



Public Affairs

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September 5, 2006

Board of Directors
Cedar Grove II Homeowners Association
P.O. Box 2311
Gainesville, FL 32602

Dear Cedar Grove II homeowners:

Thank you for your letter of June 2, 2006 that outlines the homeowner association's concerns with the construction of the Wal-Mart Supercenter at Waldo Road and N.E. 12th Avenue.

Wal-Mart has submitted its application for this site and is currently working with the City of Gainesville on the final design. It is expected that the project will be presented to the City of Gainesville's Development Review Board on Thursday, September 14. The vacation and relocation of N.E. 12th Avenue is expected to be presented to the City's Plan Board on Thursday, September 21 and will then be sent to the City Commission for approval.

Following is the response to the concerns raised in your June 2, 2006 letter. Some of the issues raised are the responsibility of Wal-Mart, while several of the neighborhood association's concerns are issues that are handled by the City of Gainesville. The answers have been provided by both Wal-Mart staff and engineers and by the City of Gainesville. In the case of answers from the City of Gainesville, we are including the name and phone number of the contact person responsible for the issue.

- **Proposed Retention Area (elaborate on what the retention area will consist of)?**
 - The proposed ponds are wet detention ponds. For safety reasons the ponds will have a 6 foot decorative black metal fence around the perimeter. The ponds will be landscaped and the ponds on either side of the Cedar Grove II neighborhood entry will include fountains. It is hoped that the fence will be similar to that erected by the City of Gainesville at Westside Park.
- **Wall/Berm - What is the maximum height?**
 - Wal-Mart is proposing to construct a 6 foot tall screen wall between the proposed Wal-Mart building and the Cedar Grove development to the east along the property line separating the two developments (see highlighted area on attached map). Due to wetland setback restrictions the wall cannot be constructed along the entire common property line. In this area, the existing wetlands will provide screening. Wal-Mart will also provide a grant to the

Cedar Grove II Homeowners Association to construct 6 foot wooden privacy fences on the properties of homeowners who live along the restricted wetlands area. Wal-Mart will place a conservation easement benefiting the City of Gainesville over the wetland ensuring the permanency of the buffer. Wal-Mart will also construct a landscaped berm as part of Wal-Mart's pond system that will provide an additional barrier between the store and the neighborhood.

- **What will be done about lighting along N.E. 12th Avenue?**
 - N.E. 12th Avenue will be lighted in accordance with City of Gainesville regulations for street lights. Once the new road alignment is finalized, GRU will calculate the lighting requirements according to the road classification and other factors, such as traffic volume etc. It should be very similar to what currently exists. GRU will then install something like 100-150W cutoff streetlights on 35ft poles. *City contact: Andre Basler, GRU Utility Design Engineer, 352/334-3600*
- **What type of security will be offered at the store (Sub-station inside store, Construct Police Substation on passive park located in subdivision along N.E. 22nd Street)?**
 - The Wal-Mart Supercenter area would receive the same level of patrol coverage from the City of Gainesville as the other businesses and residents receive in Zone Uniform. That level of coverage is available 24 hours a day. Other than that, the City of Gainesville Police Department would respond to requests for service based on a pre-established dispatched Priority matrix. *City contact: Willie Washington, District 2 Commander, 352/334-2423*
 - Wal-Mart leads the retail sector in security. The East Gainesville Supercenter will have internal security cameras and plainclothes security personnel. Wal-Mart aggressively prosecutes shoplifting and uses RFID technology to track the merchandise in its stores. In addition, the company has external security cameras, targeted lighting throughout the site and the parking lots are patrolled by uniformed security
- **Trash along N.E. 12th Avenue (how will this be maintained)?**
 - Wal-Mart will utilize its associates to remove trash, etc., from its parking areas, landscape islands and in the general area around the Supercenter. Once the store manager and operations staff of the Supercenter are named, Wal-Mart will consider participating in the Adopt-a-Street program to assist with the clean-up of N.E. 12th Avenue. The Board of Cedar Grove II will be provided Wal-Mart contact information to ensure compliance.
 - Litter is collected from Waldo Road and N.E. 12th Avenue by both FDOT inmate crews and the City inmate crew. *City contact: Paul Alcantar, Solid Waste Manager, 352/334-2010*
- **Shopping carts with wheels that lock?**
 - At the East Gainesville Supercenter, Wal-Mart will be using shopping carts whose wheels lock once the cart is taken outside the Wal-Mart parking area. The use of these specialized shopping carts should greatly reduce customers removing the shopping carts and leaving them in the neighborhood or along N.E. 12th Avenue and Waldo Road.
- **Install park equipment in passive park located in subdivision along N.E. 22nd Street**
 - Wal-Mart is working with City of Gainesville Parks and Recreation staff to determine the appropriate equipment for this park. Once that assessment is completed, Wal-Mart will assist in the funding of a portion of that equipment through a grant to the City of Gainesville.
- **Consider compensating residents for the inconvenience this development will cause?**
 - Wal-Mart does not offer compensation for inconvenience during construction. However, we will be working with the neighborhood association to make certain we keep the impact of our construction on the neighborhood to a minimum. We have also committed to making certain

there is access to the Cedar Grove II neighborhood during the construction of the store and the vacation and relocation of N.E. 12th Avenue.

- **Install “Cedar Grove II” signs at entrances of N.E. 12th Avenue and N.E. 23rd Street?**
 - Wal-Mart will work with the Cedar Grove II Homeowners Association and the City of Gainesville to construct appropriate signs at those two locations that meet the size, design and location criteria allowed in the City’s regulations.

- **Hire individuals from northeast Gainesville in all levels of employment (including management)?**
 - Approximately two months before the East Gainesville Supercenter opens, Wal-Mart will hold a job fair in East Gainesville. In addition, Wal-Mart often finds that the associates at their existing stores -- including managers -- will want to transfer to new stores and we expect this to be the case at the East Gainesville Supercenter. Many of the associates and managers of the existing stores, especially the N W. 13th Street Wal-Mart, live in East Gainesville. In addition, Wal-Mart expects to receive applications for hourly and manager positions from Gainesville residents who are currently working at other companies, many of whom would also be residents of East Gainesville.

Wal-Mart also will be holding a job fair in East Gainesville for the Distribution Center once it begins its hiring process.

We look forward to working with the Cedar Grove II Homeowners Association to minimize the impact of this construction on your neighborhood. Please do not hesitate to call if you have additional questions or concerns.

Thank you.

Sincerely,



Eric Brewer
Senior Manager, Public Affairs

Cc: Gainesville City Commissioners
Gainesville City Manager