Project Renaissance - Dunwoody Green

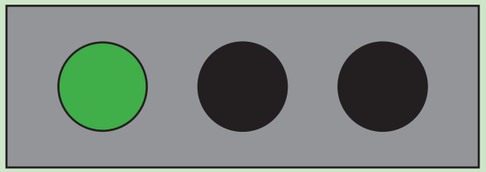
In March 2012, the city unveiled the Project Renaissance redevelopment initiative. This effort implements the community-developed Georgetown / North Shallowford Master Plan and promotes a catalytic redevelopment opportunity for the Georgetown area. Project Renaissance activates 35 acres off of North Shallowford Road - a 16 acre property purchased in 2011 and a 19 acre property the city purchased in a multi-year transaction.

After issuing an Invitation for Proposals, the City Council unanimously approved a partnership with John Wieland Homes and Neighborhoods that aligns with the use scenarios and ideas presented in the Georgetown Master Plan. The first phase of the revitalization begins with the 16 acre property. In October 2013 the city was awarded the Georgia Planning Association's prestigious Outstanding Plan Implementation for Project Renaissance and its implementation of the community's vision for the area as articulated in the Georgetown Master Plan.

On the 16 acre property, John Wieland Homes and Neighborhoods is building 68 upscale, single-family homes ranging from 2100 sq ft to more than 3000 sq ft. The city will develop two community park areas and a multi-use trail while reserving approximately 3 acres on the North Shallowford side of the site for a future neighborhood commercial node.

Status:

On Schedule



Second Closing:
4 more homes
(14 anticipated in third closing)

16 Acre Property Total:
68 lots - Site Plan Specific

Next Steps: Final Plat, Second Closing, and Third Closing

- Utility work and site prep accepted by City and County
- Second Closing and Final are both targeted for the next month with a Third Closing to follow in the month following

Project Update (Effective 03/14/14)

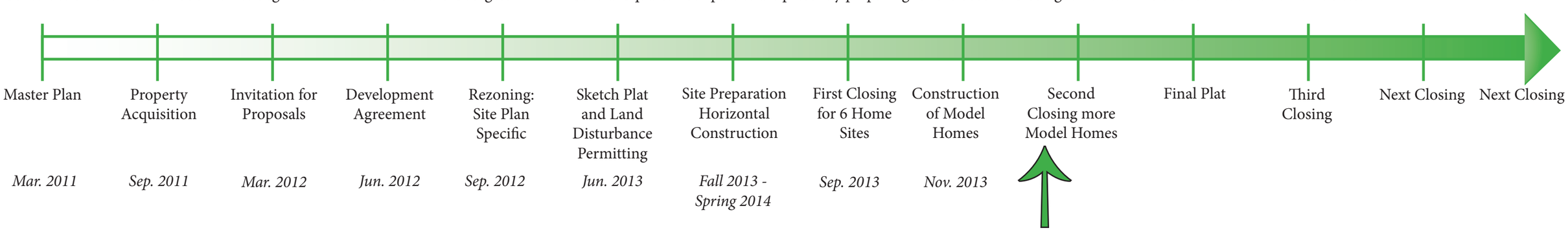
Throughout the fall of 2013, John Wieland Homes and Neighborhoods worked on site preparation and the below ground infrastructure. Before the signing off of the Final Plat all the water, sewer, and electrical work as well as grading and building pad preparation will need to be completed. The timetable has been impacted by a significant number of rainy days but progress continues to be made.

In September 2013, the Urban Redevelopment Agency sold the first six lots to JWC Loden, LLC an entity of John Wieland Homes and Neighborhoods. The construction of the first two model homes began in November 2013.

Second closing (to include four additional lots) has been scheduled for late March. Following the recordation of the Final Plat, JWC Loden intends to purchase 14 more lots. Subsequent closing will transfer additional lots until all 68 lots have been transferred.

Project Phase (Effective 03/14/14)

Construction of the first model homes began on the southside of the Georgetown Park Central Square. Both parties are presently preparing for the Second Closing which will include four additional home sites.



Project Renaissance - Georgetown Park

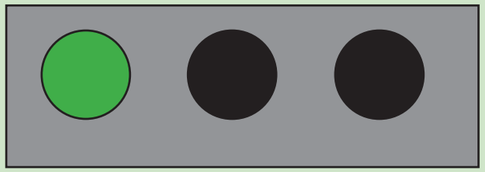
In March 2012, the city unveiled the Project Renaissance redevelopment initiative. This effort implements the community-developed Georgetown / North Shallowford Master Plan and promotes a catalytic redevelopment opportunity for the Georgetown area. Project Renaissance activates 35 acres off of North Shallowford Road - a 16 acre property purchased in 2011 and a 19 acre property the city purchased in a multi-year transaction.

The city entered into a partnership with John Wieland Homes and Neighborhoods for the development of the 16 acre property and the 19 acre property. Beginning with the 16 acre property, the city is building a multi-use trail/linear park across the entire site as well as Georgetown Park, featuring a central square area and a signature playground area.

The park elements and design were finalized through a series of community meetings in late 2012. After preparing construction documents, the city issued an invitation to bid and awarded the construction contract to Georgia Development Partners in March 2013. A Land Disturbance Permit for park construction was issued the first week in April and a Groundbreaking Ceremony was held on April 17, 2013.

Status:

On Schedule



16 Acre Property:
2 park areas + multi-use trail

Next Step:

- Construction Punchlist
- Final Landscaping

Artist Rendering - Georgetown Park - Signature Playground Area

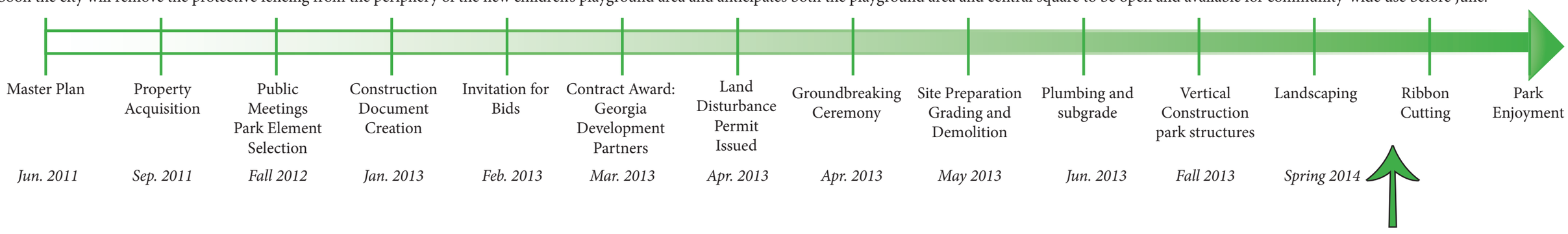
Artist Rendering - Georgetown Park - Central Square Area

Project Update (Effective 03/14/14)

Considerable progress has been made on all aspects of Georgetown Park. The central park square, pavilion area, playground, and bathroom facilities are all receiving final touches through painting, landscaping, and beautification efforts.

Aerial image from 03/05/14

Decorative brick work on the fountain, sidewalk, and road are nearing completion as are the boccee ball courts off the Georgetown Park pavilion area.

Project Phase (Effective 03/14/14)

Soon the city will remove the protective fencing from the periphery of the new children's playground area and anticipates both the playground area and central square to be open and available for community-wide use before June.