

DCP Decatur Investors, LLC
3060 Peachtree Road, NW
One Buckhead Plaza, Suite 1900
Atlanta, Georgia 30305-2234
404-846-5777 (office)
404-846-1117 (fax)

December 19, 2007

To Our Decatur Court Office Suite Tenants and Associated Employees:

We are so pleased to have met many of you during the past few weeks since we have owned the building. Our focus over the next few months is to use our expertise as a small boutique building owner and operator to bring enhanced value to our tenants and their employees. Our philosophy is to create an environment where coming to work is a pleasurable experience in surroundings that make the time you spend at our buildings more enjoyable.

We have received so many positive comments about the LCD TV in the lobby. Please go down to the basement and utilize the new break room including a state of the art LCD TV during your lunch and breaks. We are in the process of negotiating with new vendors for better concessions from Coca Cola and snack providers.

Our next project is *state - of - the - art* air conditioned storage facility in the basement including fully carpeted stalls with roll up doors. We will offer several different size areas to meet different tenant requirements. It is scheduled for completion by March 1st. Information on their availability will be sent out soon. We believe it will be sold out as soon as it is completed, so if you want to be put on the list for space please let Mike or Ethel know in the management office.

As you may be aware, we are in the process of redeveloping the entire property including a new covered parking garage. We are so excited about creating a mixed use town concept that will include an apartment community and a boutique hotel on West Ponce de Leon with a wonderful restaurant concept on the corner of West Ponce and Ponce de Leon Place. We intend to work closely with the community and the city to make our project one of the most attractive new work/live environments in the Decatur submarket.

Over the next few weeks and months you will notice that we will be taking on the task of redeveloping the former Wachovia lobby. Wachovia will maintain their drive-thru facility. We are working with Greenberg/Farrow Architects to design several upgrades to the building that will include taking the former Wachovia space and putting glass and store front all the way around most of the base of the building. The ceiling heights in the Wachovia lobby are 14 feet high so we are creating a "cool" office environment that will serve mixed use tenants. Also you will note that we are in the process of redeveloping and leasing the annex building in the coming months too.

Some of the operational items that will be done right away will improve the building HVAC airflow cooling and heating where the past ownership had experienced complaints. We are making repairs and upgrades to the systems to help improve the balance and operations of the air conditioning and heating systems. We also are working with the elevator maintenance company to improve the operations of the elevators and make them more efficient. You will note too the improved lighting in the elevator cabs as we just replaced all the bulbs with higher efficiency lights and we will be cleaning the grids thoroughly over the next week.

In the coming months all the doors on every floor will be re-fitted with new door hardware and re-stained so they will match. Also, you will soon see new tenant signs on each door that all match and have an upgraded quality to every suite. We are in the process of evaluating the cost of redesigning the building carpet, wallpaper and bathroom renovations. We will keep you abreast of further improvements that may take place.

Pate two
December 19, 2007

Since we purchased the building, we have noticed that our parking lot is being used as a "scavenger" parking lot for other buildings and restaurants in the area. We have consulted several companies regarding the other buildings in the area, as well as, other mixed use developments and have come to the conclusion that we need to control our parking and to create a paid parking environment to support the improvements of our building for *OUR* tenants. We are the only office building on Ponce de Leon that does not charge for parking. Thus, people come from all over the market to park for free.

You will notice that this will happen in stages. In January a new metered ticket system will occupy two areas; one on the west side of the building and the other on the east side of the parking lot near the retail development on the other side of Ponce de Leon Place. This system will utilize credit and debit cards to charge for timed parking. Also starting in February, we will be instituting a new "TAG" parking system for our tenants. Once the garage is built then there will be a more simple system as seen in most state of the art facilities. Be assured we will have a few delivery spaces for couriers and delivery services at no charge. We have hired LAZ Parking Systems, one of the premiere parking management companies, to facilitate the process. We can assure you that they will be sensitive and consistent in the implementation of the new parking procedures. There will be complete communication outlining in detail all the parking changes forthcoming soon.

You are our most important resource for information. We will be constantly circulating surveys to help improve our building services to you. Our goal is to retain all our existing tenants and to have them be our best advertising to bring in new quality long term tenants. We do need help in finding a new tenant for the annex building that we are currently renovating. If you can help us find a 3,000 square foot tenant, please let Mike or Ethel know in the management office. Also, please spread the word that we are in the process of renovating the former Wachovia lobby and will have another 10,000 plus, exciting new space available soon. We will give a leasing gift for any new tenant that is brought in by an existing tenant. Details will be forthcoming.

Thanks to everyone for making your work home at Decatur Court and we look forward to serving you in the coming year. Best wishes for Happy Holidays and a Happy New Year.

Joe Wilen - Bob Day - Andrew Day