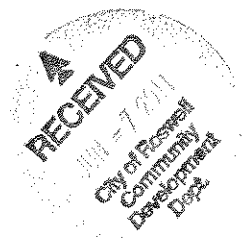


LETTER OF INTENT

The property contains approximately 8.5 acres and is located on the north side of Rucker Road and being commonly known as 350 Rucker Road and 370 Rucker Road in the City of Roswell (the "Property"). The Property is currently zoned to the FC-A Classification.

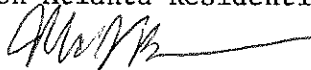
The Applicant requests a rezoning to the R-3A Classification for the development of a detached fee simple single family residential development containing a total of 26 lots which results in a density of 3.1 units per acre. The minimum heated floor area of the homes will be 2,200 square feet and the Applicant intends to pursue the interparcel access with the Crabapple Registry Subdivision contiguous and to the west which interparcel access was expressly provided for in the Fulton County R-5A zoning of the Crabapple Registry Subdivision and provision for the stub road within the Crabapple Registry Subdivision to accomplish same was included in the conditions of zoning for the Crabapple Registry Subdivision Property when same was annexed into the City of Roswell. It is the intent of the Applicant accordingly to create and develop a subdivision entirely compatible with the Crabapple Registry Subdivision. Therefore, in refining the Site Plan for the development of the Property, the Applicant has determined the need to simultaneously request a Concurrent Variance to Table 5.2 to reduce the required 80' lot width minimum to 60'. The reasons and justification for this Concurrent Variance are more particularly stated and set forth on Exhibit "B" attached to the Rezoning Application and which by reference thereto are made a part hereof. The City of Roswell Comprehensive Plan suggests Estate Lot low density for the development of the Property. The request of the Applicant for a development of 3.1 units per acre falls within the medium density range and therefore is not in conformity with the suggested level of development for the Property under the Comprehensive Plan. However, the request of the Applicant is compatible with the density of residential development of adjacent and nearby properties and therefore while not in strict conformity with the Comprehensive Plan does comply with the policies and intent of the Zoning Ordinance for residential development in the surrounding area and is in basic harmony with same. Accordingly, this request for Rezoning and Concurrent Variance is entirely appropriate and the appropriateness of same and the constitutional assertions of the Applicant are more particularly stated and set forth on Exhibit "A" attached hereto and by reference thereto made a part hereof.

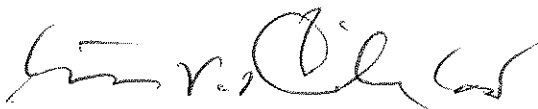


Now, therefore, the Applicant requests that this Application for Rezoning and Concurrent Variance be approved as submitted in order that the Applicant be able to proceed with the lawful use and development of the Property.

APPLICANT:

Ashton Atlanta Residential LLC

By: 
Mike J. Busher
Its: Vice President


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