

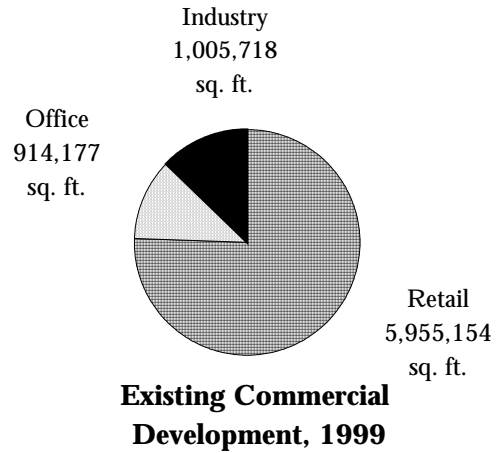
4. FAR NORTH REGION PROFILE

Location:

The Far North region is bounded by the Missouri River on the north, the Mississippi River on the east, Interstate 270 on the south, and Teson Road on the west. The cities of Black Jack, Florissant, a portion of Hazelwood, and unincorporated Spanish Lake are included in this region, which comprises the 63031, 63033, 63034, and 63138 zip codes.

Commercial Development:

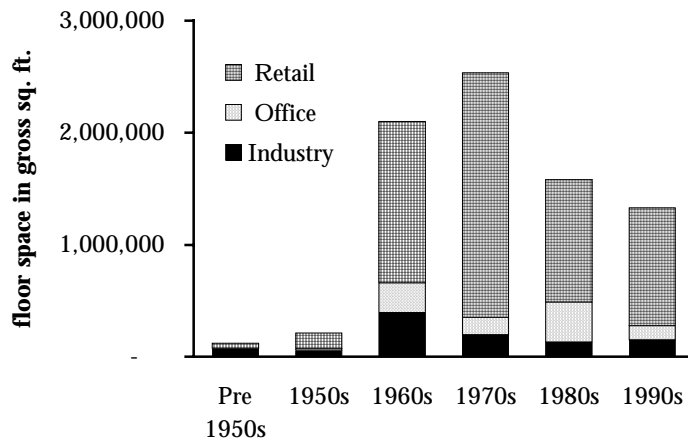
The Far North region has significantly less commercial development (7.9 million square feet) than any other region. Its two million square feet of office and industrial space is the least among the eight areas in this report. The percentage of commercial development devoted to retail sales (76 percent) is much greater than any other region. Highway 367, Lindbergh Boulevard and New Halls Ferry Road contain most of the commercial development in this region. Clocktower Shopping Center, Cross Keys Mall and Grandview Plaza are local shopping centers.



Lindbergh Boulevard is the dominant retail strip in the Far North region. Jamestown Mall at Lindbergh Boulevard and Old Jamestown Road includes over 1.2 million square feet of retail space.

Far North County is predominantly residential and does not contain major employment centers. Many Florissant and Hazelwood residents are employed at the Ford Motor Company and the Boeing Company south of I-270. Laclede Gas Company owns over 520 acres of land in the Jamestown area, most of which is used for underground storage. Christian Hospital Northeast and Christian Hospital Northwest, which together have 704 licensed beds, provide medical care in Far North County.

The Far North region contained an estimated 28,500 jobs in 1998, fewer than any other region. Eighty-seven percent of these jobs were in the Services & Finance and Retail Trade categories. Far North has the lowest percentage of Manufacturing jobs (1%) and Distribution & Utilities jobs (5%) of any region.



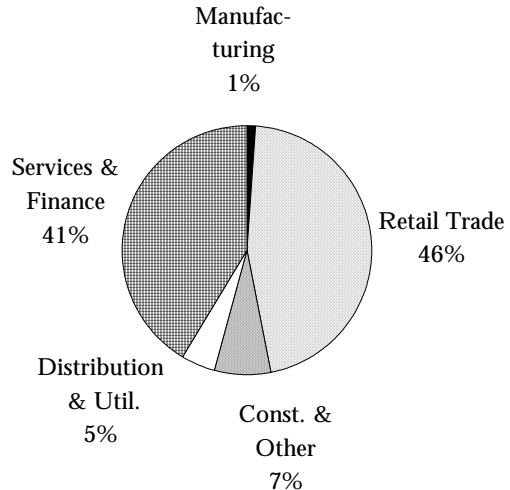
Commercial Floor Space by Year Built

1998/99 Commercial Development:

The Far North region experienced a very small amount of commercial growth during 1998, gaining just 26,450 square feet of new construction. Retail accounted for almost all the development, which was the smallest of the eight St. Louis County regions.

A Walgreens pharmacy was completed at 3160 North Highway 67 in Florissant, continuing a trend for Walgreens to construct freestanding buildings to replace their previous locations in strip centers throughout the area. Howdershell Auto Parts completed an 8,400 square-foot building at 1101 Howdershell Road, and Howdershell Car Wash was constructed at 240 Howdershell Road.

Three cellular phone towers (11744 Riverview Drive, 2302 Charbonier Road and 1520 So. Florissant Road) were erected during 1998, totaling 704 square feet of industrial development.

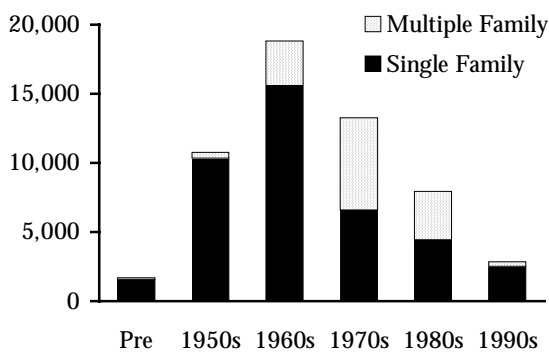


Employment Distribution

During 1999, construction was completed on the Boeing Leadership Center, a 180,000 square-foot training center for executives of that company. Up to 3,500 managers are anticipated to attend classes at the Leadership Center each year. Built on an old estate home property near New Halls Ferry and Shackelford Roads adjacent to the Missouri River, the Boeing Leadership Center includes three residential lodges that can house 120 people.

Residential Development:

The Far North region has continued to grow since its initial construction boom, which began in the 1950s and peaked in the 1960s. Over 60 percent of the single-family housing was built in those two decades. Multi-family construction peaked in the 1970s, and today 26 percent of the region’s housing is multi-family, just below the County average. Apartments and moderately priced condominiums are scattered throughout southern portions of this area, particularly along major roadways.



Housing Units by Decade Built

The Far North region was an area of active residential development in the 1980s with over 7,900 new units constructed in that decade. Construction has slowed relative to the rest of the County in the 1990s. In 1999, there were no multi-family construction permits issued, and single-family construction only accounted for 4 percent of the total permits issued in the County. Development occurred in the unincorporated area of the Far North region, west of Highway 367 and north of Lindbergh Boulevard. Subdivisions with the largest number of permits issued were the Manors of Portland Lakes Estates and Shackelford Commons, each with 24 single-family units.