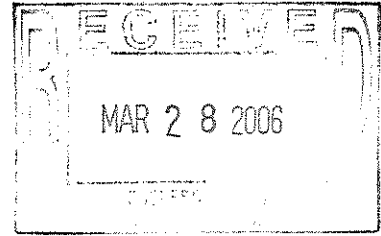




ATWELL-HICKS
DEVELOPMENT CONSULTANTS



March 28, 2006

City of Rochester Hills
Attn: Edward Anzek, AICP
1000 Rochester Hills Drive
Rochester Hills, MI 48309-3033

RE: Wal-Mart @ Grand Sakwa Site
City File #: 05-030.2
AH Project No: 100637

Dear Mr. Anzek:

Pursuant to the above referenced site plan, Atwell-Hicks has addressed the items in the letter from the City of Rochester Hills dated March 21st, 2006. The following is an itemized response list corresponding to the review letter:

1. Per the Fire Departments sketch, the configuration of the island has been adjusted.
2. As requested, additional Parking Data has been provided on engineering plans.
3. The Consent Judgment dated April 3, 2003 (the "Original Consent Judgment"), terminated by Court Order dated May 3, 2004 and reinstated by Court Order Dated May 2, 2005 (the "First Amendment to Consent Judgment"), and amended by the First Amendment to Consent Judgment (the Original Consent Judgment and First Amendment to Consent Judgment are referred to as "The Consent Judgment"), specifically authorize poles to be a maximum of 24 tall from top of the base (Paragraph 5.F. of The Consent Judgment). This supercedes any current requirement or limitation in the City Ordinance. The enclosed engineering plans show that the poles will be 24 feet in height from the top of the base and, therefore, Wal-Mart's proposed plans are in full technical compliance with The Consent Judgment and we request that you affirm this in your communications with respect to the proposed height of the poles.

Also, The Consent Judgment allows such poles to be of a height not to exceed 30 feet, if permitted by the City Council. As an alternative, Wal-Mart is asking that City Council permit the poles to be 27 feet from the top of their base pursuant to The Consent Judgment. For that reason, the 27 foot height is also noted on the proposed plans. We request that you confirm that this alternative request fully complies with the Consent Judgment. Wal-Mart feels that the twenty seven-foot pole height is a reasonable request given the scale and location of this development, utilizing this height will reduce the amount of poles needed to light the site, ultimately providing a more aesthetically pleasing project.

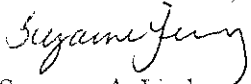
4. As requested, an internal sidewalk has been added to the Wal-Mart property showing connectivity to the proposed Ring Road sidewalk system. In addition, a note has been added to the plans specifying the sidewalk along the proposed Ring Road is to be constructed by others.
5. Dimensioned elevations are provided herein that are consistent with elevations as provided in the 1st Amendment to the Consent Judgment.


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6. A note specifying that "the fueling station is not part of this site plan approval and will be submitted under separate application" is provided on Sheet 6 note # 1.

The Wal-Mart Architect will present a materials board at the time of presentation.

Please feel free to contact me (734-786-7196) should you require any further information. We look forward to presenting this project to the City Council on April 5, 2006.

Sincerely,
ATWELL-HICKS, LLC

Suzanne A. Lindsay
Project Engineer III
Land Development Services


Nick Miller, PE
Project Manager
Land Development Services

Enclosures: Color Elevations, Dimensioned Elevations

CC: Cliff Doxsee, Wal-Mart Stores, Inc.
Bill Eisenberg: Grand Sakwa
Tyler Tennent: Dawda, Mann Mulcahy, Sadler
File