

EXHIBIT "A"
TRIP FACTOR INDEX

Based on ITE Trip Generation Manual Ed. 9

	ITE Code	Land Use	Capped Trip Factor (5.78)
Residential			
1	210	Single Family Residential	1.00
2	250	Multi-family Residential	0.45
Non-Residential			
1	440	Adult Cabaret	5.78
2	311	All Suites Hotel	1.03
3	640	Animal Hospital/Veterinary Clinic	5.03
4	876	Apparel Store	3.79
5	879	Arts and Crafts Store	5.78
6	493	Athletic Club	4.39
7	948	Automated Car Wash	5.78
8	942	Automobile Care Center	1.92
9	943	Automobile Parts & Service Center	5.68
10	843	Automobile Parts Sales	5.78
11	453	Automobile Racetrack	1.04
12	841	Automobile Sales	3.1
13	865	Baby Superstore	2.88
14	433	Batting Cages	5.78
15	872	Bed and Linen Superstore	4.76
16	868	Book Superstore	5.78
17	437	Bowling Alley	3.5
18	940	Bread/Donut/Bagel Shop w/ Drive-through Window	5.78
19	939	Bread/Donut/Bagel Shop w/o Drive-through Window	5.78
20	812	Building Materials and Lumber Store	4.57
21	312	Business Hotel	1.53
22	770	Business Park	1
24	566	Cemetery	0.2
25	560	Church	1.4
26	630	Clinic	2.95
27	937	Coffee/Donut Shop with Drive-through Window	5.78
28	938	Coffee/Donut Shop with Drive-through Window and no indoor seating	5.78
29	936	Coffee/Donut Shop without Drive-through Window	5.78
30	021	Commercial Airport	5.78
31	811	Construction Equipment Rental Store	0.99
32	852	Convenience Market (Open 15-16 hours)	5.78
33	851	Convenience Market (Open 24 Hours)	5.78
34	853	Convenience Market w/ Gasoline Pumps	5.78
35	920	Copy, Print and Express Ship Store	5.78
36	714	Corporate Headquarters Building	0.84
37	160	Data Center	0.1
38	565	Day Care Center	5.78
39	875	Department Store	2.42

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40	857	Discount Club	4.48
41	869	Discount Home Furnishing Superstore	2.31
42	854	Discount Supermarket	5.78
43	454	Dog Racetrack	1.02
44	925	Drinking Place	5.78
45	912	Drive-in Bank	5.78
46	896	DVD/Video Rental Store	5.78
47	863	Electronics Superstore	4.73
48	520	Elementary School	1.62
49	823	Factory Outlet Center	3.03
50	934	Fast-Food Restaurant w/ Drive-through window	5.78
51	933	Fast-Food Restaurant w/o Drive-through window	5.78
52	935	Fast-food Restaurant with Drive-through Window and no Indoor Seating	5.78
53	815	Free-Standing Discount Store	5.78
54	813	Free-Standing Discount Superstore	5.65
55	890	Furniture Store	0.53
56	817	Garden Center	5.78
57	944	Gasoline/Service Station	5.78
58	945	Gasoline/Service Station w/ conv. Mkt.	5.78
59	946	Gasoline/Service Station w/ conv. Mkt. & car wash	5.78
60	022	General Aviation Airport	0.77
61	120	General Heavy Industrial	0.16
62	110	General Light Industrial	0.56
63	710	General Office Building	0.89
64	430	Golf Course	0.2
65	432	Golf Driving Range	5.62
66	918	Hair Salon	3.23
67	816	Hardware/Paint Store	5.78
68	492	Health/Fitness Club	3.21
69	530	High School	1.07
70	152	High-Cube Warehouse	0.15
71	932	High-Turnover (Sit-Down) Restaurant	5.78
72	862	Home Improvement Superstore	4.03
73	610	Hospital	1.29
74	310	Hotel	1.66
75	130	Industrial Park	0.57
76	030	Intermodal Truck Terminal	0.79
77	540	Junior/Community College	2.27
78	441	Live Theater	0.67
79	591	Lodge/Fraternal Organization	5.78
80	140	Manufacturing	0.32

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81	420	Marina	0.57
82	897	Medical Equipment Store	0.63
83	720	Medical-Dental Office Building	2.89
84	522	Middle School/Junior High School	1.45
85	431	Miniature Golf Course	1.18
86	151	Mini-Warehouse	0.25
87	562	Mosque	5.78
88	320	Motel	1.18
89	443	Movie Theater w/o Matinee	5.78
90	444	Movie Theater with Matinee	5.78
91	445	Multiplex Movie Theater	5.78
92	435	Multipurpose Recreational Facility	3.35
93	580	Museum	0.52
94	818	Nursery (Wholesale)	3.04
95	620	Nursing Home	0.8
96	750	Office Park	0.9
97	867	Office Supply Superstore	3.4
98	866	Pet Supply Superstore	5.37
99	881	Pharmacy/Drugstore w/ Drive-through window	5.78
100	880	Pharmacy/Drugstore w/o Drive-through window	5.78
101	536	Private School (K-12)	4.6
102	534	Private School (K-8)	5.78
103	931	Quality Restaurant	5.78
104	941	Quick Lubrication Vehicle Shop	5.78
105	491	Racquet/Tennis Club*	3.77
106	495	Recreational Community Center	2.9
107	842	Recreational Vehicle Sales	2.54
108	760	Research & Development Center	0.66
109	330	Resort Motel	0.71
110	947	Self-Service Car Wash	5.78
111	820	Shopping Center	4.37
112	715	Single Tenant Office Building	1.22
113	488	Soccer Complex	5.78
114	826	Specialty Retail Center	4.3
115	861	Sporting Goods Superstore	3.69
116	850	Supermarket	5.78
117	561	Synagogue	1.23
118	490	Tennis Courts	0.08
119	848	Tire Store	2.61
120	849	Tire Superstore	2.09
121	864	Toy/Children's Superstore	5.45
122	810	Tractor Supply Store	2.37

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123	950	Truck Stop	5.78
124	814	Variety Store	5.78
125	911	Walk-In Bank	5.78
126	150	Warehousing	0.41
127	414	Water Slide Park	5.78
128	010	Waterport/Marine Terminal	0.46
129	860	Wholesale Market	0.57