

ATLANTIC STATIONSM NEIGHBORS' NEWSLETTER

Atlantic Station, L.L.C. ("Atlantic") appreciates your comments regarding previous newsletters and your participation in the last neighborhood meeting on October 24, 2002. Atlantic will continue its correspondence with you regarding the development of the ATLANTIC STATIONSM community.

Please join us at the next community meeting **Tuesday, February 25, 2003** from **6:00–7:30 p.m.** at Tenth Street United Methodist Church (425 Tenth Street). Please note that this meeting date deviates from our typical meeting schedule. Future meetings will continue to be held every other month on the last Thursday of the month.

CONSTRUCTION AREA

The construction of the grand ellipse central park by Atlantic Station in partnership with Realty Development Corporation is nearing completion. Serving as the focal point of the "Commons" residential neighborhood in the center portion of the ATLANTIC STATIONSM Community, the central park area is a pedestrian-focused and tree-lined public amenity. Oriented by the former Atlantic Steel Mill's original 60-foot tall smokestack the park will be home to a two-acre elliptical pond that will feature fountains and nighttime lighting.

On January 29, a 200-foot-long, 12-foot-wide pedestrian bridge was installed over the two-acre elliptical pond. This bridge provides a pedestrian connection between the northern phase of the residential units and the southern phase. Construction of the residential units in this area is expected to begin in March 2003.

TRANSPORTATION

The concrete pillars continue to rise near interstates 75 and 85 for the 17th Street Bridge, and the initial steel girders will be placed this month.

The Department of Transportation has awarded a contract to Sunbelt Structures for the western construction of 17th Street that includes a second bridge over the Norfolk-Southern railroad that will connect 17th Street to Northside Drive on the western edge of the development. The construction is underway and should be completed in spring 2004.

ENVIRONMENT

The first phase of the ATLANTIC STATIONSM Tree Planting Program was well received by the residents, and planting for this phase should be completed by the end of February. To date, 334 trees have been planted at the request of the homeowners. To the extent that a resident has previously requested trees through the ATLANTIC STATIONSM Tree Planting Program and has not received such trees as of the date hereof, Atlantic Station plans to coordinate the planting of such trees next fall. The second phase of the tree planting program will begin in October 2004. Residents will receive more information by mail and through their homeowner association web sites.

There have been a total of 678 trees requested by residents of Home Park and Loring Heights. We are still receiving requests for trees, and there are approximately 127 trees available to residents in the "Neighborhood Tree Bank." If you are interested in having trees planted on your property, please contact Betsy Kahle at Bilson & Associates, 770.419.0006.

In addition to planting trees in the neighborhoods, Atlantic Station is donating trees to the following businesses and organizations:

Loring Heights Park
Knight Park
Guice Early Learning Center
Georgia Institute of Technology
El Farooq Mosque (14th Street)
My Sister's House (Atlanta Union Mission)
Piedmont Park Conservancy
Georgia Environmental Protection Division (14th Street)
Georgia Power Sub Station (Northside Drive)
Chick Fil A (Howell Mill Road)
Salvation Army (Howell Mill Road)
Tenth Street United Methodist Church
Mount Ephraim Baptist Church

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COMING SOON...

Dillard's has signed a letter of intent to build a 225,000-square-foot flagship store anchoring the retail district at ATLANTIC STATIONSM. The multi-level store will offer a full line of premium apparel and cosmetics as well as Dillard's exclusive home and leisure collection.

Moe's Southwest Grill will open a 2,489-square-foot restaurant in the retail portion of ATLANTIC STATIONSM. Founded in January 2001, the Atlanta-based company currently has 50 restaurants in operation.

Moe's founder, Martin Sprock, will introduce a new restaurant concept to Atlantans with **Mama Fu's Noodle House**. The fast-casual, Pan-Asian restaurant, which will feature bohemian, shabby-chic décor, will occupy 2,467 square feet in the retail and restaurant district.

Marble Slab Creamery, which currently has six locations in metro Atlanta and 250 across the country, will open a 1,350-square-foot creamery in the retail shopping area between 19th and 20th Streets (in the same building as the United Artists movie theatre). Other metro Atlanta Marble Slab stores can be found in Alpharetta, Buckhead, Mall of Georgia, Fayetteville, Peachtree City and Snellville.

Lane Companies' (previously referred to as the Realty Development Corporation) residential development is progressing well and currently more than 250 people are on the waiting list for apartments and condominiums.

A 400,000 SqFt+ office tower is now under construction near the interstate on 17th Street and will be the new home for SouthTrust's Atlanta Headquarters, a SouthTrust Bank branch and the law firm of Arnall, Golden & Gregory.

CONTACT ATLANTIC STATION

We look forward to seeing you February 25, 2003. For more information on this and other issues regarding the community, please contact Dr. Hilburn O. Hillestad or Kris Carter at 404.870.2368 or e.mail kcarter@atlanticstation.com. Thank you for your comments.

Atlantic Station, L.L.C.

