

NORTH HILLS

A LIFESTYLE UPDATE FROM KANE REALTY CORPORATION

MARCH / APRIL 2008

LIVE AT NORTH HILLS

RESIDENTS MOVE INTO RAMBLEWOOD AT NORTH HILLS' HOMES



Three Dixon/Kirby & Co. built garden homes at the entrance to the neighborhood have sold and construction has begun on another. Just down the street, our first condominium building opened and we welcomed the newest Ramblewood residents who moved in during February! The all-brick building features three levels of condos above one level of covered, secure parking accessed by central elevators.

Several townhomes are complete with residents moved in. The largest townhomes will be open this month and construction will also begin on the fifth townhome building this month. All townhomes at Ramblewood feature brick exteriors, spacious courtyards and private garages.

Garden homes, stacked flat condominiums and townhomes at Ramblewood feature 9- and 10-foot ceilings, hardwood floors, covered parking and gourmet kitchens with granite countertops and stainless steel appliances.

Visit www.liveatnorthhills.com for more information.

SALES AT LASSITER LUXURY CONDO EXCEED \$20,000,000 IN CONTRACTS

As of February 2008, \$20,000,000 in hard contracts have been signed on for the 7-story condominium. Unlike any other condominium in Raleigh, the Lassiter at North Hills provides maximum convenience in location to dining and shopping while providing attention to features that the most discriminating residents desire for their home: security, privacy, spaciousness, and high quality. High speed elevators take residents from private gated and secure parking spots to their intimate floor lobbies and residences with spacious master suites with walk-in closets, 10-foot ceilings, state-of-the-art gourmet kitchens, wine cellars, and oversized master baths. View 3-D animations of the interiors and exteriors at www.liveatnorthhills.com or by visiting the sales center down the sidewalk from Firebird's.

THE CARDINAL AT NORTH HILLS: RALEIGH'S BEST LOCATED RETIREMENT LIVING

The Cardinal at North Hills is Raleigh's newest luxury retirement community where you can live near all the conveniences that North Hills offers, while enjoying gracious independent living featuring the best of wellness provided by nationally acclaimed Duke University Health System. Join the list of hundreds in Raleigh who have made \$1000 no-risk deposits to become Priority Members. Priority Members will be the first to select their residences and desired floor plans. Call 919.781.2021 or visit www.thecardinalatnorthhills.com to reserve your space in our next information seminar. Please stop by The Cardinal sales office (behind Bonefish Grill) to walk through a fully furnished model residence.

THE CARDINAL'S "WORLD CLASS" SENIOR LIVING ARCHITECTS: PERKINS EASTMAN



Chicago-based Perkins Eastman is the award-winning design team for the residences, healthcare and club house at The Cardinal. Perkins Eastman is regarded as "best in class" for their commitment to providing exemplary settings for seniors where privacy, dignity, safety, and independence are critical design considerations. The Cardinal will set the standard for next generation design in Continuing Care Retirement Communities (CCRC).

THE CARDINAL ANNOUNCES TRICIA PRATT AS SALES & MARKETING LEADER

Joining the team in January 2008 as Senior Director of Sales and Marketing, Greensboro native Tricia Pratt brings to The Cardinal at North Hills over 25 years of retirement housing & health care industry experience, specializing in sales and marketing of CCRC expansions and new development throughout the country.

NORTH  HILLS

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WORK AT NORTH HILLS



CAPTRUST TOWER: ANOTHER TOWER CRANE AT NORTH HILLS

Construction is underway on the newest commercial building at North Hills. This 300,000 square foot signature mixed-use office tower will be 17-stories tall with retail and restaurants on the ground floor. Total pre-leasing activity is one-third complete, at more than 100,000 square feet. As a result of the pre-leasing, the building will be home to the headquarters of CAPTRUST Financial Advisors, an independent investment advisory and research firm. In addition, the national law firm of Ogletree Deakins, Nash, Smoak & Stewart, PC, will relocate its Raleigh office to North Hills. Joining them will be the local office of the real estate firm of CB Richard Ellis, one of the largest commercial real estate brokerage firms in the country. The tower will open in the fall of 2009.

SHOP AT NORTH HILLS

“WALK, A SCOUT & MOLLY’S SHOETIQUE” OPENS AT NORTH HILLS WITH SCOUT & MOLLY’S RELOCATING NEXT DOOR



North Hills women's fashion retailer, Scout & Molly's, has relocated next to Quintessentials and Tyler House. In addition, Scout & Molly's has expanded with the addition of women's shoes in their adjacent store, Walk, a Scout & Molly's Shoetique. Scout & Molly's features clothing by Trina Turk, Nanette Lepore, Diane Von Furstenberg, Joe's Jeans, BCBG, Three Dots, and Kasil. Now under one roof you can find shoes to go with everything from a great pair of jeans, a sophisticated suit, or stylish cocktail dress.

NORTH HILLS GIFT CARDS FOR BIRTHDAYS & TEACHER APPRECIATION



North Hills Gift Cards are available at the Welcome Center next to Acorn or visit www.northhillsraleigh.com for more details. To receive North Hills monthly news with retail features, discounts and promotions email us at info@northhillsraleigh.com.

RODOLFO GONZALES INTERIOR DESIGNER: CHICAGO & NORTH HILLS STUDIOS

Rodolfo Gonzales Interior Design opened recently in North Hills. Designer Rodolfo Gonzales' work has been published in The Chicago Tribune® and seen nationally on HGTV's® popular “Before & After” series and “New Spaces”™ show. Serving clients from his North Hills or Chicago location, he and his team of professionals provide clients with comprehensive design services and product options including floor plan design, color selections, lighting, rugs, custom designed furnishings, original art, and accessories. Gonzales works directly with his clients' architects in the design phase of both new and remodeling construction to ensure that the client's desired outcome and vision is not only achieved but exceeded.

AT&T EXPANDING: I-PHONES FOR SALE



Demand for the Apple I-Phone keeps growing, prompting AT&T to relocate their store to a larger space next to the escalators between Q- Shack and Uniquities. AT&T's new location is nearly double in size allowing customers greater hours of operations (open until 9:00pm) and more space to experience the next generation of wireless technology.

NATIONAL ATTENTION FOR FASHION BOUTIQUE, GENA CHANDLER

Women's fashion boutique, gena chandler, was just featured on People Magazine's web site. Recently they were also featured in Teen Vogue, OK and Lucky. Gena chandler was voted Best Women's Clothing Store and also Best Contemporary Clothing Store by *Metro Magazine* in 2007.

DINE AT NORTH HILLS

RUTH'S CHRIS ARRIVAL AT NORTH HILLS PROVIDES BEST-IN-CLASS STEAK DINNERS



Ruth's Chris will open this spring in the space formerly occupied by JK's. This 8,000 square foot restaurant will be open for dinner. They will feature their nationally recognized foods and steaks including U.S. Prime steaks broiled to perfection at 1800 degrees, to expertly executed seafood, New Orleans-inspired appetizers, unforgettable desserts and an award-winning wine list.

NORTH HILLS CHIC BISTRO, MIDTOWN 115, CREATES A NEW AMBIANCE WITH ITS RENOVATION

Midtown & Bar 115 has re-opened following recent renovations. The old storefront was replaced with glass that allows light throughout the entire space and doors that open up on to the sidewalk. The bar and private dining areas have been dramatically improved. The executive chef's elegant presentation of contemporary metropolitan cuisine is complimented with an impressive and expansive wine list.



PLAY AT NORTH HILLS

THE COMMONS HAS A NEW GREEN LAWN!

In January, the Commons lawn became permanently green, lush, and environmentally-friendly. The synthetic lawn by ForeverLawn provides a believable lawn look in a year-round play area. Foam backing and recycled rubber nuggets below give the lawn a forgiving play cushion. Unlike a natural lawn, this North Hills feature requires no chemicals and no water to maintain. This selection that includes life-like brown "thatch" has been installed at Disney's EPCOT Center.

BARKITECTURE TRIANGLE TO BENEFIT SPCA AT NORTH HILLS



North Hills is proud to help support the local SPCA by hosting Barkitecture for the second year in a row March 24th to April 5th. Enter your own custom designed doghouse or cat condo for all to see displayed at North Hills. For more details on the house or the April 5th benefit/auction please call 919-532-2082.

MIDTOWN MUSIC SPRING SERIES BEGINNING IN APRIL

Once again North Hills will bring back the ever popular Midtown Music Series with shows occurring throughout the spring.



STAY AT NORTH HILLS

RENAISSANCE RALEIGH HOTEL RISES ABOVE NORTH HILLS

The 229 room Renaissance hotel is quickly taking shape with an expected opening in the fall of 2008. This ten story building sits on two levels of parking with elevators that allow guests direct inside lobby access from their covered parking. Twenty four hour room service, and direct interior access to the adjacent 14-bed day spa at Natural Body and the 60,000 square foot state-of-the-art Gold's Gym with indoor swimming pool, make the Renaissance an enviable destination for both out-of-towners and locals to relax and escape. For more information on the Renaissance Raleigh Hotel at North Hills visit www.renaissancenorthhills.com or call 919-278-1444.



RENEW AT NORTH HILLS

TULIPS – THE EPITOME OF SPRING MASSED AT NORTH HILLS



8,000 tulip bulbs were installed at North Hills this past fall for a spring debut. Working with a Dutch representative, these tulips arrive directly from Holland to North Hills. This process starts early in the year, with several property visits to plan and evaluate the North Hills displays. In irresistible tones of orange, red, yellow, purple, pink and white, this year's tulip selections were inspired by the Painted Bunting, a South Carolina native songbird and by an Eastern North Carolina wildflower sweep.

NORTH HILLS IN BLOOM: APRIL 4TH-27TH

You've been inside all winter. Now, slip outside into spring at North Hills. "North Hills in Bloom" takes place April 4-27 with live music, fresh cut flower vendor, and landscape design showcases with garden sculpture and outdoor furniture. And of course, weekend fun for children featuring balloon artists and face paintings.

KANE REALTY CORPORATION NEWS AT NORTH HILLS

NEW HIRES FOR NORTH HILLS: DOROTHEA BITLER, ANGELA SLATER AND KATHERINE KNOTT

Dorothea Bitler is the new manager of North Hills Sales and Marketing. Dorothea brings a wealth of experience and knowledge to this position having most recently served as the Executive Director of the North Carolina Museum of History Associates. Prior to her role with the N.C. Museum of History, Dorothea held senior level positions with the WakeMed Foundation, United Way and IBM.

In addition, Angela Slater and Katherine Knott have joined the North Hills marketing group with experience in events and promotions. Please don't hesitate to contact any of the North Hills marketing staff with ideas or feedback. They can be reached at 919-719-5404 or email dbitler@kanerealtycorp.com.

NORTH HILLS EXPANSION UNDERWAY WITH A NEW ST. ALBANS RE-OPENED

The new St Albans Road has been completed and officially turned over to the City of Raleigh. The addition of lightposts and treescape and sidewalks demonstrate the green and pedestrian-friendly vision for the North Hills expansion. The land between St. Albans and Six Forks will be divided into 10 city blocks for this expansion of North Hills. Grading and site work continue as water and other utility infrastructure are put in place for this mega-development. Over the next few months, the outline of the new roads will become visible followed by the widening of Six Forks Road.

NORTH HILLS, ETC.



There are three Starbucks at North Hills... no other location in North Carolina has more Starbucks per acre.

Total square footage built over the past several years at North Hills totals 1.5 million. Today current buildings under construction at North Hills are almost 1.8 million square feet.



Proceeds from the seasonally decorated Holiday House at Ramblewood supported The Healing Place of Wake County, a non-profit rehabilitation facility for homeless men and women with alcohol and drug dependency. Dixon/Kirby & Co. partnered with Kane Residential, Interior Design by Boyles, and The English Garden.

Due to Wake County's severe drought, the fountains at North Hills have been turned off since October.



Today at North Hills there is 0% office vacancy, 2% residential vacancy, and 3% retail vacancy. These vacancy rates are all better than market averages.

North Hills, a mixed-use multi-block district known as Raleigh's Midtown, is the recipient of numerous awards and accolades for its pedestrian-friendly and sustainable design which has made it one of America's premier in-fill developments. Centrally located at the corner of one of Raleigh's main thoroughfares and the I-440 Beltline, North Hills is a one-hundred acre destination of sophisticated living, luxury hotel rooms, class A office space, a continuing care retirement community, green space, a 14-screen movie complex and entertainment venues, premier dining, salons and day spas, high-end boutiques, national retail, and a state-of-the-art 60,000 square foot athletic club.

