

Table of Unit Factors

OFFICE SPACE				
Unit Factors Currently Used	Specifically	Unit Factor		
General Office Building Space	Includes: Banks, Optometrist Office, General Office, Tanning Salon	0.60	per	1000 ft <sup>2</sup>
Medical Office Space	Includes: Doctors, Medical Office, Medical Clinics, Dentist, Veterinary Clinics	0.60	per	1000 ft <sup>2</sup>
Auto Dealers	Includes: Showroom SF Only- See Warehouse for auto mechanic bay areas	0.40	per	1000 ft <sup>2</sup>

RESTAURANT/BAR				
Unit Factors Currently Used	Specifically	Unit Factor		
Restaurant - Sit Down or Fast Food		0.16	per	seat
Fast Food Drive-Thru Window	ADD to Above	2.00	per	window
Outdoor Seating & Bar Area - Restaurant	ADD	0.06	per	seat/stool
Café	No Food Preparation except Beverages	0.10	per	seat/stool
Carry Out - No seating		2.00	per	establishment

LODGING/ HOUSING				
Unit Factors Currently Used	Specifically	Unit Factor		
Multiple Family Residence	Houses/Condos/Manu.Homes/Apts	1.00	per	unit
RV/Campground		0.60	per	site
Assist Living w/Any Food Prep in Rooms		0.60	per	Room/Unit
Convalescent Homes		0.30	per	bed
Hotels/Motel/Bed & Breakfast	private baths, 2 persons per room	0.25	per	bed
Rooming/Halfway Houses		0.30	per	person
Shelters, Boarding School or Convents				

SCHOOLS/CHURCHES/DAYCARE/FRATERNAL				
Unit Factors Currently Used	Specifically	Unit Factor		
Churches		0.01	per	seat
Country Clubs		0.10	per	member
Fraternal Organizations	members only	1.25	per	hall
Fraternal Organizations/Rental Hall	Members & Rental Halls/Church Rental Halls	2.50	per	hall
Schools	cafeteria (w/warming kitchen) w/out showers and/or pool	1.50	per	classroom*
Schools	showers and/or pool	2.00	per	classroom*
Schools	showers, gym, cafeteria	2.50	per	classroom*
	Full cooking kitchen. *One classroom is 30 occupants or one occupant per 20 net SF			
Daycares	Submit State of Michigan License for unit calculation. 1.50 units will be assigned for every 30 children on license. (Assumes Warming Kitchen)	1.50	per	classroom*

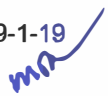


Table of Unit Factors

STORES				
Unit Factors Currently Used	Specifically	Unit Factor		
Drug Stores	Super Drug Store with Pharmacy (Rite-Aid/Walgreens)	0.35	per	1000 ft <sup>2</sup>
Grocery Stores & Super Markets	For BigBox Stores, i.e. Wal-Mart/Meijer, Unknown tenants once occupied, mixed uses are calculated & added together using multiple unit factors.	1.10	per	1000 ft <sup>2</sup>
Retail Store	other than specifically listed	0.20	per	employee
Gas Stations	with convenience store < 500 ft <sup>2</sup>	0.30	per	pump
Convenience Store		1.10	per	1000 ft <sup>2</sup>
Strip Malls	Shell of strip mall with unknown tenants	1.00	per	tenant space
	Once occupied, mixed uses are calculated & added together using multiple unit factors.			

RECREATIONAL				
Unit Factors Currently Used	Specifically	Unit Factor		
Bowling Alleys	no bars, lunch facilities	0.20	per	alley
Swimming Pool		3.50	per	1000 ft <sup>2</sup>
Pool Table Hall		0.20	per	table
Theaters	Drive-In	0.10	per	car space
Theaters	inside w/air conditioning	0.0001 x weekly hours of operation x seats		
Fitness Center	Smaller Scale (not a YMCA, etc.)	0.60	per	1000 ft <sup>2</sup>

SERVICE ESTABLISHMENTS				
Unit Factors Currently Used	Specifically	Unit Factor		
Car Wash	stay in car track pulls you through	10.00	per	single production line
Car Wash	stationary bay, stay in car w/o recycle	8.00	per	bay
Car Wash	stationary bay, stay in car with recycle	5.00	per	bay
Car Wash	stationary bay, do-it-yourself	1.50	per	wand
Dry Cleaners	pressing facilities	1.25	per	press
Dry Cleaners (No Cleaning at Facility)	pick up only	0.20	per	employee
Laundromat	self service	1.50	per	washer
Barber Shops	For Wash Bowl see Beauty Shop.	0.08	per	chair
Beauty Shops/Nail Salon/Spa Pedicures	One wash bowl w/chair is one booth.	0.30	per	booth

MISCELLANEOUS				
Unit Factors Currently Used	Specifically	Unit Factor		
Factories	exclusive of excessive use	0.50	per	1000 ft <sup>2</sup>
Warehouses	Storage facilities, gun ranges, mechanic garage, etc.	0.10	per	1000 ft <sup>2</sup>
Hospitals		1.40	per	bed
Public Institutions	Other than hospitals (Library/Courthouse)	0.40	per	employee
Uses that do not correspond to categories above. Hydroponics Production/ Greenhouse	Site specific estimates will be used in determining REU's	---	--	---