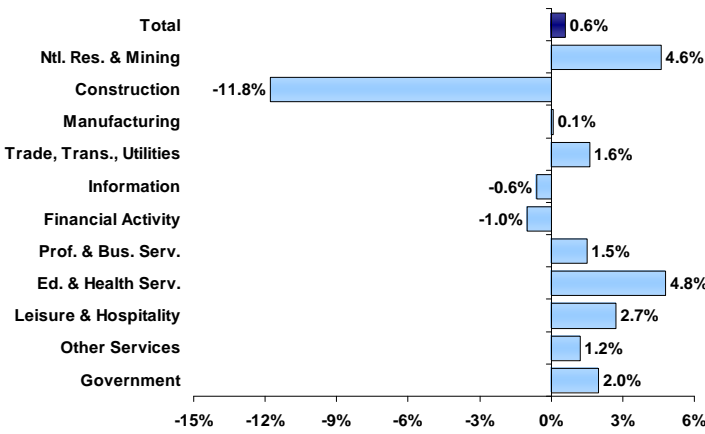




Employment

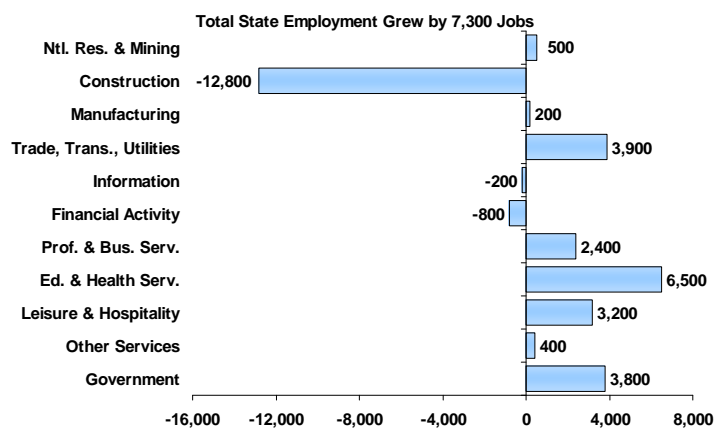
- Employment Growth**—Year-over job growth in Utah was 0.6% in July 2008, much lower than the 3.9% growth measured for the same period last year but still greater than the national rate of -0.1%. In the past 12 months, approximately 11,500 jobs were created in Utah's job market. The U.S. job market experienced a month-over loss of 51,000 jobs in July 2008. From January to July 2008 U.S. payroll employment has declined by 463,000.
- Unemployment**—Utah's July 2008 unemployment rate was 3.5%, higher than the July 2007 rate of 2.7%. The national July 2008 unemployment rate was 5.7%, the highest since March 2004.

Percent Change in Utah Employment by Industry: July 2007-2008



Source: Department of Workforce Services

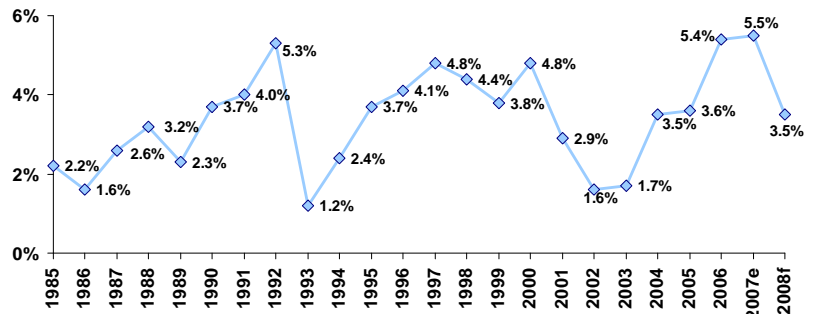
Numerical Change in Utah Employment by Industry: July 2007-2008



Source: Department of Workforce Services

Wages and Income

- Total Personal Income**—Utah's total personal income reached \$85.7 billion in first quarter 2008. Using this measure, economic activity expanded at an annual rate of 6.6% from Q1 2007 to Q1 2008, which ranked Utah eighth in the nation. National growth in personal income over the same period was 4.8%, 1.8% less than Utah.
- Average Annual Pay**—Utah's average annual pay reached \$35,523 in 2007, and is forecast to be \$37,818 in 2008 an increase of 3.5%. This is lower than the increase of 5.5% from 2006 to 2007. The average annual pay for the nation in 2007 was \$44,495 and is forecast to be \$46,829 in 2008, an increase of 4.0%



GDP, CPI, Interest Rates, and Home Prices

Indicator	Period	Value	Period	Value
GDP	Q2-08	1.9%	Q1-08	0.9%
CPI	Jul-08	5.6%	Jun-08	5.0%
CPI-core	Jul-08	2.5%	Jun-08	2.4%

Note: CPI-core excludes Food and Energy

- Interest Rates**—The 30-year fixed-rate mortgage (FRM) averaged 6.40% for the week ending August 28, 2008 according to Freddie Mac. On August 5, 2008 the Federal Reserve decided to keep its target for the federal funds rate at 2%.
- Home Prices**—According to the Office of Federal Housing Enterprise Oversight (OFHEO) House Price Appreciation Ranking, Utah's house prices were up 1.9% in the second quarter of 2008 from second quarter of 2007. This ranks Utah 16th in the nation.

Existing Home Prices Second Quarter 2008 Over Second Quarter 2007		
	Home Price	Percent Change
Cache/Logan	\$146,400	3.8%
Salt Lake	\$226,200	2.0%
Provo	\$193,600	1.2%
Washington/St. George	\$200,200	-5.1%
State of Utah	\$195,800	1.9%
United States	\$193,900	-1.7%

Note: The home price is the median price of existing single family homes, seasonally adjusted, from Economy.com. The percent change is calculated from OFHEO home price appreciation index.
Sources: Moody's Economy.com; Office of Federal Housing Enterprise Oversight

Significant Utah Rankings

Demographic	State Rank	Value	Period	Economic	State Rank	Value	Period
Population Growth Rate ¹	3rd	2.6%	2006-2007	Rate of Job Growth ^{1,2}	23rd	0.4%	July 2008
Total Fertility Rate	1st	2.47	2002	Unemployment Rate ^{1,2}	3rd	3.5%	July 2008
Life Expectancy	3rd	78.6 years	2000	Median Household Income	12th	\$55,974	2005-2007
Median Age	1st	28.5 years	2007	Average Wage	40th	\$35,130	2006
Household Size	1st	3.08 persons	2006	Per Capita Personal Income	45th	\$31,130	2007
Social Indicators				Total Personal Income (% Change)	8th	6.6%	Q107-Q108
Poverty Rate	11th	9.4%	2005-2007				
Educational Attainment of persons 25+	high school degree 5th	91.2%	2006				
	bachelor's degree 24th	27.0%	2006				

Notes: 1. Rankings are based on the most recent data available for all states and may differ from other data.
 2. Job Growth and Unemployment rates are seasonally adjusted and are based on nation data from BLS, which can differ from state values.
 3. Rank is most favorable to least favorable.

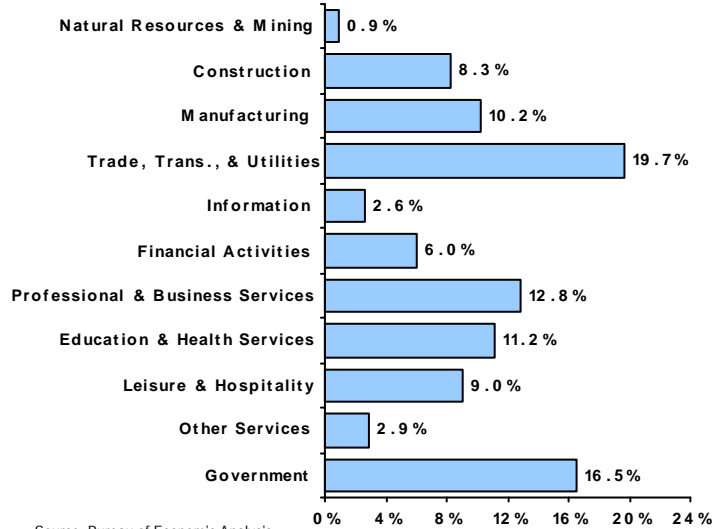
Industry Focus

Percent of Gross Domestic Product by Industry: 2007



Source: Bureau of Economic Analysis

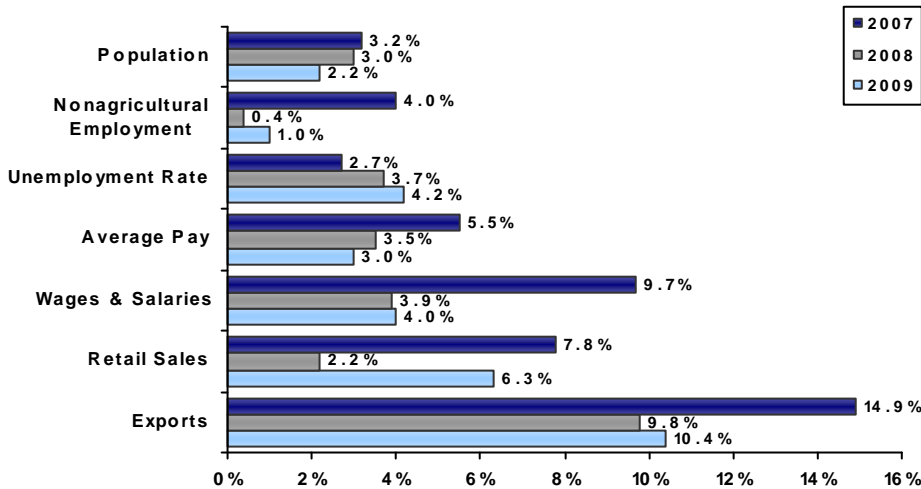
Employment by Industry as a Percent of Total Employment: 2007



Source: Bureau of Economic Analysis

Economic Outlook

Utah Economic Indicators: 2007-2009



- Overview of the Economy**—Utah's economy realized strong growth throughout 2007. The state experienced job growth at 4.0%, more than triple the national rate at 1.1%. The unemployment rate was at a record low of 2.7%. Growth in construction employment continued, with sustained growth in the energy industry and in the professional, business, and financial services. Utah had one of the best economies in the nation in 2007.
- Outlook 2008**—Growth is expected to continue at a slower pace as economic indicators are expected to soften. Employment growth will move from 4.0% in 2007 to 0.4% in 2008, while the unemployment rate should tick upward from a low of 2.7% in 2007 to 3.7% in 2008. Residential construction is expected to weaken further, though overall construction employment should be buoyed somewhat by growth in nonresidential building.

Economic Outlook

- Overview of the Economy**—The state's official July 1, 2007 population was estimated to be 2.7 million, an increase of 3.2% from 2006. Net migration made up 52.4% of this increase.
- Rate of Growth**—The U.S. Census Bureau ranked Utah third among states with a population growth rate of 2.6% from 2006 to 2007. The U.S. rate of growth was 1.0%.
- Long-Term Projections**—The state's population is projected to reach 2.9 million in 2010, 3.6 million in 2040, 4.4 million in 2030, 5.2 million in 2040, 6.0 million in 2050, and 6.8 million in 2060.
- School Enrollment**—In 2007, an estimated 537,700 students were in Utah's public education system; an increase of 13,650 students, or 2.6%, over 2006.

2007 Utah Population Estimate	2,699,553
2006-2007 Percent Change	3.2%
2006-2007 Absolute Change	84,425
2007 Net Migration	44,252
2007 Fiscal Year Births	53,953
2007 Fiscal Year Deaths	13,780
2007 Natural Increase	41,173