Median Household Income



Source: US Census Bureau, Small Area Estimates Branch

Rockland County Summary



High School Data (2006)

School District	School	Student Teacher Ratio	Average SAT Scores			Per Pupil Expenditure
			Critical Reading	Math	Writing	
East Ramapo	Ramapo HS	12	491	503	NA	\$18,766
Nyack	Nyack Sr HS	12	507	501	NA	\$17,906
South Orangetown	Tappan Zee HS	12	527	571	527	\$17,302
Nanuet	Nanuet HS	14	511	532	NA	\$17,218
Haverstraw-Stony Point	North Rockland HS	16	507	518	503	\$17,103
Ramapo	Suffern Sr HS	14	531	549	NA	\$16,676
Pearl River	Pearl River HS	13	529	549	NA	\$16,277
Clarkstown	Clarkstown N Sr HS	14	530	559	538	\$13,204
Clarkstown	Clarkstown S Sr HS	13	547	590	560	\$13,204

2006 Data
 Source: Hudson Valley Magazine August 2007 (2006 edition of the NYSD Department of Education's Report to the Governor and the Legislature on the Educational Status of the States Schools; www.schoolmatters.com, a website run by Standard and Poor's that collects and analyzes data in order to provide district-by-district, school-by-school information on public education; community demographics from 2000 Census; www.greatschools.net; NCES 2005-2006; and data received directly from the schools themselves

Education	(2005-2009)	(2005)
	Total Enrollment (All Schools)	Dropout Rate
Dutchess	83,064	3.5
Orange	113,333	2.8
Putnam	26,783	1.1
Rockland	89,045	1.6
Sullivan	17,956	3.8
Ulster	44,064	3.8
Westchester	255,935	1.8

Source: US Census Bureau; NYS Department of Education

Education Attainment Population 25 and over (2005-2009)

	Dutchess	Orange	Putnam	Rockland	Sullivan	Ulster	Westchester
Less than 9 th grade	4.0%	4.7%	2.3%	5.3%	5.7%	3.9%	6.4%
9 th to 12 th grade, no diploma	7.4%	8.5%	4.2%	6.3%	10.2%	8.4%	6.4%
High School Graduate (includes equivalency)	30.0%	31.8%	29.7%	24.6%	34.6%	31.1%	23.2%
Some College, no degree	17.1%	18.8%	19.1%	16.0%	18.6%	18.9%	13.5%
Associate's Degree	10.1%	9.3%	7.9%	7.7%	10.0%	8.9%	6.1%
Bachelor's Degree	18.1%	15.7%	21.2%	22.2%	12.1%	15.6%	22.0%
Graduate or Professional Degree	13.3%	11.1%	15.6%	17.9%	8.7%	13.2%	22.3%

Source: US Census Bureau '05-'09 American Community Survey

Quality of Life

	United States	New York State	Orange	Dutchess	Putnam	Rockland	Sullivan	Ulster	Westchester
Total Crime Index (2006)	3808.0	2468.7	2230.0	2015.3	954.6	1612.5	2608.7	2138.3	1850.0
Consumer Price Index (2007)**	207.3	226.9	226.9	226.9	226.9	226.9	226.9	226.9	226.9
Average Low Temperature	35.6	14.8	17.0	12.0	17.0	23.0	11.0	13.0	20.0
Average High Temperature	74.3	81.5	85.0	81.0	84.0	85.0	79.0	83.0	86.0

*Source: DCJS, Uniform Crime/Incident-Based Reporting Systems

**Source: (NY-Northern NJ-Long Island, NY-NJ-CT-PA) Represents US City Average, All urban Consumers and NY-Northern NJ-Long Island, NY-NJ-CT-PA for January 1990 - December 2007; Base period: 1982-1984=100. US Dept. of Labor, Bureau of Labor Statistics

Rockland County Summary



County Seat New City	Square Mileage 175	Number of Cities/Towns/Villages 5 Towns and 19 Villages	County Executive C. Scott Vanderhoef	State and Local Sales Tax 8.375% 0.375% to MTA 0.25% to Towns and Villages 4% to NYS Balance to Rockland County
Closest Airport Westchester County Airport	Miles from 18.5 from Nyack	Train Metro-North* NJ Transit* Conrail (Freight)	Bus Coach USA 511NY Rideshare Monsey Trails Clarkstown Mini-Trans Transport of Rockland Spring Valley Jitney NJ Transit Bus Service Tappan Zee Express	Major Highways NYS Thruway (I-87) Palisades Interstate Pkwy Interstate 287
Colleges Dominican College Iona College* Long Island University* Nyack College St. Thomas Aquinas College SUNY Rockland Community College Empire State College (SUNY)*	Hospitals Good Samaritan Hospital Helen Hayes Hospital Nyack Hospital	Cultural Sites/Points of Interest Bear Mountain State Park De Wint House Hudson River National Heritage Area Old '76 House Stony Point Lighthouse		
Rockland County Economic Development Website www.redc.org	Ferry New York Waterway (Haverstraw-Ossining Ferry)			

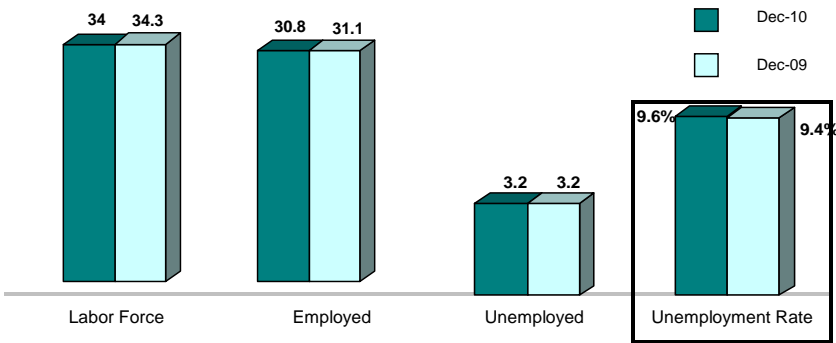
Source: NYS Dept. of Taxation & Finance

* Commuter

* Satellite Campus

Top Employers			
Company	Location	Industry	Number of Employees Range
Pfizer Inc.	Pearl River	Pharmaceuticals	2,300
Verizon Wireless	Pearl River	Telecommunications	850
A&T Healthcare	New City	Home Healthcare	500-1,000
Orange & Rockland Utilities	Pearl River	Utility	500-1,000
Nice Pak	Orangeburg	Wet Wipes Manufacturer	500-1,000
Chestnut Ridge Transportation	Spring Valley	Transportation	500-1,000
Chromalloy New York	Orangeburg	Aero Parts Manufacturer	250-500
Novartis Pharmaceuticals Corp.	Suffern	Pharmaceuticals	250-500
US Information Systems Inc.	Pearl River	Information Systems	250-500
Tilcon New York, Inc.	West Nyack	Mining	250-500
Active International	Pearl River	Marketing & Business Solutions	250-500
Rockland Bakery	Nanuet	Bakery	250-500
Haverstraw Transit	Haverstraw	Transportation	250-500
Avon Products Inc.	Suffern	Cosmetics	250-500
Advanced Distribution Systems	Palisades	Distribution	250-500
W&W Glass, LLC	Nanuet	Glass and Glazing	250-500
Aluf Plastics	Orangeburg	Plastics	250-500

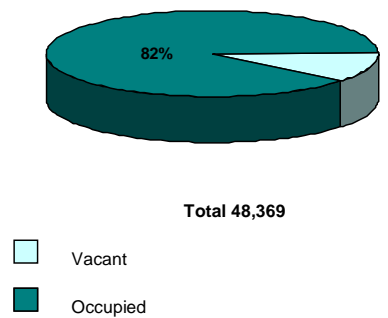
Labor Force/Employed/Unemployed/Rate of Unemployment



(Number in thousands, not seasonally adjusted)

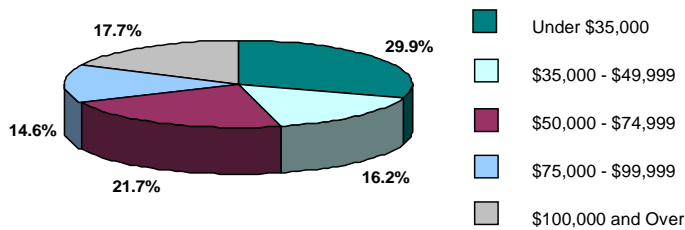
Source: NYS Department of Labor

Housing Units



Source: US Census Bureau '05-'07 American Community Survey

Household Income (2005-2009)



Source: US Census Bureau '05-'07 American Community Survey

2010 Unemployment Rates

Putnam	6.4%
Rockland	6.9%
Westchester	6.9%
Dutchess	7.4%
Orange	7.8%
Ulster	8.0%
Sullivan	9.6%

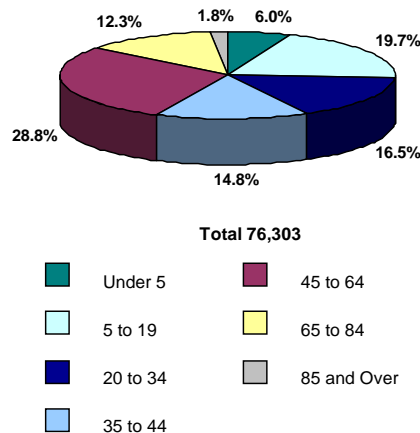
Source: US Dept. of Labor - Annual Average Rate

Population

	Population Estimates		
	2009	4/1/2000 (Census)	% change
Orange	383,532	341,367	12.4%
Dutchess	293,562	280,150	4.8%
Putnam	99,265	95,745	3.7%
Sullivan	75,828	73,966	2.5%
Ulster	181,440	177,749	2.1%
Rockland	300,173	286,753	4.7%
Westchester	955,962	923,459	3.5%

Source: US Dept. of Labor, Bureau of Labor Statistics; US Dept. of Commerce Bureau of Economic Analysis; *US Census Bureau '05-'07 Census American Community Survey

Population by Age (2005-2009)



Source: US Census Bureau '05-'07 American Community Survey

Household and Families (2005-2009)

Total Households	29,389
Family Households	19,703
Non Family Households	9,686
Average Family Size	2.87
Average Household Size	2.38

Source: US Census Bureau '05-'07 American Community Survey

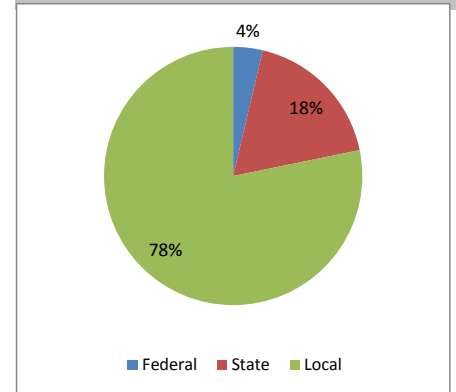
Sullivan County Summary



Wages by Major Industry (2009)						
Industry	Wages			Employment		
	Sullivan County	Hudson Valley	New York State	Sullivan County	Hudson Valley	New York State
Private Sector	\$31,413	\$50,212	\$58,881	18,879	699,586	6,892,915
Manufacturing	\$29,339	\$78,213	\$57,144	1,220	51,115	474,211
Construction	\$37,274	\$57,695	\$59,834	856	42,674	323,159
Agriculture	\$29,388	\$27,002	\$28,275	242	3,115	22,650
Mining	\$56,783	\$67,769	\$55,819	118	722	4,757
Utilities	N/A	\$98,409	\$92,469	N/A	5,917	39,296
Wholesale Trade	\$39,644	\$71,388	\$69,282	535	30,749	329,055
Retail Trade	\$25,918	\$28,485	\$29,202	3,155	109,108	860,585
Transportation and Warehousing	\$24,806	\$41,222	\$42,477	520	23,362	219,008
Information	\$43,083	\$74,339	\$87,970	195	18,955	251,497
Finance and Insurance	\$63,154	\$97,827	\$173,899	852	30,443	496,285
Real Estate: Rental & Leasing	\$23,477	\$48,994	\$52,417	381	15,007	178,573
Professional & Technical	\$32,708	\$77,053	\$87,136	475	41,509	560,224
Management of Companies	\$48,671	\$156,059	\$119,804	275	12,763	130,617
Administrative & Waste Services	\$29,206	\$36,885	\$40,546	516	37,092	403,355
Educational Services	\$17,182	\$40,247	\$46,772	170	29,224	290,918
Health Care & Social Assistance	\$36,790	\$44,881	\$44,104	5,182	138,081	1,258,082
Arts, Entertainment & Recreation	\$24,708	\$27,985	\$44,246	595	15,729	139,093
Accommodation and Food Services	\$17,122	\$19,167	\$21,369	2,210	55,596	569,927
Other Services	\$20,228	\$29,164	\$33,602	1,229	36,405	319,396
Government Sector	\$47,410	\$58,419	\$52,594	6,293	161,508	1,441,764
Federal	\$45,138	\$56,796	\$62,543	232	12,695	126,761
State	\$57,913	\$55,788	\$52,865	1,139	26,293	233,612
Local	\$45,087	\$59,152	\$51,370	4,922	122,520	1,081,391
Total All Industries	\$35,412	\$51,752	\$57,794	25,172	861,094	8,334,679

Source: NYS Dept. of Labor, QCEW data

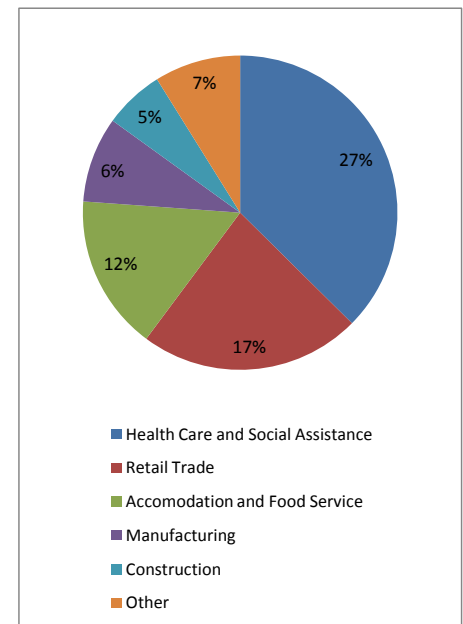
Employment by Government Sector



Total 6,293

Source: NYS Dept. of Labor, Division of Research and Statistics

Employment by Occupational Category



Total 18,879

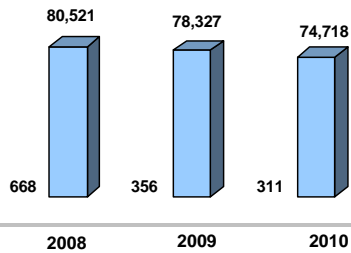
Source: NYS Dept. of Labor, Division of Research and Statistics

Sullivan County Summary

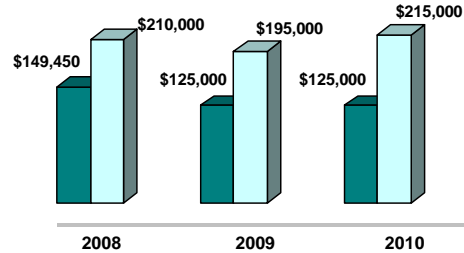


Housing Survey (2010)

Single Family Homes Sold



Median Sale Price



■ Sullivan County
■ New York State

■ Sullivan County
■ New York State

Source: NYS Association of Realtors

Single Family Home Sale Pricing (2010)

Hudson Valley County	Median Sales Price	Median Sales Price % Change 2009-2010
Westchester	\$630,000	8.6
Rockland	\$415,000	-1.2
Putnam	\$315,000	-6
Dutchess	\$270,000	-1.8
Orange	\$255,000	-1.9
Ulster	\$214,000	2.4
Sullivan	\$125,000	0

Source: NYS Association of Realtors

Commutation Patterns (2000)

	Residents at Work	Total Workforce Outcommutation	% of Total
Dutchess	128,437	39,474	30.7%
Orange	152,489	52,588	34.5%
Putnam	48,167	34,446	71.5%
Rockland	132,302	60,280	45.6%
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Westchester	425,052	157,872	37.1%
Total Residents at Work	1,046,610	400,719	38.3%

Source: NYS Dept. of Labor, Division of Research and Statistics

Per Capita Personal Income (2005)

	2005	Rank*
Westchester	\$62,045	2
Rockland	\$46,505	4
Putnam	\$43,992	5
Dutchess	\$36,467	9
Orange	\$31,419	19
Ulster	\$29,811	23
Sullivan	\$29,645	24

Source: US Bureau of Economic Analysis, Regional Economic Information System 1969-2006. May 2007 Bureau of the Census, Small Area Income & Poverty Estimates Program

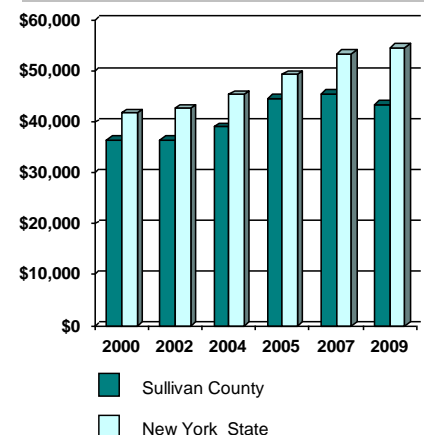
* Out of 62 Counties

Median Household Income

	2000 Median Household Income	2009 Median Household Income	% Change
New York State	\$41,763	\$54,554	30.6%
Dutchess	\$53,879	\$68,472	27.1%
Orange	\$53,415	\$68,057	27.4%
Putnam	\$71,732	\$83,768	16.8%
Rockland	\$65,575	\$78,218	19.3%
Sullivan	\$36,535	\$43,384	18.7%
Ulster	\$42,108	\$55,285	31.3%
Westchester	\$64,230	\$77,057	20.0%

Source: US Census Bureau, Small Area Estimates Branch

Median Household Income



Source: US Census Bureau, Small Area Estimates Branch

Sullivan County Summary



High School Data (2006)

School District	School	Student Teacher Ratio	Average SAT Scores			Per Pupil Expenditure
			Critical Reading	Math	Writing	
Roscoe	Roscoe Central School	10	NA	NA	NA	\$18,057
Sullivan West	Sullivan West HS	13	NA	NA	NA	\$17,828
Fallsburg	Fallsburg Jr/Sr HS	11	490	507	482	\$17,710
Tri-Valley	Tri-Valley HS	13	NA	NA	NA	\$16,760
Liberty	Liberty HS	13	NA	NA	NA	\$16,312
Monticello	Monticello HS	11	NA	NA	NA	\$15,306
Livingston Manor	Livingston Manor HS	11	NA	NA	NA	\$14,944
Eldred	Eldred Jr/Sr HS	12	NA	NA	NA	\$14,830

Source: Hudson Valley Magazine August 2007 (2006 edition of the NYSD Department of Education's Report to the Governor and the Legislature on the Educational Status of the States Schools; www.schoolmatters.com, a website run by Standard and Poor's that collects and analyzes data in order to provide district-by-district, school-by-school information on public education; community demographics from 2000 Census; www.greatschools.net; NCES 2005-2006; and data received directly, from the schools themselves.

Education

	(2005-2009)	(2005)
	Total Enrollment (All Schools)	Dropout Rate
Dutchess	83,064	3.5
Orange	113,333	2.8
Putnam	26,783	1.1
Rockland	89,045	1.6
Sullivan	17,956	3.8
Ulster	44,064	3.8
Westchester	255,935	1.8

Source: US Census Bureau; NYS Department of Education

Education Attainment Population 25 and over (2005-2009)

	Dutchess	Orange	Putnam	Rockland	Sullivan	Ulster	Westchester
Less than 9 th grade	4.0%	4.7%	2.3%	5.3%	5.7%	3.9%	6.4%
9 th to 12 th grade, no diploma	7.4%	8.5%	4.2%	6.3%	10.2%	8.4%	6.4%
High School Graduate (includes equivalency)	30.0%	31.8%	29.7%	24.6%	34.6%	31.1%	23.2%
Some College, no degree	17.1%	18.8%	19.1%	16.0%	18.6%	18.9%	13.5%
Associate's Degree	10.1%	9.3%	7.9%	7.7%	10.0%	8.9%	6.1%
Bachelor's Degree	18.1%	15.7%	21.2%	22.2%	12.1%	15.6%	22.0%
Graduate or Professional Degree	13.3%	11.1%	15.6%	17.9%	8.7%	13.2%	22.3%

Source: US Census Bureau '05-'09 American Community Survey

Quality of Life

	United States	New York State	Orange	Dutchess	Putnam	Rockland	Sullivan	Ulster	Westchester
Total Crime Index (2006)	3808.0	2468.7	2230.0	2015.3	954.6	1612.5	2608.7	2138.3	1850.0
Consumer Price Index (2007)**	207.3	226.9	226.9	226.9	226.9	226.9	226.9	226.9	226.9
Average Low Temperature	35.6	14.8	17.0	12.0	17.0	23.0	11.0	13.0	20.0
Average High Temperature	74.3	81.5	85.0	81.0	84.0	85.0	79.0	83.0	86.0

*Source: DCJS, Uniform Crime/Incident-Based Reporting systems

**Source: (NY-Northern NJ-Long Island, NY-NJ-CT-PA) Represents US City Average, All urban Consumers and NY-Northern NJ-Long Island, NY-NJ-CT-PA for January 1990 - December 2007; Base period: 1982-1984=100. US Dept. of Labor, Bureau of Labor Statistics

Sullivan County Summary



County Seat
Monticello

Square Mileage
1,011

Number of Cities/Towns/ Villages
37

State and Local Sales Tax
8.000% 4% to NYS
Balance to Sullivan County

Source: NYS Dept. of Taxation & Finance

Closets Airport
Stewart International Airport

Miles from NYC
90

Train
Amtrak

Bus
Shortline/
Coach USA

Major Highways
State Route 17 (Future I-86)
US 209

Colleges
Sullivan County Community College

Hospitals
Catskill Regional Medical Center
Community General Hospital of Sullivan County

Cultural Sites / Points of Interest
Bethel Woods Center for the Arts
Fort Delaware
Livingston Manor Covered Bridge Park
Minisink Battleground Park

Sullivan County Partnership for Economic Development Website
www.scpartnership.com+A111

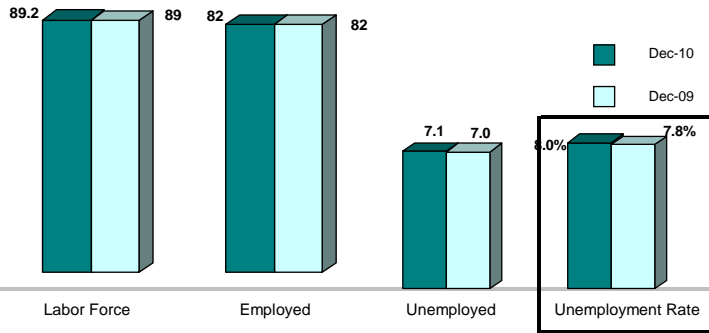
Top Employers

Company	Location	Industry	Number of Employees Range
Kohl's			

Ulster County Summary



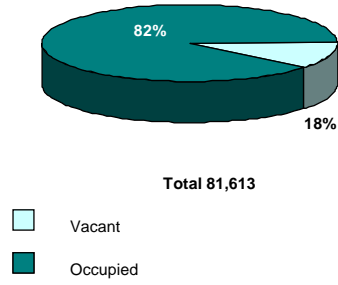
Labor Force/Employed/Unemployed/Rate of Unemployment



(Number in thousands, not seasonally adjusted)

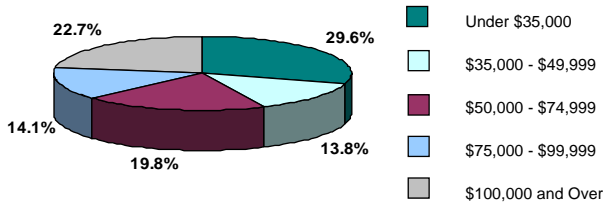
Source: NYS Department of Labor

Housing Units



Source: US Census Bureau '05-'07 American Community Survey

Household Income (2005-2009)



Source: US Census Bureau '05-'07 American Community Survey

2010 Unemployment Rates

Putnam	6.4%
Rockland	6.9%
Westchester	6.9%
Dutchess	7.4%
Orange	7.8%
Ulster	8.0%
Sullivan	9.6%

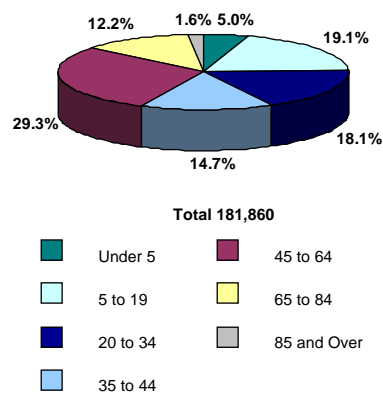
Source: US Dept. of Labor - Annual Average Rate

Population

Population Estimates			
	2009	4/1/2000 (Census)	% change
Orange	383,532	341,367	12.4%
Dutchess	293,562	280,150	4.8%
Putnam	99,265	95,745	3.7%
Sullivan	75,828	73,966	2.5%
Ulster	181,440	177,749	2.1%
Rockland	300,173	286,753	4.7%
Westchester	955,962	923,459	3.5%

Source: US Dept. of Labor, Bureau of Labor Statistics; US Dept. of Commerce Bureau of Economic Analysis; *US Census Bureau '05-'07 Census American Community Survey

Population by Age (2005-2009)



Source: US Census Bureau '05-'07 American Community Survey

Household and Families (2005-2009)

Total Households	69,867
Family Households	45,113
Non Family Households	24,754
Average Family Size	2.98
Average Household Size	2.44

Source: US Census Bureau '05-'07 American Community Survey

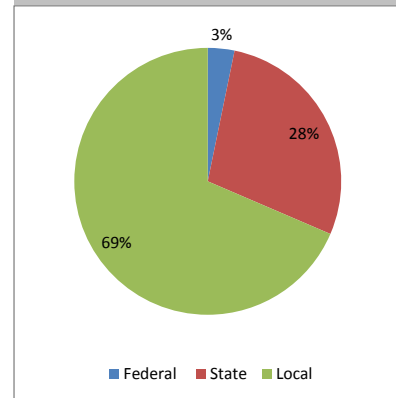
Ulster County Summary



Wages by Major Industry (2009)						
Industry	Wages			Employment		
	Ulster County	Hudson Valley	New York State	Ulster County	Hudson Valley	New York State
Private Sector	\$31,963	\$50,212	\$58,881	44,282	699,586	6,892,915
Manufacturing	\$43,004	\$78,213	\$57,144	3,580	51,115	474,211
Construction	\$42,466	\$57,695	\$59,834	2,170	42,674	323,159
Agriculture	\$26,706	\$27,002	\$28,275	913	3,115	22,650
Mining	\$54,875	\$67,769	\$55,819	109	722	4,757
Utilities	N/A	\$98,409	\$92,469	N/A	5,917	39,296
Wholesale Trade	\$45,983	\$71,388	\$69,282	1,229	30,749	329,055
Retail Trade	\$25,846	\$28,485	\$29,202	8,972	109,108	860,585
Transportation and Warehousing	\$29,265	\$41,222	\$42,477	1,521	23,362	219,008
Information	\$40,976	\$74,339	\$87,970	931	18,955	251,497
Finance and Insurance	\$48,715	\$97,827	\$173,899	1,743	30,443	496,285
Real Estate: Rental & Leasing	\$31,851	\$48,994	\$52,417	715	15,007	178,573
Professional & Technical	\$38,284	\$77,053	\$87,136	1,476	41,509	560,224
Management of Companies	\$63,858	\$156,059	\$119,804	430	12,763	130,617
Administrative & Waste Services	\$31,966	\$36,885	\$40,546	2,139	37,092	403,355
Educational Services	\$25,330	\$40,247	\$46,772	802	29,224	290,918
Health Care & Social Assistance	\$35,686	\$44,881	\$44,104	8,585	138,081	1,258,082
Arts, Entertainment & Recreation	\$21,639	\$27,985	\$44,246	720	15,729	139,093
Accommodation and Food Services	\$16,297	\$19,167	\$21,369	5,917	55,596	569,927
Other Services	\$23,392	\$29,164	\$33,602	2,032	36,405	319,396
Government Sector	N/A	\$58,419	\$52,594	14,234	161,508	1,441,764
Federal	\$51,907	\$56,796	\$62,543	459	12,695	126,761
State	N/A	\$55,788	\$52,865	4,018	26,293	233,612
Local	\$47,125	\$59,152	\$51,370	9,757	122,520	1,081,391
Total All Industries	\$36,388	\$51,752	\$57,794	58,516	861,094	8,334,679

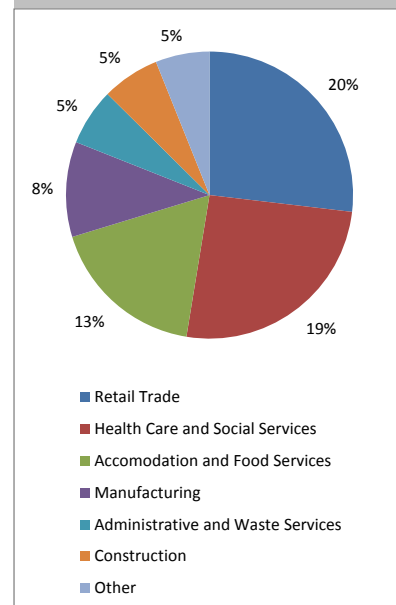
Source: NYS Dept. of Labor, QCEW data

Employment by Government Sector



Total 14,234

Employment by Occupational Category



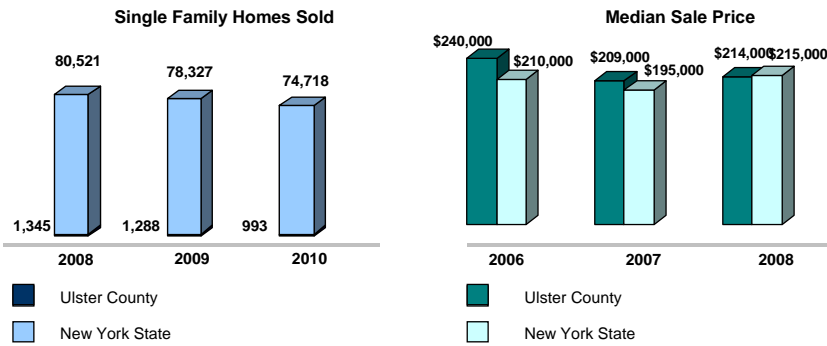
Total 44,282

Source: NYS Dept. of Labor, Division of Research and Statistics

Ulster County Summary



Housing Survey (2010)



Single Family Home Sale Pricing (2010)

Hudson Valley County	Median Sales Price	Median Sales Price % Change 2009-2010
Westchester	\$630,000	8.6
Rockland	\$415,000	-1.2
Putnam	\$315,000	-6
Dutchess	\$270,000	-1.8
Orange	\$255,000	-1.9
Ulster	\$214,000	2.4
Sullivan	\$125,000	0

Source: NYS Association of Realtors

Commutation Patterns (2000)

	Residents at Work	Total Workforce Outcommutation	% of Total
Dutchess	128,437	39,474	30.7%
Orange	152,489	52,588	34.5%
Putnam	48,167	34,446	71.5%
Rockland	132,302	60,280	45.6%
Sullivan	29,544	9,622	32.6%
Ulster	81,726	27,353	33.5%
Westchester	425,052	157,872	37.1%
Total Residents at Work	1,046,610	400,719	38.3%

Source: NYS Dept. of Labor, Division of Research and Statistics

Per Capita Personal Income (2005)

	2005	Rank*
Westchester	\$62,045	2
Rockland	\$46,505	4
Putnam	\$43,992	5
Dutchess	\$36,467	9
Orange	\$31,419	19
Ulster	\$29,811	23
Sullivan	\$29,645	24

Source: US Bureau of Economic Analysis, Regional Economic Information System 1969-2006, May 2007 Bureau of the Census, Small Area Income & Poverty Estimates Program

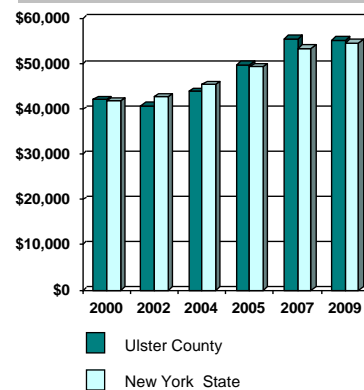
* Out of 62 Counties

Median Household Income

	2000 Median Household Income	2009 Median Household Income	% Change
New York State	\$41,763	\$54,554	30.6%
Dutchess	\$53,879	\$68,472	27.1%
Orange	\$53,415	\$68,057	27.4%
Putnam	\$71,732	\$83,768	16.8%
Rockland	\$65,575	\$78,218	19.3%
Sullivan	\$36,535	\$43,384	18.7%
Ulster	\$42,108	\$55,285	31.3%
Westchester	\$64,230	\$77,057	20.0%

Source: US Census Bureau, Small Area Estimates Branch

Median Household Income



Ulster County Summary



High School Data (2006)

School District	School	Student Teacher Ratio	Average SAT Scores			Per Pupil Expenditure
			Critical Reading	Math	Writing	
Onteora	Onteora HS	15	533	530	517	\$17,197
Ellenville	Ellenville HS	13	NA	NA	NA	\$17,173
Rondout	Rondout Valley HS	13	548	559	503	\$15,338
Marlboro	Marlboro Central HS	15	500	470	NA	\$15,092
New Paltz	New Paltz Senior HS	14	538	543	518	\$14,676
Highland	Highland HS	15	466	514	NA	\$13,682
Kingston City	Kingston HS	16	520	516	494	\$12,922
Wallkill	Wallkill Senior HS	16	498	506	NA	\$12,342
Saugerties	Saugerties Senior HS	20	529	525	507	\$11,733

Source: Hudson Valley Magazine August 2007 (2006 edition of the NYSD Department of Education's Report to the Governor and the Legislature on the Educational Status of the State Schools; www.schoolmatters.com, a website run by Standard and Poor's that collects and analyzes data in order to provide district-by-district, school-by-school information on public education; community demographics from 2000 Census; www.greatschools.net; NCES 2005-2006; and data received directly, from the schools themselves.

Education

	(2005-2009)	(2005)
	Total Enrollment (All Schools)	Dropout Rate
Dutchess	83,064	3.5
Orange	113,333	2.8
Putnam	26,783	1.1
Rockland	89,045	1.6
Sullivan	17,956	3.8
Ulster	44,064	3.8
Westchester	255,935	1.8

Source: US Census Bureau; NYS Department of Education

Education Attainment Population 25 and over (2005-2009)

	Dutchess	Orange	Putnam	Rockland	Sullivan	Ulster	Westchester
Less than 9 th grade	4.0%	4.7%	2.3%	5.3%	5.7%	3.9%	6.4%
9 th to 12 th grade, no diploma	7.4%	8.5%	4.2%	6.3%	10.2%	8.4%	6.4%
High School Graduate (includes equivalency)	30.0%	31.8%	29.7%	24.6%	34.6%	31.1%	23.2%
Some College, no degree	17.1%	18.8%	19.1%	16.0%	18.6%	18.9%	13.5%
Associate's Degree	10.1%	9.3%	7.9%	7.7%	10.0%	8.9%	6.1%
Bachelor's Degree	18.1%	15.7%	21.2%	22.2%	12.1%	15.6%	22.0%
Graduate or Professional Degree	13.3%	11.1%	15.6%	17.9%	8.7%	13.2%	22.3%

Source: US Census Bureau '05-'09 American Community Survey

Quality of Life

	United States	New York State	Orange	Dutchess	Putnam	Rockland	Sullivan	Ulster	Westchester
Total Crime Index (2006)	3808.0	2468.7	2230.0	2015.3	954.6	1612.5	2608.7	2138.3	1850.0
Consumer Price Index (2007)**	207.3	226.9	226.9	226.9	226.9	226.9	226.9	226.9	226.9
Average Low Temperature	35.6	14.8	17.0	12.0	17.0	23.0	11.0	13.0	20.0
Average High Temperature	74.3	81.5	85.0	81.0	84.0	85.0	79.0	83.0	86.0

*Source: DCJS Uniform Crime/Incident-Based Reporting systems

**Source: (NY-Northern NJ-Long Island, NY-NJ-CT-PA) Represents US City Average. All urban Consumers and NY-Northern NJ-Long Island, NY-NJ-CT-PA for January 1990 - December 2007. Base period: 1982-1984=100. US Dept. of Labor, Bureau of Labor Statistics

Ulster County Summary

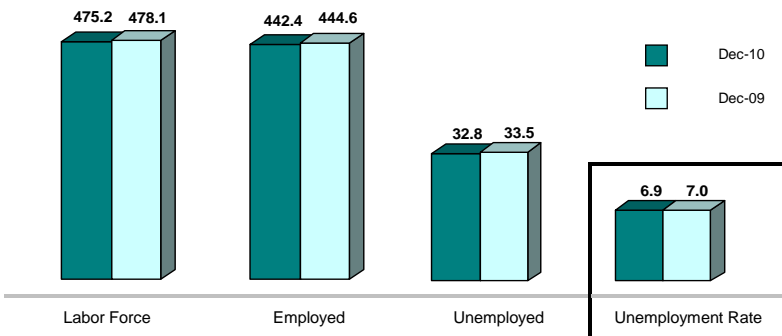


County Seat Kingston	Square Mileage 1,160	Number of Cities/Towns/Villages 24	County Executive Michael Hein	State and Local Sales Tax 8.000% 4% to NYS Balance to Ulster County
Closest Airport Stewart International Airport	Miles from 39	Bus Adirondack Trailways Arthur F Mulligan Inc. Kingston Citibus Ulster County Area Transportation (UCAT)		Major Highways NYS Thruway (I-87) Interstate 587 US Route 9W US Route 209 Route 32/ Route 28
Colleges SUNY New Paltz SUNY Ulster		Hospitals Health Alliance of the Hudson Valley Ellenville Community Hospital		Cultural Sites / Points of Interest Ashokan Reservoir Esopus Meadows Lighthouse Hudson River Maritime Museum Huguenot Street Saugerties Lighthouse Woodstock Museum Mohonk Preserve Walkway-over-the-Hudson Minnewaska Preserve Catskill Park Belleayre Mountain Trolley Museum Opus 40
Ulster County Development Website www.ulsterny.com				

Top Employers			
Company	Location	Industry	Number of Employees Range
United Healthcare	Kingston	Healthcare Services	1,000+
Rocking Horse Ranch	Lloyd	Hospitality	200-1,000
Smiley Brothers	New Paltz	Hospitality	200-1,000
Precision Flow Technologies	Saugerties	Gas Delivery Systems	200-1,000
Brooklyn Bottling	Milton	Soft Drink Manufacturer	100-200
Fair-Rite Products	Wallkill	Ferrite Supplier	100-200
Huck International	Kingston	Aerospace Fasteners	100-200
Selux Lighting	Highland	Lighting	100-200
Pine Grove Ranch	Kerhonkson	Hospitality	100-200
Simulaids	Saugerties	EMT Training Aids	100-200
Bank of America	Kingston	Tax Processing	100-200
Honor's Haven	Ellenville	Resort & Spa	100-200
Hudson Valley Resort & Spa	Kerhonkson	Resort & Spa	100-200
Ultra Seal / Ultra Tab	New Paltz	Contract Packaging	100-200
VerTis	Gardiner	Gyrotenic Technology	100-200
Zumtobel Staff Lighting Inc.	Highland	Lighting	100-200
Deisings Bakery Pastry Shop	Kingston	Bakery	50-100
Ameribag	Ulster	Specialty Bags	50-100
Bread Alone	Boiceville	Baked Goods	50-100
Elna Magnetics	Saugerties	Magnetic Cores	50-100
Gillette Creamery	Gardiner	Food Distribution	50-100
Frito-Lay	New Paltz	Food Distribution	50-100
Royal Kedem Winery	Marlborough	Wine and Juice Production	50-100
Spotted Dog	Shandakan	Hospitality	50-100
Stavo/Ertel/Alsop	Kingston	Filters Manufacturer	50-100
Wolf-Tec	Kingston	Meat Processing Equipment	50-100
Hunter Panel	Kingston	Commercial Roofing Panels	50-100
LoDolce Machine Co., Inc.	Saugerties	Machining Manufacturer	50-100
M&E Manufacturing	Kingston	Food Product & Machinery Manufacturer	50-100
Phoenix Electronic	Highland	Cable Manufacturer	50-100
SP Industries	Gardiner	Laboratory Systems Manufacturer	50-100

Stucki Embroidery Works	Boiceville	Custom Embroider	50-100
Sunwize Technologies Inc.	Kingston	Solar & Electric Power Systems Manufacturer	50-100
Viking Industries	New Paltz	Corrugated Cartons	50-100
The Wonderly Group	Kingston	Contract Window Coverings	50-100

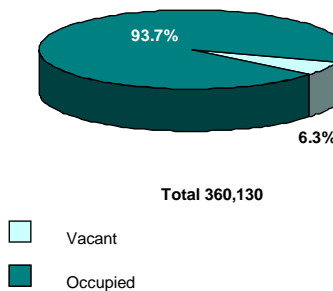
Labor Force/Employed/Unemployed/Rate of Unemployment



(Number in thousands, not seasonally adjusted)

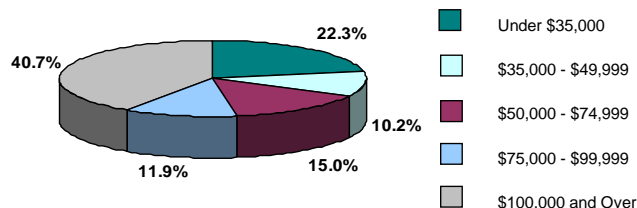
Source: NYS Department of Labor

Housing Units



Source: US Census Bureau '05-'07 American Community Survey

Household Income (2005-2009)



Source: US Census Bureau '05-'07 American Community Survey

2010 Unemployment Rates

Putnam	6.4%
Rockland	6.9%
Westchester	6.9%
Dutchess	7.4%
Orange	7.8%
Ulster	8.0%
Sullivan	9.6%

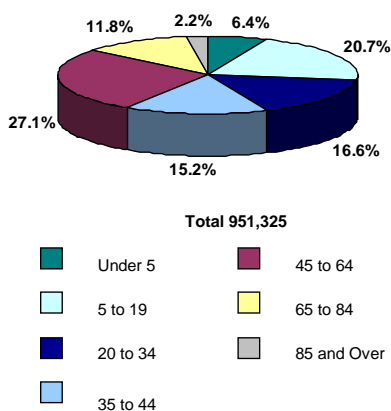
Source: US Dept. of Labor - Annual Average Rate

Population

	Population Estimates		
	2009	4/1/2000 (Census)	% change
Orange	383,532	341,367	12.4%
Dutchess	293,562	280,150	4.8%
Putnam	99,265	95,745	3.7%
Sullivan	75,828	73,966	2.5%
Ulster	181,440	177,749	2.1%
Rockland	300,173	286,753	4.7%
Westchester	955,962	923,459	3.5%

Source: US Dept. of Labor, Bureau of Labor Statistics; US Dept. of Commerce Bureau of Economic Analysis; *US Census Bureau '05-'07 Census American Community Survey

Population by Age (2005-2009)



Source: US Census Bureau '05-'07 American Community Survey

Household and Families (2005-2009)

Total Households	338,527
Family Households	231,869
Non Family Households	106,658
Average Family Size	3.35
Average Household Size	2.72

Source: US Census Bureau '05-'07 American Community Survey

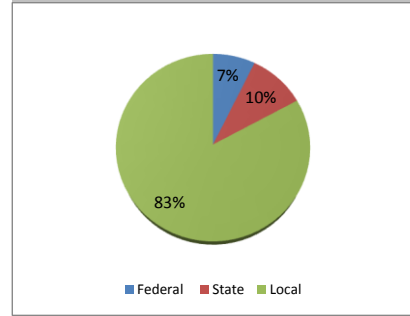
Westchester County Summary



Wages by Major Industry (2009)						
Industry	Wages			Employment		
	Westchester County	Hudson Valley	New York State	Westchester County	Hudson Valley	New York State
Private Sector	\$60,419	\$50,212	\$58,881	336,938	699,586	6,892,915
Manufacturing	\$93,968	\$78,213	\$57,144	15,553	51,115	474,211
Construction	\$64,868	\$57,695	\$59,834	23,082	42,674	323,159
Agriculture	\$38,585	\$27,002	\$28,275	361	3,115	22,650
Mining	N/A	\$67,769	\$55,819	N/A	722	4,757
Utilities	\$103,951	\$98,409	\$92,469	3153	5,917	39,296
Wholesale Trade	\$85,402	\$71,388	\$69,282	14,983	30,749	329,055
Retail Trade	\$31,461	\$28,485	\$29,202	46,369	109,108	860,585
Transportation and Warehousing	\$46,082	\$41,222	\$42,477	10,186	23,362	219,008
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Finance and Insurance	\$126,223	\$97,827	\$173,899	18,224	30,443	496,285
Real Estate: Rental & Leasing	\$58,111	\$48,994	\$52,417	9,386	15,007	178,573
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Educational Services	\$45,178	\$40,247	\$46,772	15,282	29,224	290,918
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Arts, Entertainment & Recreation	\$33,157	\$27,985	\$44,246	8,778	15,729	139,093
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Government Sector	\$66,729	\$58,419	\$52,594	64,666	161,508	1,441,764
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Source: NYS Dept. of Labor, QCEW data

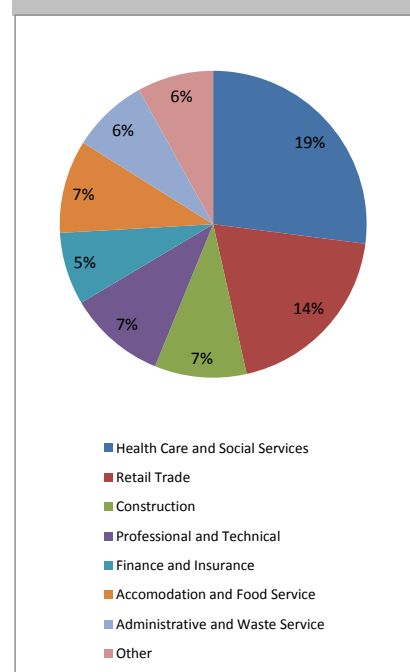
Employment by Government Sector



Total 64,666

Source: NYS Dept. of Labor, Division of Research and Statistics

Employment by Occupational Category



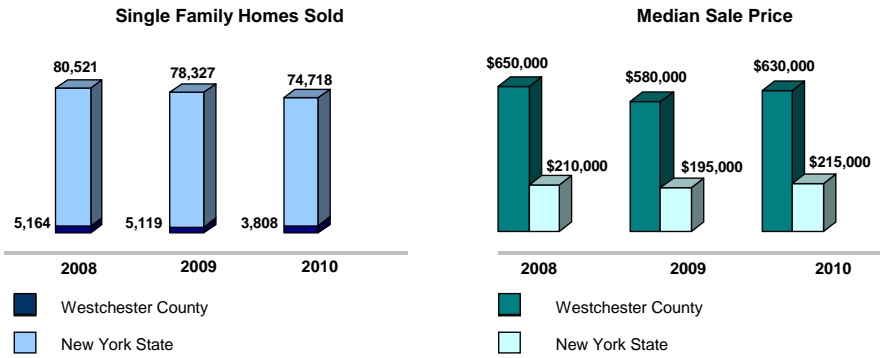
Total 336,938

Source: NYS Dept. of Labor, Division of Research and Statistics

Westchester County Summary



Housing Survey (2010)



Single Family Home Sale Pricing (2010)

Hudson Valley County	Median Sales Price	Median Sales Price % Change 2009-2010
Westchester	\$630,000	8.6
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	2005	Rank*
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Source: US Bureau of Economic Analysis, Regional Economic Information System 1969-2006. May 2007 Bureau of the Census, Small Area Income & Poverty Estimates Program

* Out of 62 Counties

Median Household Income

	2000 Median Household Income	2009 Median Household Income	% Change
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Ulster	\$42,108	\$55,285	31.3%
Westchester	\$64,230	\$77,057	20.0%

Source: US Census Bureau, Small Area Estimates Branch

Median Household Income



Source: US Census Bureau, Small Area Estimates Branch

Westchester County Summary



High School Data (2006)

School District	School	Student Teacher Ratio	Average SAT Scores		Per Pupil Expenditure
			Math	Writing	
Greenburgh Central	Woodlands (Hartsdale)	10	460	460	\$25,167
Briarcliff Manor	Briarcliff	13	579	596	\$24,738
North Salem City	North Salem	10	530	542	\$24,486
Bronxville	Bronxville	14	609	605	\$24,068
Elmsford	Alexander Hamilton (Elmsford)	10	560	540	\$23,917
Harrison Central	Harrison	12	519	552	\$23,682
Katonah-Lewisboro	John Jay (Katonah-Lewisboro)	13	580	600	\$23,390
Scarsdale	Scarsdale	13	613	643	\$22,950
White Plains City	White Plains	13	502	521	\$22,576
Dobbs Ferry	Dobbs Ferry	11	562	564	\$22,445
Bedford Central	Fox Lane (Bedford)	10	546	550	\$22,336
Mount Pleasant Central	Westlake (Thornwood)	13	511	539	\$21,681
Valhalla	Valhalla	11	500	531	\$21,343
Irvington	Irvington	12	611	671	\$21,334
Tuckahoe	Tuckahoe	15	508	519	\$21,177
Chappaqua Central	Horace Greeley (Chappaqua)	12	615	644	\$21,043
Blind Brook - Rye	Blind Brook	13	600	630	\$20,991
Byram Hills Central	Byram Hills (Armonk)	11	586	612	\$20,853
Hastings-on-Hudson	Hastings	11	591	600	\$20,635
Rye City	Rye	12	574	605	\$20,522
Ossining	Ossining	13	523	528	\$20,238
Hendrick Hudson Central	Hendrick Hudson (Montrose)	13	531	556	\$20,061
Croton-Harmon	Croton-Harmon	12	581	590	\$19,920
Ardsley	Ardsley	13	562	603	\$19,839
Mamaroneck	Mamaroneck	14	593	601	\$19,580
Rye Neck	Rye Neck (Mamaroneck)	14	572	583	\$19,300
Eastchester	Eastchester	14	515	559	\$18,778
Pleasantville	Pleasantville	13	576	594	\$18,749
Peekskill City	Peekskill	17	456	462	\$18,689
Edgemont	Edgemont	13	609	636	\$18,685
Shrub Oak	Lakeland (Shrub Oak)	13	523	529	\$18,555
Lakeland Central	Walter Panas (Cortlandt Manor)	13	528	532	\$18,555
Somers Central	Somers	13	563	580	\$18,446
Tarrytown UFSD	Sleepy Hollow	14	500	511	\$18,375
Pelham	Pelham	15	561	565	\$17,953
Yorktown Central	Yorktown	14	544	571	\$17,839
New Rochelle City	New Rochelle	18	556	572	\$16,878
Mount Vernon City	Mount Vernon	16	425	413	\$14,955
Port Chester - Rye	Port Chester	15	459	470	\$14,461
Yonkers City	Yonkers-Gorton	14	416	399	\$14,170
Yonkers City	Yonkers-Lincoln	15	405	402	\$14,170
Yonkers City	Yonkers-Roosevelt	16	393	401	\$14,170
Yonkers City	Yonkers-Saunders	13	440	450	\$14,170
Yonkers City	Yonkers-Yonkers HS	15	500	485	\$14,170

Data: 2006 Source: Westchester Magazine April 2007

Education	(2005-2009)	(2005)
	Total Enrollment (All Schools)	Dropout Rate
Dutchess	83,064	3.5
Orange	113,333	2.8
Putnam	26,783	1.1
Rockland	89,045	1.6
Sullivan	17,956	3.8
Ulster	44,064	3.8
Westchester	255,935	1.8

Source: US Census Bureau; NYS Department of Education

Westchester County Summary



Education Attainment Population 25 and over (2005-2009)

	Dutchess	Orange	Putnam	Rockland	Sullivan	Ulster	Westchester
Less than 9 th grade	4.0%	4.7%	2.3%	5.3%	5.7%	3.9%	6.4%
9 th to 12 th grade, no diploma	7.4%	8.5%	4.2%	6.3%	10.2%	8.4%	6.4%
High School Graduate (includes equivalency)	30.0%	31.8%	29.7%	24.6%	34.6%	31.1%	23.2%
Some College, no degree	17.1%	18.8%	19.1%	16.0%	18.6%	18.9%	13.5%
Associate's Degree	10.1%	9.3%	7.9%	7.7%	10.0%	8.9%	6.1%
Bachelor's Degree	18.1%	15.7%	21.2%	22.2%	12.1%	15.6%	22.0%
Graduate or Professional Degree	13.3%	11.1%	15.6%	17.9%	8.7%	13.2%	22.3%

Source: US Census Bureau '05-'09 American Community Survey

Quality of Life

	United States	New York State	Orange	Dutchess	Putnam	Rockland	Sullivan	Ulster	Westchester
Total Crime Index (2006)	3808.0	2468.7	2230.0	2015.3	954.6	1612.5	2608.7	2138.3	1850.0
Consumer Price Index (2007)**	207.3	226.9	226.9	226.9	226.9	226.9	226.9	226.9	226.9
Average Low Temperature	35.6	14.8	17.0	12.0	17.0	23.0	11.0	13.0	20.0
Average High Temperature	74.3	81.5	85.0	81.0	84.0	85.0	79.0	83.0	86.0

*Source: DCJS Uniform Crime/Incident-Based Reporting systems

**Source: (NY-Northern NJ-Long Island, NY-NJ-CT-PA) Represents US City Average, All urban Consumers and NY-Northern NJ-Long Island, NY-NJ-CT-PA for January 1990 - December 2007; Base period: 1982-1984=100. US Dept. of Labor, Bureau of Labor Statistics

Westchester County Summary



County Seat

White Plains

Square Mileage

443

Number of Cities/Towns/Villages

45

County Executive

Robert Astorino

State and Local Sales Tax

7.375%
8.875%

3/8th of 1% to MTA
4% to NYS
Balance to Westchester County

Source: NYS Dept. of Taxation & Finance

Closest Airport

Westchester County Airport

Miles from NYC

22

Train

Amtrak
CSX (Freight)
Metro-North*

* Commuter

Bus

Bee Line Bus System
MTA Bus Company

Major Highways

Bear Mountain State Parkway
Bronx River Parkway
Cross County Parkway
Hutchinson River Parkway
Interstate 95
Interstate 287
Interstate 684
NYS Thruway (I-87)
Sprain Brook Parkway
Saw Mill River Parkway
Taconic State Parkway
US Route 202

Colleges

Berkeley College
Cochran School of Nursing
College of New Rochelle
Concordia College
Empire State College at Hartsdale
Iona College
Long Island University
Graduate Center
Manhattanville College
Mercy College
Monroe College
New York Medical College
Pace Law School
Pace University
Polytechnic University (Part of NYU)
Sarah Lawrence College
SUNY at Purchase College
The College of Westchester
Westchester Community College
Fordham University-Westchester Campus

Hospitals

Blythedale Children's Hospital
Burke Rehabilitation Center
Community Hospital at Dobbs Ferry
FDR Veterans Hospital
Four Winds Westchester
Hudson Valley Hospital Center
Keller Army Community Hospital
Lawrence Hospital Center
New York Presbyterian Hospital
New York United Hospital Medical Center
Northern Westchester Hospital
Phelps Memorial Hospital Association
Rye Hospital Center
Saint Vincent's Westchester
Sound Shore Medical Center
St. John's Riverside Hospital
St. Joseph's Medical Center
The Mount Vernon Hospital
The Medical Center at Yorktown
The New York Presbyterian Hospital
VA Hudson Valley Health Care System
Westchester Medical Center
White Plains Hospital Center
Yonkers General Hospital

Cultural Sites / Points of Interest

John Jay Homestead
Kendall Sculpture Garden
Kykuit: Rockefeller Estate
Hudson River Museum / Glenview
Lyndhurst
Neuberger Museum of Art
Phillipsburg Manor Upper Mills
Sunnyside: Irving Estate
Van Cortlandt Manor

Westchester County Office of Economic Development Website

www.thinkingWestchester.com

Top Employers

Company	Location	Industry	Number of Employees Range
ITT	White Plains	Engineering and Manufacturing	40,000+ worldwide
Bunge Limited	White Plains	Global Agribusiness and Food Company	22,000+ worldwide
Jarden	Rye	Consumer Products Manufacturer and Distributor	9,000 U.S. Employees
IBM	Somers	Computer Hardware & Software Manufacturer	5,000+
Hitachi Metals	Purchase	Metal and Materials	1,750
AT&T	White Plains	Telephone	1,000+
MasterCard	Purchase	Global Payments	1,000+
Morgan Stanley	Purchase	Finance	1,000+
Entergy	Buchanan	Energy	1,000+
PepsiCo, Inc.	Purchase	Beverage, Snack Food	1,000+
AllianceBernstein	White Plains	Financial Service	500-1,000
Ciba Specialty Chemicals	Tarrytown	Specialty Chemicals	500-1,000
Kraft	Tarrytown	Food Products	500-1,000
Reader's Digest	Pleasantville	Publishing	500-1,000
Siemens	Tarrytown	Medical Instruments	500-1,000
NY Life	Mount Pleasant	Insurance	500-1,000

Pepsi Bottling	Somers	Bottling	500-1,000
Swiss Re	Armonk	Insurance Carrier	500-1,000
Nokia	White Plains	Communications	300
Diversified Investment Advisors	Purchase	Investment Management	250-500
Heineken	White Plains	Beer Importer	200-250
Dannon	Greenburgh	Yogurt Products	200
SEM Corporation	Armonk	Microelectronic Interconnect Materials	50-100