

ONE PAGE PROJECT SUMMARY

100 Kimball Bridge, LLC (or its affiliate)
GREENSTONE VENTURES, INC.
OFFICE BUILDING
(2655 Old Milton Parkway)

Greenstone Ventures, Inc. a/k/a Greenstone Properties on behalf of 100 Kimball Bridge, LLC, or its affiliate (the “**Applicant**”) is proposing the development of a new office building (the “**Project**”) located at 2655 Old Milton Parkway in Alpharetta, Georgia.

The Project

The Project consists of the construction of a new approximately 130,000 square foot, six story office building. The project will also include a new parking deck with approximately 460 parking spaces. The estimated costs for this project will be between \$42,000,000 and \$47,000,000. This proposed Project will provide needed office space in area zoned exclusively for office space and will continue job growth and company relocations.

The Location

The Project will be located on a 4.5 acre parcel located at 2655 Old Milton Parkway, next to the new Even Hotel in Alpharetta.

Additional Project Costs

The project site poses some unique challenges requiring additional costs to mitigate. These additional costs included, but are not limited to the following:

- 1) Subsurface fill material not suitable for building - \$1,100,000.
- 2) Parking garage - \$3,200,000.

As part of the approval process, the City of Alpharetta and/or Fulton County have requested the following additional costs for the Project:

- 1) Required Fulton County sewer extension - \$200,000
- 2) Additional landscape along Kimball Bridge - \$250,000 to \$300,000