

Exhibit A
Proposed Operational Plan

T3361 Miami Beach North

Business Overview

Target is a general merchandise retailer with 1,871 stores in 50 U.S. states and the District of Columbia.

The Target store at this location will be a “Small Format” store. It will be approximately one-fourth the size of a typical Target store and offer a merchandise assortment customized to meet local community needs. In a Small Format stores, guests can find items in style categories – home décor and apparel, everyday household essentials, grocery items, and other locally sourced goods when available.

Number of Employees

The store will employ from 75-85 full and part-time employees.

Approximately 15-20 employees will be at the store at a given time. This may temporarily increase during shift changes, which generally occur two times per day.

Over 60% of Target employees live within five miles of the store where they work. Target endeavors to hire locally, but this is dependent on local market conditions.

Access

Small Format Stores are intended to serve the local community on its own terms, offering multi-modal accessibility: by car, on foot, bicycle or mass transit.

Store Hours

Regular store hours are 8:00 a.m. to 10:00 p.m. Some stores open an hour earlier and close an hour or two later, based on local market demand.

Holiday hours may vary, but are typically 7:00 a.m. to 11:00 p.m. or 12:00 a.m.

- Physical Security elements include exterior lighting, Electronic Article Surveillance, fire and intrusion systems, electronic shopping cart containment and a security office.

The following are typical security measures at Target stores:

- The Target retail security system is stored in store and remotely by local and headquarters teams. This system includes interior and exterior cameras equipped with motion detection.
- The Security Team is scheduled during peak hours of business. Parking Lot patrols are conducted routinely.
- We also have a Merchandise Protection program that helps deter theft in store.

Store Loading Operations

The store will receive two deliveries from Target distribution centers on a typical day from a WB-40 truck. Due to the distance travelled and for the comfort and safety of the driver(s), the trucks will often be equipped with double-axel sleeper cabs in addition to the standard 28ft trailer. The approximate wheelbase with the sleeper cab is 42 feet making it slightly larger than a typical WB-40 truck.

The store will also receive daily vendor deliveries (e.g. bread from a local bakery). These will vary in frequency and the trucks will vary in size, but in no case will they be larger than the truck described above. A Small Format store of this size in an urban setting will typically receive 5 to 10 vendor deliveries per day.

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All loading operations will happen within the interior loading area. Congestion on the street will be limited to the extent possible, however it will be difficult to completely eliminate trucks waiting on the street during vendor deliveries.

Proposed Delivery Schedule

Pending city loading time restrictions. Times are approximate.

- 7am – 1pm: Target DC truck unload. Each truck will take 1-2 hours to unload
- 1pm – 8pm: Vendor deliveries

Vendors

- Deliveries can be expected all 7 days of a week
- Daily deliveries include weekend days
- Non-daily deliveries can occur on weekend days

Estimated Frequency of Third Party Deliveries:

Daily or Multiple Times/Week

- Coke
- Pepsi
- 7Up brands
- Frito Lay
- Milk
- UPS
- FedEx
- Bread Vendors
- Kemps ice cream
- Red Barron Pizza
- Little Debbie
- Red Bull
- Trash/Recycling
- Beer/Wine

Weekly or Monthly

- Greeting Cards vendor
- Mission Tortillas
- Reverse Logistics
- Food bank donations
- Personal products donations
- Pet products donations

Truck Noise Mitigation

- The Target WB-40 (42) trucks do not utilize a beeper when backing up. However, some vendor trucks may have beepers that engage when backing up.
- Delivery trucks will not idle while in the loading area.

Trash Servicing

- Dumpsters can be serviced within the interior loading area.