



cortlandpartners

May 5, 2017

Betsy Eggers, Board Chair
Peachtree Creek Greenway, Inc.
betsy@peachtreecreek.org



RE: Park Point North Apartments, 331 Flowers Rd. South, Atlanta, Georgia 30341 (the "Project")

Ms. Eggers:

This Letter of Intent ("LOI") summarizes the intent of Flowers GA Partners, LLC, a Delaware limited liability company ("Owner") and an affiliate of Cortland Partners, LLC ("Cortland"), to donate certain portions of the Project to Peachtree Creek Greenway, Inc. or such other non-profit entities or governmental agencies as may be required (as applicable, "Recipient") for the purposes of constructing and maintaining a multi-use trail thereon (the "Trail"), in cooperation with DeKalb County, Georgia (the "County") and/or other non-profits with interest in DeKalb County's Greenways & Trails Plan.

Upon the County's finalization of plans and specifications with respect to the installation and location of the Trail on the Project, Recipient will provide same to Owner for the review and approval of Owner, Cortland's equity partners and Owner's lender. Owner's commitment to donate a portion of the Project for the Trail is expressly contingent upon obtaining such approvals. There may be additional costs incurred by Owner with respect to obtaining such approvals. The parties will agree how such costs will be handled at the time of the donation.

Owner acknowledges that the Trail will be an asset to its Project, and Owner and Cortland Partners are committed to work with Recipient and the County to make DeKalb County's Greenways & Trails Plan a reality as plans for the Trail become more refined in the future.

Sincerely,

Brendan Sheehan
Director of Investments
Cortland Partners