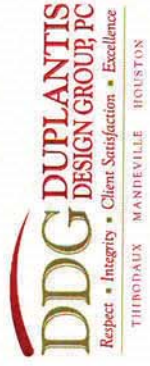


THE NEW BURBANK WALMART SUPERCENTER

Baton Rouge, Louisiana

Proposed Revised Building Plan Presentation

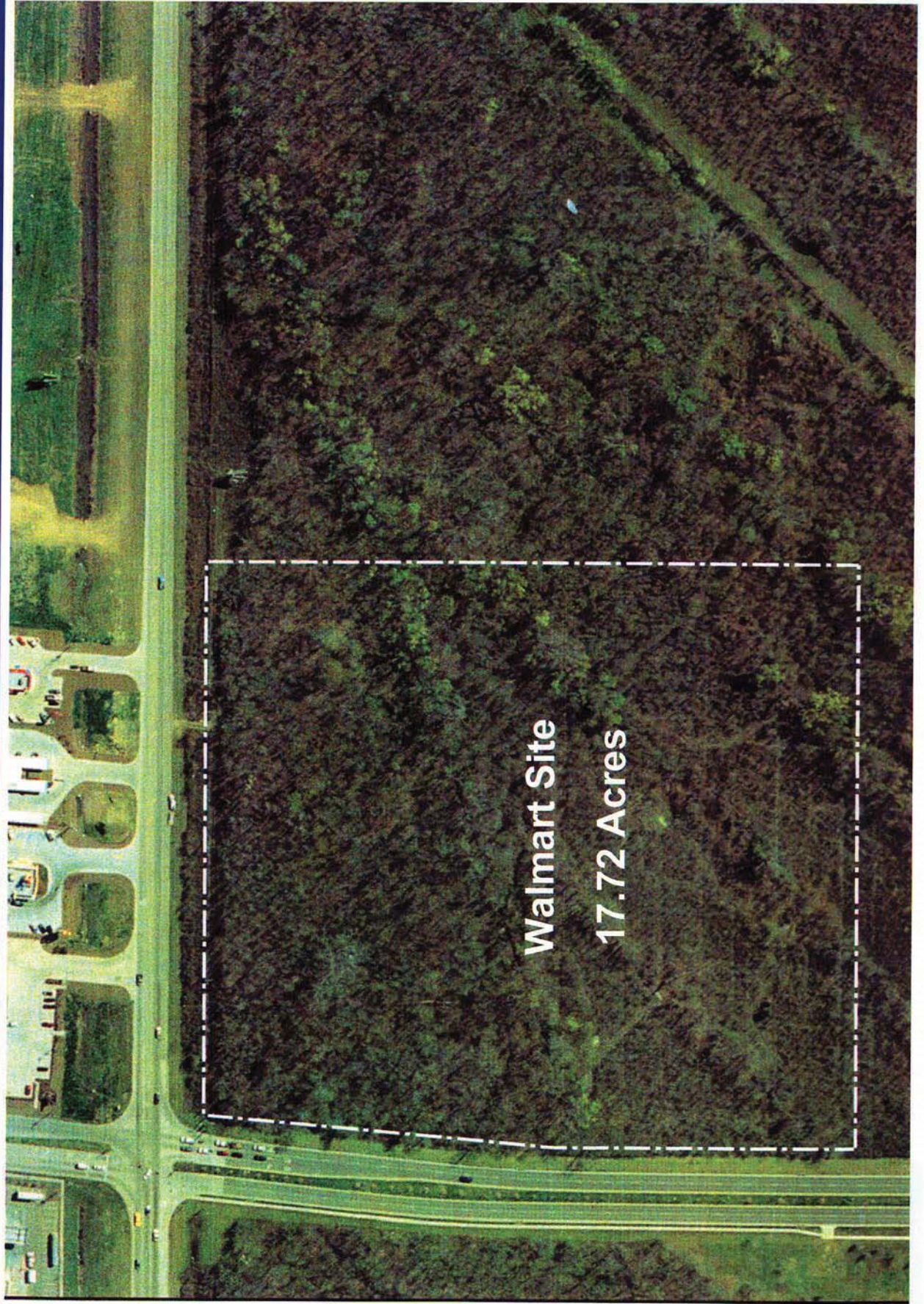
June 1, 2009



SITE INFORMATION

- The site is a 17.72 acre tract located at the intersection of Bluebonnet Boulevard and Burbank Drive in Baton Rouge, East Baton Rouge Parish, Louisiana.
- The site is bounded to the north by Burbank Drive, to the west by Bluebonnet Boulevard, and to the south and the east by an 82.75 acre undeveloped property owned by Mostafa F. Khosravanipour.

Subject Property



Walmart Site
17.72 Acres

Zoning & Site Plan Approval

The Walmart site and surrounding property has been zoned C-2 Heavy Commercial since 1985.

No zoning change was necessary for Site Plan Approval by the City-Parish Planning Commission, which was granted on July 25, 2007.

The elevations of the proposed building are not a component of Site Plan Approval, however the applicant presented proposed elevations to the public for information purposes.

Area Buffers





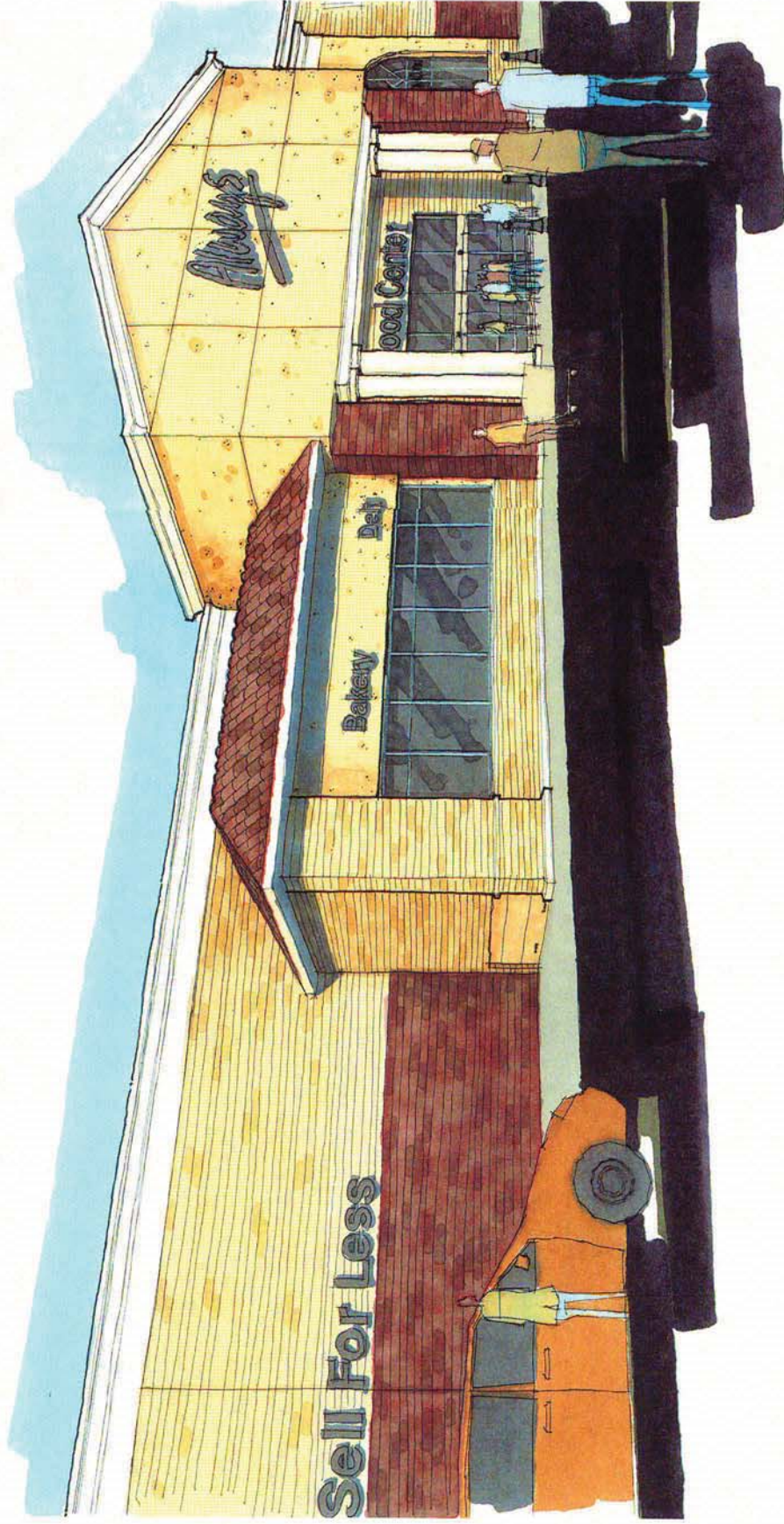
ORIGINAL PROPOSED BUILDING ELEVATIONS

Original Store Design – Burbank Facade



The original store was designed to reflect the architectural character of LSU. Many of the buildings on LSU's main campus feature sand-colored stucco over masonry construction, red-tiled roofs, Palladian windows, arches, colonnaded passageways, and related features.

Original Store Design – Burbank Facade



Original Design - Architectural Features

For the new store, Walmart's original design proposed to:

- Add numerous arched Palladian-style windows on street-facing facades
- Dress the building's exterior in sand colored stucco and masonry
- Frame the roof lines with a decorative architectural cornice
- Include red Italian-style tile gabled roofs
- Frame the entrances with architectural columns reflective of the Italian Renaissance period

Original Design - Architectural Features

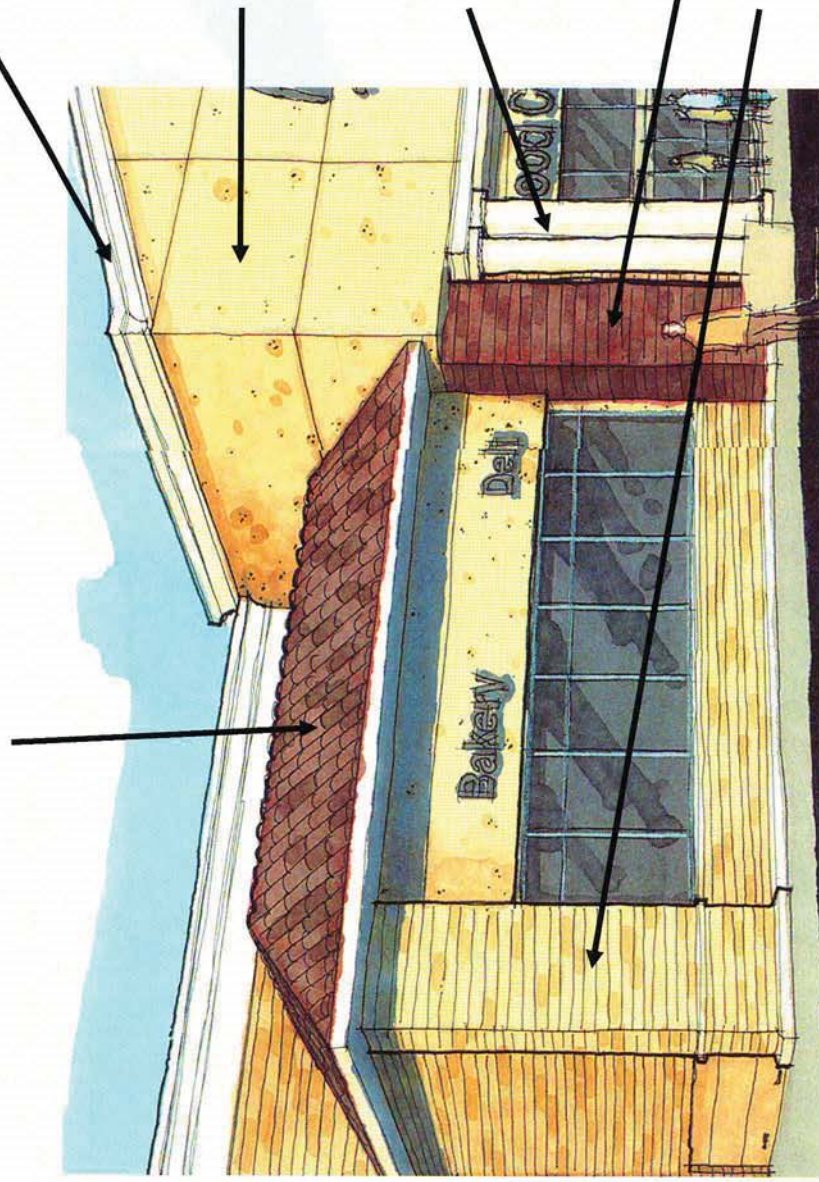
Red-tiled gabled roof accents add scale and dimension to the facade

Cornices and related molding outline the façade's top edge and crown the building's exterior

Sand-colored stucco with complimentary masonry defines the front facade

Colonnades frame the store entrance

Decorative masonry exterior accents give weight and dimension to the facade



PROPOSED ELEVATION CHANGES

New Walmart Initiative

Since the site plan was approved in June of 2007, Walmart has implemented a nationwide initiative to develop more environmentally friendly, “greener” buildings.

As one of Walmart’s newest stores, the Burbank & Bluebonnet community will be able to experience what will be one of the most environmentally sensitive buildings in Louisiana. This level of innovation and forward-thinking will make the store a model for similar buildings throughout the nation.

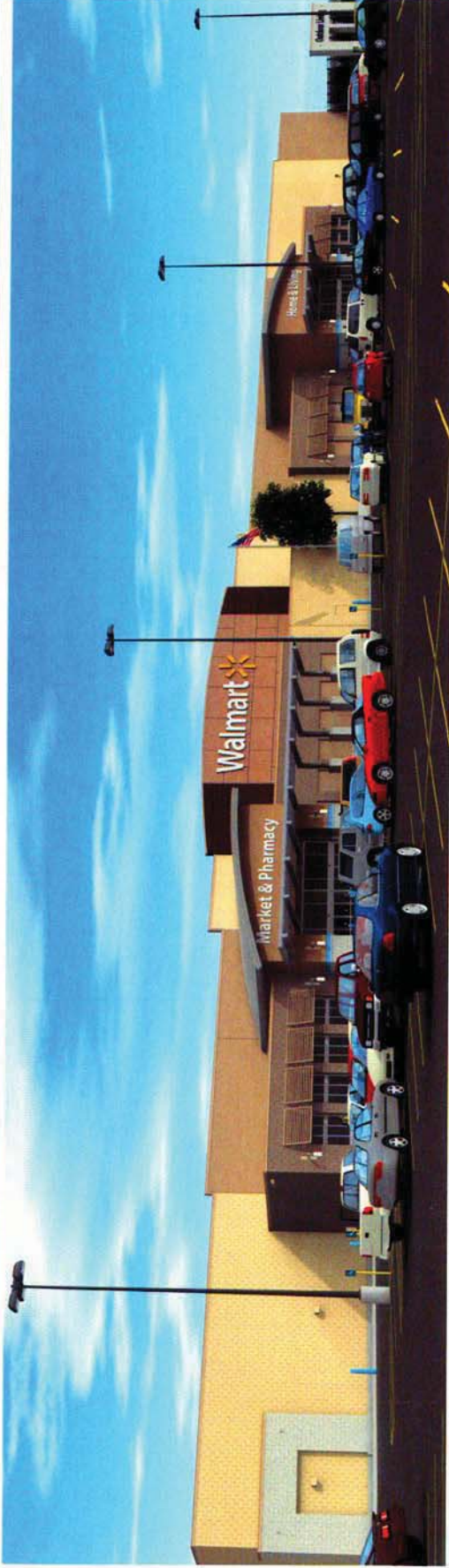
Walmart's New Sustainable Building Features Include:

- **Lighting**
 - This Walmart Supercenter incorporates a daylight harvesting system.
 - Daylight harvesting can reduce up to 75% of the electric lighting energy used in a Supercenter during daylight hours.
 - Occupancy sensors are installed in most non-sales areas.
 - Walmart illuminates exterior building signage and many refrigerated food cases with light emitting diodes (LEDs).
- **Energy Management System**
 - Walmart employs a centralized Energy Management System (EMS) to monitor and control the heating, air conditioning, refrigeration and lighting systems for this store from Walmart's corporate headquarters in Bentonville, AR.
- **HVAC**
 - Walmart utilizes one of the industry's most efficient heating, ventilating and air-conditioning (HVAC) units available.

New Sustainability Features Continued...

- **Dehumidification**
 - Walmart will actively dehumidify this Supercenter, allowing the refrigeration systems to operate more efficiently.
- **White Roofs**
 - Walmart will use a “white” membrane roof with higher reflectivity and emissivity, helping to reduce building energy consumption.
- **Heat Reclamation**
 - Walmart reclaims waste heat from on-site refrigeration equipment to supply 70% of this Supercenter’s hot water needs.
- **Water Conservation**
 - Restrooms are equipped with sensor activated faucets that reduce water usage by 78%.
 - It is estimated that these water conservation measures reduce the overall water consumption in this store by 17% compared to 2005 baseline stores.

Proposed Elevation



Proposed Elevation



Proposed Elevation

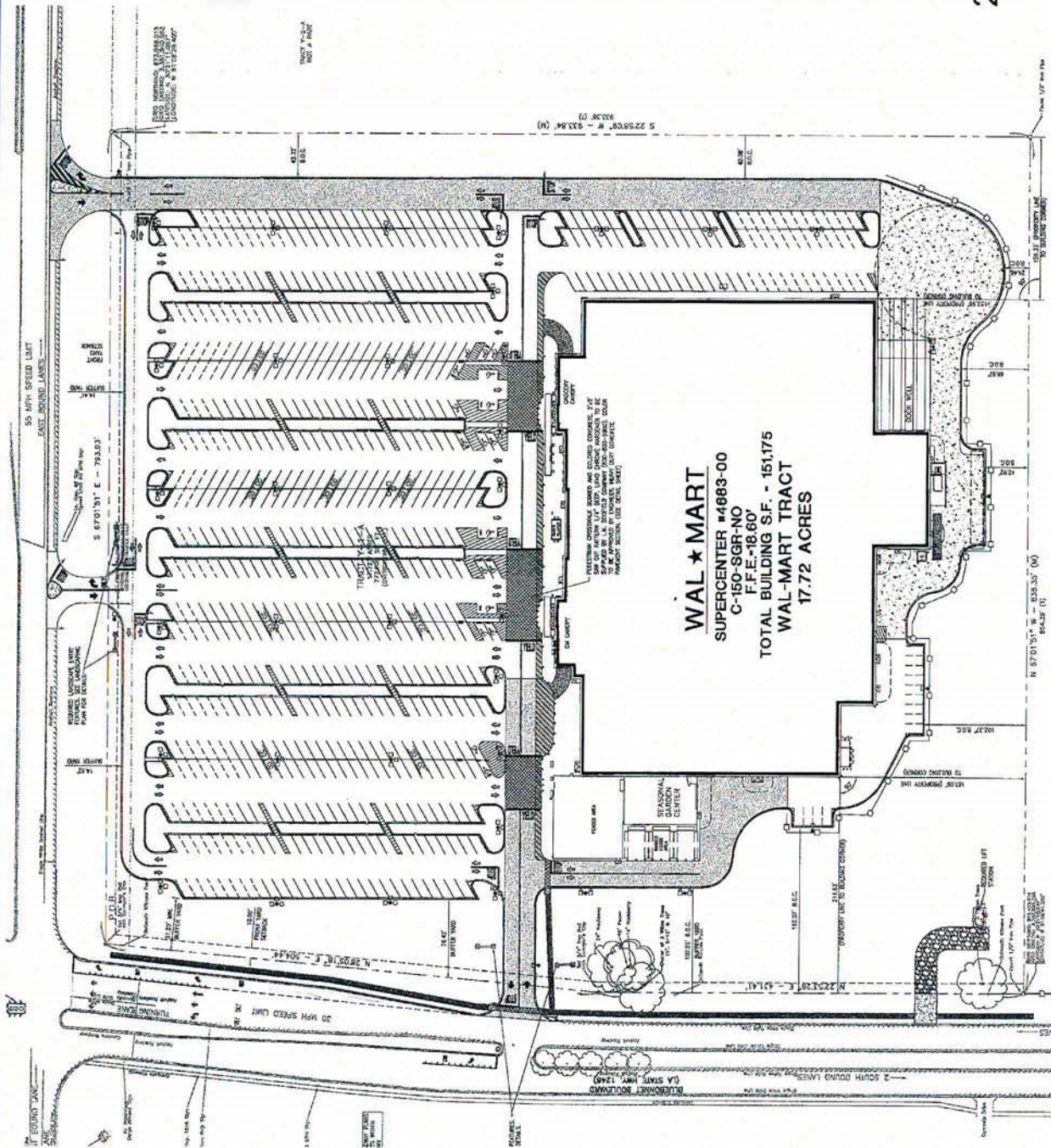


Proposed Landscaping Perspective



Proposed Site Plan

The proposed site plan is only slightly modified to reflect the new footprint. All previously approved landscaping and site design commitments are maintained.



Summary

While the aesthetic appeal of the previous façade is a matter of personal taste, the proposed revision is without question one of the most environmentally progressive designs for new development in the area. The new design:

- Encourages more environmentally conscious development in the area
- Involves more efficient uses of energy and waste management that will significantly lessen the environmental impact to surrounding neighborhoods
- Displays a more contemporary, clean, high-end design that will encourage similar investments in future commercial development in the area