

**EVERGREEN**  
DEVELOPMENT COMPANY

June 14, 1999

Mrs. Betty Ward  
[REDACTED]

Mesa, Arizona 85215-0890

RE: Proposed Walgreens at NWC Power and Thomas Roads, Mesa, Arizona

Dear Mrs. Ward:

Thank you for taking the time to organize the recent neighborhood meeting with Lora Eklund and Heather Balzer. Your input will be very helpful as we continue the development process. As I understand it, you and your neighbors are concerned about the sale of liquor and the hours of operation of the proposed Walgreens at the northwest corner of Power and Thomas Roads. I would like to address these two issues voiced during the meeting and provide the assurances you requested.

Issue No. 1 - Sale of Liquor

Walgreens does not intend to sell liquor at this store site. The improvements will consist of a 15,120 square foot store. This is Walgreen's new standard prototype and does not include a Liquor Department. To add a Liquor Department would require additional square footage, which will not be done at this time, and to do so in the future would almost certainly not be cost effective. Additionally, should Walgreens ever want to sell liquor, they would have to apply for a liquor license, which would involve a public hearing. The neighborhood would be able to voice their displeasure and disapproval at such a hearing. Furthermore, the store is located within 300 feet of a school play yard, which under the current liquor licensing laws prohibits the sale of alcohol.

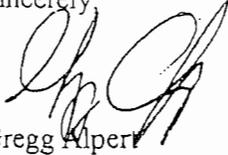
Issue No. 2 - Store Hours

Only a small minority of Walgreens stores in the valley operate 24 hours per day (about 10-15% in the Metropolitan Phoenix area). The twenty-four hour stores are typically located at intersections with heavier traffic and a higher population base than is the case at Power and Thomas Roads. Accordingly, Walgreens does not intend to initially operate the store 24 hours a day. Each store manager sets the store hours, but the Walgreens stores in Mesa typically have hours of 9:00 a.m. to 10:00 p.m. Monday through Saturday and 9:00 a.m. to 10:00 p.m. on Sundays. Please note, however, that should the situation change in the future and Walgreens converted the store to 24 hours, they would be providing a service requested by the neighborhood rather than adversely impacting it. Walgreens parking lot is typically not an attractive "hang-out" for teenagers. Additionally, the significant setback between Walgreens and the neighborhood (over 500 feet) would mitigate any impacts.

**299-71**

Thanks again for your support of the proposed use and your input on the development. I hope this letter eases some of your concerns. We are available to answer any further questions or concerns. Please do not hesitate to call Lora, Heather or myself

Sincerely,

A handwritten signature in black ink, appearing to read 'Gregg Alpert', written in a cursive style.

Gregg Alpert  
Executive Vice President