

July 25, 2012



Dear Community,

As the architectural and design phase for the re-development of Suburban Plaza continues, we at Selig wanted to take a moment and personally thank the individuals from the surrounding neighborhoods who are collaborating with us on this project. Their commitment and countless hours of review work will not only ensure that the redevelopment's design reflects the area's unique personality but also that the negotiated Conditions will be completed as agreed upon at the beginning of this process. This group of individuals has constantly challenged us to think outside the box and push harder on the architectural details that have greatly improved the look and feel of this project. Many of their suggestions and recommendations that have come out of our design review meetings have already been incorporated by our architect into the project and will continue to be considered throughout this process. We at Selig have always said that the best design features in our projects come from those who will ultimately visit the center and know what kind of vibe needs to be created. We have always operated under a policy of inclusion of surrounding neighborhoods from the start so that together we can develop a great project and that is exactly what is taking place now.

Operating under this philosophy, we have also started preliminary conversations with the County on how pedestrian connectivity/access may be improved at the intersection of North Decatur Road, Scott Boulevard, and Medlock Road. This was a concern we heard repeatedly expressed at our neighborhood meetings. To assist with making a more walkable community, our engineers will be working closely with both the Georgia and DeKalb County Departments of Transportation to explore what options are available to increase the safety of this intersection and encourage pedestrian traffic. In addition, to further show our commitment to listening to all voices in the community, Selig Enterprises facilitated a meeting with members of Good Growth DeKalb on July 12th. In attendance as well were our community liaisons Deanne Thomas and Theresa Same. In setting up the meeting, we conveyed the following: "As an exercise of good faith, we feel it is important to make clear that we are not willing to discuss whether or not there will be a Walmart at Suburban Plaza. We are, however, interested in hearing any other concerns you have with our proposed development not previously addressed in our negotiations with MANA." With the exception of one question asking for a brief overview of the current leasing progress, members of Good Growth DeKalb were unwilling to discuss anything but Walmart. We gave ample opportunity to the group to express any other concern, question or suggestion involving this project, but Good Growth insisted that Walmart be the only topic, so the meeting was adjourned. It had been our sincere hope to have the opportunity to hear various concerns and recommendations from its members, but unfortunately that did not happen.

We will continue to provide updates on the redevelopment's progress and will gladly have them posted on MANA's website for all to review. We encourage everyone to provide feedback through your representatives on any suggestions you might have whether it be potential tenants or architectural elements and we will review them all. Again, thanks to all for your part in this process and when it is complete we will have a development that not only serves the area with long overdue retail, but is also representative of your unique neighborhoods.

Sincerely,

Scott Selig