

Riley County Development Trends

May 2008

Introduction

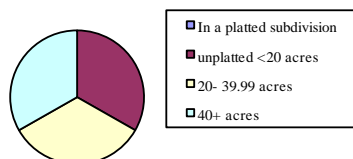
The purpose of this report is to illustrate the current residential building activity occurring in Riley County. The primary focus is to demonstrate the number of building permits issued over the course of a month/year, and the size and status (platted/unplatted) of the tract for which the permit was issued.

Current Activity

There were three (3) residential building permits issued for the month of May 2008; an unplatted tract less than 20 acres; one for 20-40 acres in size; and one for a tract of larger than 40 acres.

Chart I

**Residential Building Permits Issued
May 2008**



one for
a tract
land

Comparison with Previous Years

The number of residential building permits issued for the month of May was higher than the previous two years, but not as high as 2005. The average number of permits issued for the month May is 2.4.

Chart II

**Total Residential Building Permits
May**

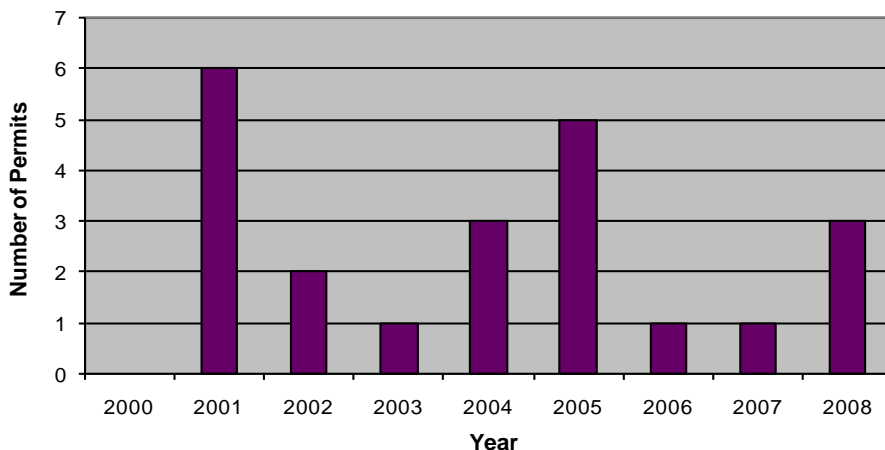


Chart III (below) illustrates the total number of residential building permits issued for the month of May, from 2000 to 2008, categorized according to size and platted/unplatted status of the property. The chart doesn't seem to indicate any particular pattern, other than the month of May appears to be a relatively slow month for permits. However, those permits issued have generally been for unplatted tracts of land of various sizes.

* For clarification, tracts of land that are less than 20 acres and are not required to plat prior to receiving a building permit, are "grandfathered". In other words, the size of the tract was established prior to the "20-acre" rule (1980).

Chart III Total Residential Building Permits
May

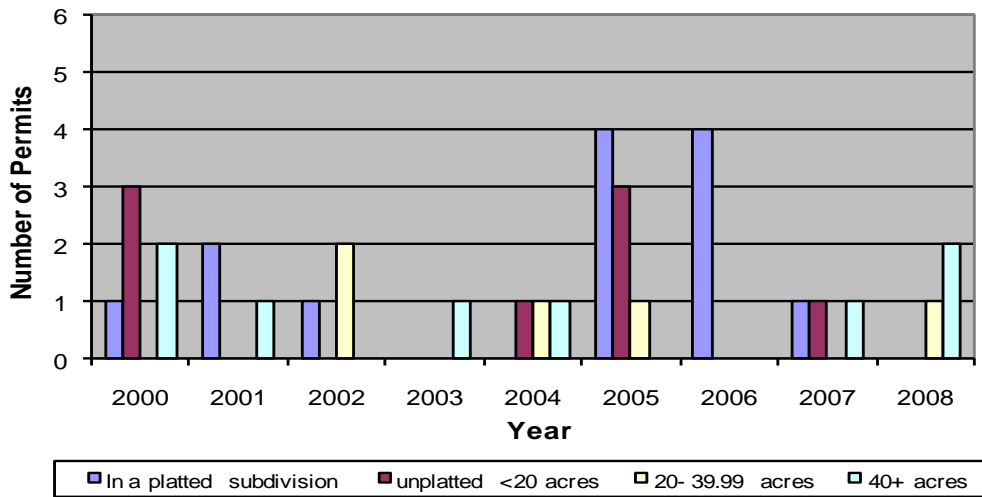
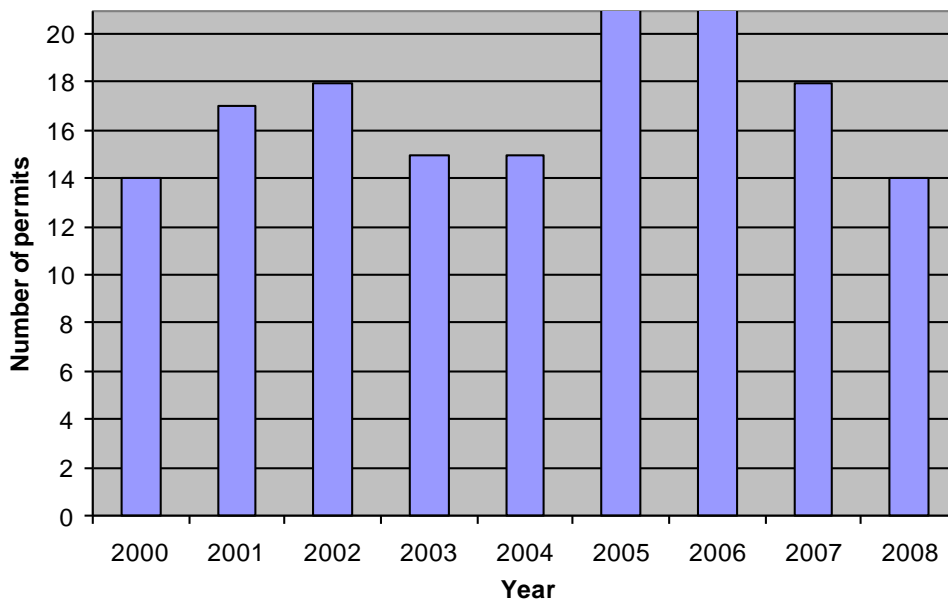
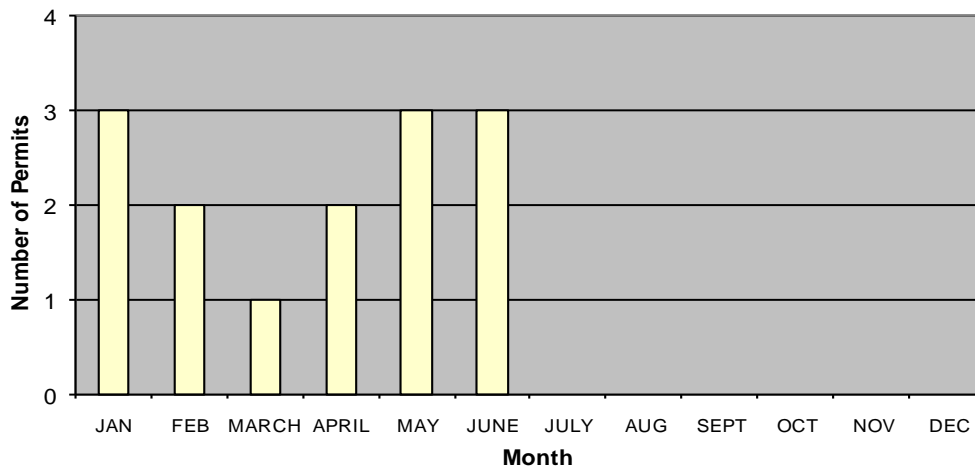


Chart IV Total Number of Residential Building Permits
Jan-May (ytd)



The year-to-date total of residential building permits has calmed to a level not experienced since 2000, with a total of only eleven (11) permits issued (Chart IV). However, Chart V indicates that the number of permits being issued has been on the rise since March.

Chart V Monthly Comparison 2008



20-acre Splits

There were no property splits of 20-39.99 acres for the month of May.