

Exhibit A-2

Retail Sales and Opportunity Gap by Store, for Primary Market Area and by Distance (5-

Retail Stores	5 Minute Drive			Primary Market Area		
	Demand (Expenditures)	Supply (Retail Sales)	Opportunity Gap/Surplus	Demand (Expenditures)	Supply (Retail Sales)	Opportunity Gap/Surplus
Total Retail Sales Incl Eating and Drinki	70,543,133	131,448,089	(60,904,956)	145,477,565	189,853,805	(44,376,240)
Motor Vehicle and Parts Dealers-441	12,917,933	60,062,766	(47,144,833)	24,402,626	57,039,611	(32,636,985)
Automotive Dealers-4411	10,841,849	54,294,383	(43,452,534)	20,802,240	52,800,240	(31,998,000)
Other Motor Vehicle Dealers-4412	986,403	1,955,338	(968,935)	1,639,085	1,769,055	(129,970)
Automotive Parts/Accsrs, Tire Store	1,089,681	3,813,045	(2,723,364)	1,961,302	2,470,316	(509,014)
Furniture and Home Furnishings Stores-	2,096,232	546,324	1,549,908	4,704,853	729,394	3,975,459
Furniture Stores-4421	1,115,326	481,584	633,742	2,485,516	467,272	2,018,244
Home Furnishing Stores-4422	980,906	64,740	916,166	2,219,337	262,122	1,957,215
Electronics and Appliance Stores-443	1,710,722	1,405,654	305,068	3,674,104	1,522,613	2,151,491
Appliances, TVs, Electronics Store-	1,290,685	1,380,371	(89,686)	2,786,616	1,464,075	1,322,541
Household Appliances Stores-44	303,200		303,200	622,154	88,176	533,978
Radio, Television, Electronics St	987,485	1,380,371	(392,886)	2,164,463	1,375,899	788,564
Computer and Software Stores-44	352,316	25,283	327,033	739,099	58,538	680,561
Camera and Photographic Equipm	67,722		67,722	148,388	0	148,388
Building Material, Garden Equip Stores	8,351,133	5,579,957	2,771,176	18,281,640	13,443,000	4,838,640
Building Material and Supply Deale	7,606,720	5,579,957	2,026,763	16,620,548	11,919,641	4,700,907
Home Centers-44411	2,941,008	3,605,976	(664,968)	6,273,634	10,881,861	(4,608,227)
Paint and Wallpaper Stores-444	211,478		211,478	480,697	0	480,697
Hardware Stores-44413	557,634		557,634	1,238,735	0	1,238,735
Other Building Materials Dealers	3,896,600	1,973,981	1,922,619	8,627,482	1,037,780	7,589,702
Building Materials, Lumberyard	1,324,993	673,151	651,842	2,947,270	353,896	2,593,374
Lawn, Garden Equipment, Supplie	744,413		744,413	1,661,092	1,523,359	137,733
Outdoor Power Equipment Store	112,179		112,179	247,198	0	247,198
Nursery and Garden Centers-44	632,233		632,233	1,413,894	1,523,359	(109,465)
Food and Beverage Stores-445	7,891,508	2,202,019	5,689,489	15,644,676	29,707,160	(14,062,484)
Grocery Stores-4451	7,091,785	1,250,343	5,841,442	14,030,773	27,329,542	(13,298,769)
Supermarkets, Grocery (Ex Con	6,733,498	712,344	6,021,154	13,335,873	26,483,208	(13,147,335)
Convenience Stores-44512	358,288	537,998	(179,710)	694,900	846,334	(151,434)
Specialty Food Stores-4452	234,918	318,619	(83,701)	470,613	1,766,660	(1,296,047)
Beer, Wine and Liquor Stores-4453	564,805	633,057	(68,252)	1,143,290	610,957	532,333
Health and Personal Care Stores-446	3,803,348	7,182,884	(3,379,536)	7,969,281	15,055,193	(7,085,912)
Pharmacies and Drug Stores-446	3,287,150	7,182,884	(3,895,734)	6,891,086	14,873,998	(7,982,912)
Cosmetics, Beauty Supplies, Perfu	140,299		140,299	288,044	62,429	225,615
Optical Goods Stores-44613	130,376		130,376	281,991	0	281,991
Other Health and Personal Care St	245,523		245,523	508,160	118,766	389,394
Gasoline Stations-447	6,979,658	34,938,800	(27,959,142)	14,519,867	45,632,875	(31,113,008)
Gasoline Stations With Conv Store	5,235,360	29,765,166	(24,529,806)	10,820,452	31,510,430	(20,689,978)
Other Gasoline Stations-44719	1,744,298	5,173,634	(3,429,336)	3,699,414	14,122,446	(10,423,032)
Clothing and Clothing Accessories Store	3,398,518	346,466	3,052,052	7,286,837	453,299	6,833,538
Clothing Stores-4481	2,368,634	62,270	2,306,364	4,996,662	102,427	4,894,235
Men's Clothing Stores-44811	153,723		153,723	313,573	0	313,573

Women's Clothing Stores-44812	619,267	62,270	556,997	1,333,430	102,427	1,231,003
Childrens, Infants Clothing Store	100,222		100,222	203,090	0	203,090
Family Clothing Stores-44814	1,270,603		1,270,603	2,663,755	0	2,663,755
Clothing Accessories Stores-44815	65,300		65,300	142,910	0	142,910
Other Clothing Stores-44819	159,519		159,519	339,904	0	339,904
Shoe Stores-4482	394,875		394,875	860,850	0	860,850
Jewelry, Luggage, Leather Goods Stores-44830	635,009	284,196	350,813	1,429,325	350,872	1,078,453
Jewelry Stores-44831	590,610	284,196	306,414	1,330,914	350,872	980,042
Luggage and Leather Goods Stores-44832	44,399		44,399	98,410	0	98,410
Sporting Goods, Hobby, Book, Music Stores-45110	1,267,470	667,275	600,195	2,769,217	694,414	2,074,803
Sporting Goods, Hobby, Musical Instrument and Supplies Stores-45111	868,222	626,398	241,824	1,942,376	694,414	1,247,962
Sporting Goods Stores-45111	436,666	611,744	(175,078)	1,007,404	658,621	348,783
Hobby, Toys and Games Stores-45112	275,340	14,654	260,686	601,429	35,794	565,635
Sew/Needlework/Piece Goods Stores-45113	72,431		72,431	154,527	0	154,527
Musical Instrument and Supplies Stores-45114	83,784		83,784	179,016	0	179,016
Book, Periodical and Music Stores-45115	399,248	40,877	358,371	826,841	0	826,841
Book Stores and News Dealers-45116	288,245		288,245	593,509	0	593,509
Book Stores-451211	272,633		272,633	560,062	0	560,062
News Dealers and Newsstands-45122	15,612		15,612	33,447	0	33,447
Prerecorded Tapes, CDs, Records-45123	111,004	40,877	70,127	233,332	0	233,332
General Merchandise Stores-452	8,576,210	3,579,897	4,996,313	17,520,671	6,678,677	10,841,994
Department Stores Excl Leased Dept Stores-4521	4,104,428	174,934	3,929,494	8,597,501	0	8,597,501
Other General Merchandise Stores-4522	4,471,782	3,404,963	1,066,819	8,923,170	6,678,677	2,244,493
Warehouse Clubs and Super Centers-4523	3,795,027	3,404,963	390,064	7,510,138	4,567,993	2,942,145
All Other General Merchandise Stores-4524	676,755		676,755	1,413,032	2,110,684	(697,652)
Miscellaneous Store Retailers-453	1,948,204	3,210,619	(1,262,415)	4,235,633	4,608,955	(373,322)
Florists-4531	148,822	326,566	(177,744)	321,994	524,380	(202,386)
Office Supplies, Stationery, Gift Stores-4532	805,799	234,750	571,049	1,737,048	236,677	1,500,371
Office Supplies and Stationery Stores-4533	455,459	12,657	442,802	982,998	0	982,998
Gift, Novelty and Souvenir Store-4534	350,340	222,093	128,247	754,050	236,677	517,373
Used Merchandise Stores-4535	164,315	699,910	(535,595)	362,101	1,688,768	(1,326,667)
Other Miscellaneous Store Retailer-4536	829,268	1,949,393	(1,120,125)	1,814,490	2,159,130	(344,640)
Non-Store Retailers-454	4,316,353		4,316,353	9,224,595	550,310	8,674,285
Electronic Shopping, Mail-Order Home Shopping Stores-4541	3,132,656		3,132,656	6,895,194	0	6,895,194
Vending Machine Operators-4542	170,668		170,668	353,167	0	353,167
Direct Selling Establishments-4543	1,013,029		1,013,029	1,976,234	550,310	1,425,924
Foodservice and Drinking Places-722	7,285,844	11,725,428	(4,439,584)	15,243,566	13,738,305	1,505,261
Full-Service Restaurants-7221	3,304,520	6,045,100	(2,740,580)	6,973,404	3,592,737	3,380,667
Limited-Service Eating Places-7222	3,017,382	3,096,331	(78,949)	6,317,921	7,691,520	(1,373,599)
Special Foodservices-7223	602,906	1,694,023	(1,091,117)	1,216,361	964,253	252,108
Drinking Places -Alcoholic Beverages-7224	361,036	889,975	(528,939)	735,880	1,489,796	(753,916)
GAFO *	17,854,952	6,780,366	11,074,586	37,692,729	10,315,074	27,377,655
General Merchandise Stores-452	8,576,210	3,579,897	4,996,313	17,520,671	6,678,677	10,841,994
Clothing and Clothing Accessories Stores-45110	3,398,518	346,466	3,052,052	7,286,837	453,299	6,833,538
Furniture and Home Furnishings Stores-45111	2,096,232	546,324	1,549,908	4,704,853	729,394	3,975,459
Electronics and Appliance Stores-45112	1,710,722	1,405,654	305,068	3,674,104	1,522,613	2,151,491
Sporting Goods, Hobby, Book, Music Stores-45113	1,267,470	667,275	600,195	2,769,217	694,414	2,074,803
Office Supplies, Stationery, Gift Stores-45114	805,799	234,750	571,049	1,737,048	236,677	1,500,371

Source: Claritas, Inc.; Thomas Point Associates, Inc.

Note: difference betw.demand and supply represents the opportunity gap or surplus available for each retail outlet in the specified area. When the demand is greater than (less than) the supply, there is an opportunity gap (surplus) for that retail outlet. For example, a positive value signifies an opportunity gap, while a negative value signifies a surplus.

*Drive is from intersection of Poplar Avenue and Coastal Highway.

and 10-minute drive*)

10 Minute Drive

Demand (Expenditures)	Supply (Retail Sales)	Opportunity Gap/Surplus
389,873,750	655,269,951	(265,396,201)
74,924,295	153,320,659	(78,396,364)
63,412,480	120,465,877	(57,053,397)
5,103,609	16,363,139	(11,259,530)
6,408,205	16,491,642	(10,083,437)
9,756,472	6,983,437	2,773,035
5,275,888	4,107,502	1,168,386
4,480,584	2,875,935	1,604,649
8,792,215	6,165,806	2,626,409
6,693,918	5,278,600	1,415,318
1,581,685	991,407	590,278
5,112,234	4,287,193	825,041
1,765,318	887,207	878,111
332,979		332,979
41,609,363	36,269,407	5,339,956
37,855,611	31,512,281	6,343,330
14,643,650	16,954,530	(2,310,880)
1,004,740	1,512,224	(507,484)
2,832,486	1,542,125	1,290,361
19,374,735	11,503,401	7,871,334
6,464,616	3,922,793	2,541,823
3,753,752	4,757,126	(1,003,374)
587,284	211,110	376,174
3,166,467	4,546,016	(1,379,549)
47,435,145	40,713,198	6,721,947
42,866,300	24,649,762	18,216,538
40,676,128	21,618,618	19,057,510
2,190,172	3,031,144	(840,972)
1,440,975	8,218,035	(6,777,060)
3,127,870	7,845,401	(4,717,531)
21,771,848	23,585,805	(1,813,957)
18,913,304	20,588,786	(1,675,482)
804,276	866,850	(62,574)
624,730		624,730
1,429,539	2,130,170	(700,631)
42,068,759	150,692,774	(108,624,015)
31,666,355	127,046,090	(95,379,735)
10,402,405	23,646,684	(13,244,279)
17,402,128	33,334,215	(15,932,087)
12,537,125	24,030,414	(11,493,289)
816,992	1,181,890	(364,898)

3,211,369	6,514,913	(3,303,544)
643,818	1,223,426	(579,608)
6,726,381	2,815,054	3,911,327
298,592	589,637	(291,045)
839,974	11,705,494	(10,865,520)
2,309,887	3,333,060	(1,023,173)
2,555,115	5,970,741	(3,415,626)
2,361,902	5,970,741	(3,608,839)
193,213		193,213
6,513,765	6,235,546	278,219
4,270,736	3,767,907	502,829
2,070,281	2,651,707	(581,426)
1,392,853	633,371	759,482
370,087	134,599	235,488
437,516	348,229	89,287
2,243,028	2,467,639	(224,611)
1,615,997	2,161,941	(545,944)
1,533,326	2,161,941	(628,615)
82,671		82,671
627,031	305,698	321,333
47,067,816	37,420,828	9,646,988
21,726,955	13,972,003	7,754,952
25,340,861	23,448,825	1,892,036
21,847,171	18,733,710	3,113,461
3,493,690	4,715,115	(1,221,425)
10,083,560	38,730,406	(28,646,846)
735,557	1,910,170	(1,174,613)
4,010,267	12,629,133	(8,618,866)
2,276,776	3,844,082	(1,567,306)
1,733,490	8,785,051	(7,051,561)
828,181	6,011,674	(5,183,493)
4,509,555	18,179,431	(13,669,876)
22,812,749	20,230,157	2,582,592
16,163,738		16,163,738
1,026,888	16,077	1,010,811
5,622,123	20,214,081	(14,591,958)
39,635,635	101,587,712	(61,952,077)
17,888,758	64,762,181	(46,873,423)
16,623,260	26,179,682	(9,556,422)
3,310,358	2,757,339	553,019
1,813,259	7,888,510	(6,075,251)
93,542,662	102,768,965	(9,226,303)
47,067,816	37,420,828	9,646,988
17,402,128	33,334,215	(15,932,087)
9,756,472	6,983,437	2,773,035
8,792,215	6,165,806	2,626,409
6,513,765	6,235,546	278,219
4,010,267	12,629,133	(8,618,866)
