



LUXURY 1010 MIDTOWN HIGH-RISE TO “TOP OUT”

First Phase of Massive Midtown Atlanta Mixed-use Development Nearing Completion

ATLANTA (April 4, 2008) – The 1010 Midtown development team will celebrate a significant construction milestone on April 4, 2008 by placing the tower’s last beam. This 35-story Midtown Atlanta high-rise features 443 premium residences and 50,000 square feet of retail and dining space. Homeowners will begin moving in this Fall.

The team’s commitment and vision to set a new standard for mixed-use development in Midtown has given way to this premier project. Architecture firm Rule Joy Trammell + Rubio designed 1010 Midtown to accentuate the natural curve in Peachtree Street creating an elegant high-rise with breathtaking panoramic views. The tower’s commanding presence on Peachtree has helped to establish 1010 Midtown as one of Atlanta’s premiere addresses.

“We are very pleased with the pace of construction that Brasfield & Gorrie has achieved,” said Steve Baile, senior vice president, Daniel Corp. “This has been a first-class project from day one.”

1010 Midtown’s upscale design and central location attracts buyers—from young professionals to empty nesters. One-, two-, and three-bedroom floor plans with stunning views will feature 10-foot ceilings, hardwood floors, stainless steel appliances, stone baths and large balconies. Residents will also enjoy resort-inspired amenities, including a state-of-the-art fitness center, clubroom, swimming pool, and private deck-top plaza with panoramic views of the downtown skyline. The wide variety of floorplans with prices ranging from the \$200s to over \$1 million has helped to ensure that there is an option for everyone.

“Homebuyers are attracted to the convenient, sophisticated lifestyle 1010 Midtown provides,” said Jason Winburn, vice president of sales and marketing, Daniel Corp. “As such, we have received an enthusiastic response by homebuyers.”

1010 Midtown homeowners will enjoy a private reception later this month during which they can visit their new home and mingle with future neighbors at a nearby Midtown restaurant—one of over 40 that are within walking distance from the high-rise.

Daniel Corporation, Selig Enterprises, Inc. and the Canyon-Johnson Urban Funds announced initial development plans for 1010 Midtown—the first phase of the 3-million-square-foot 12th & Midtown mixed-use development—in August 2006. The development is set to be the cornerstone of Midtown Alliance’s “Midtown Mile”—the 14-block Peachtree Street corridor between North Avenue and 14th Street.



ABOUT 12th & MIDTOWN

Spanning approximately four city blocks, 12th & Midtown will be a more than 3-million-square-foot mixed-use development featuring Class A office towers, luxury hotels, premium residences and flagship retail. With this development, the team (Daniel Corp., Selig Enterprises, MetLife and Canyon-Johnson Urban Funds) becomes the largest single contributor to Atlanta's Midtown Mile. 12th & Midtown, located at the intersection of Peachtree and 12th streets, will deliver a robust masterplan in the heart of Midtown, featuring more than 1.2 million square feet of Class A office space, more than 600 hotel rooms, more than 1,000 residences and over 200,000 square feet of flagship retail space akin to the much heralded Magnificent Mile in Chicago. For more information about retail or office leasing or condominium sales, visit www.12thandmidtown.com.

ABOUT THE 12th & MIDTOWN DEVELOPMENT TEAM

Daniel Corporation

Founded in 1964, Daniel Corporation (www.danielcorp.com) is an innovative, full-service real estate organization engaged in the development, acquisition, and management of commercial office, multi-family, residential, urban mixed-use and senior living properties. These activities have resulted in a substantial and diverse portfolio. Headquartered in Birmingham, AL, with a regional office in Atlanta, Ga., Daniel Corp. currently focuses on markets in the Southeast and Mid-Atlantic states. Daniel Corp.'s broad range of real estate expertise and fiduciary tradition enables the company to respond with the flexibility and timeliness demanded by the real estate industry.

Selig Enterprises, Inc.

For nearly a century, Selig Enterprises (www.seligenterprises.com) has maintained a commitment to excellence, dedicated to meeting the needs of its tenants as well as the community. Founded in 1918 by Ben J. Massell, Selig Enterprises' portfolio includes shopping centers, industrial complexes and office developments throughout the Southeast. The company provides leasing, development, acquisition, space design, construction, legal, property management, parking operation (owns AAA Parking), brokerage and accounting services for more than 250 properties in 37 cities across 5 states. Under the direction of Stephen Selig III, Selig Enterprises is one of the largest privately held real estate companies in the Southeast.

MetLife

MetLife is a subsidiary of MetLife, Inc. (NYSE: MET), a leading provider of insurance and financial services with operations throughout the United States and Latin America, Europe and the Asia Pacific regions. MetLife, through its real estate investments department, has been in the real estate business since 1878 as a mortgage lender, developer and owner. MetLife



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maintains a well-diversified portfolio of over \$47 billion invested in real estate products including equities and commercial mortgages. MetLife is a global leader in real estate investment and real estate asset management services, with a vast network of regional offices that keep in close contact with the major real estate markets. MetLife's real estate investment focus includes full-service hotel, office, multi-family, industrial, retail, senior and student housing and structured transactions. For more information, please visit www.metlife.com/realestate.

The Canyon-Johnson Urban Funds

The Canyon-Johnson Urban Funds (www.cjuf.com) is a joint venture between Canyon Capital Realty Advisors and Earvin "Magic" Johnson, formed to identify, enhance and capture value through the development and redevelopment of real estate in densely populated, ethnically diverse urban communities. The Funds' objectives are to seek current income and capital appreciation and, in addition to meeting investment goals, the fund is committed to providing for and fostering economic opportunities for the residents of the urban neighborhoods in which CJUF invests. With nearly \$2 billion in committed equity capital, the joint venture is positioned to facilitate more than \$8 billion in development and revitalization in major U.S. metropolitan areas.

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