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**Legal Sea Foods to Open First Georgia Location
at Luckie Marietta District**

National, Award-Winning Restaurant to Bring Freshest Seafood to Downtown Atlanta

ATLANTA – Boston’s most famous seafood restaurant, Legal Sea Foods, will open its first Georgia location at Luckie Marietta District in Downtown Atlanta in the spring of 2008. The award-winning restaurant will occupy almost 9,000 square feet on the first and second levels of the 15-story Hilton Garden Inn at 275 Baker Street, directly across from the Georgia Aquarium. The first level will consist of Legal Sea Foods’ Oyster/Lobby Bar, while the main restaurant will be located on the second floor.

“We are delighted to welcome Legal Sea Foods to downtown Atlanta,” said Atlanta Mayor Shirley Franklin. “This project would not have happened without the collaborative efforts of downtown stakeholders such as the Atlanta Development Authority, Central Atlanta Progress and the Legacy Property Group. Legal Sea Foods is an exciting addition to our booming downtown restaurant scene, and will undoubtedly be a player in the continuing growth of downtown Atlanta’s entertainment and tourism district around Centennial Olympic Park,” she said.

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Legal Sea Foods
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"We are thrilled to be opening our first Georgia restaurant at Luckie Marietta District. Over the past 50 years, we have been strategic with our expansion, making sure that our restaurants are located in optimal urban areas. Luckie Marietta District, with its unparalleled location in the heart of Atlanta's convention and tourism hub, met all of our qualifications," said Roger Berkowitz, owner of Legal Sea Foods.

Founded in Boston over 50 years ago, Legal Sea Foods now operates 34 locations along the Eastern Seaboard. The restaurant has garnered a number of honors and awards including "Best Seafood Restaurant in America" from *NBC Today Show*, "Top 10 Tried-and-True Restaurants in America" from *Bon Appetite Magazine* and "Best Seafood Restaurant in Boston" from *Zagat Report*. A number of U.S. Presidents have given their bi-partisan seals of approval since Legal Sea Food's clam chowder has been served at every presidential inauguration since 1981.

"Luckie Marietta District is Atlanta's newest downtown shopping and entertainment destination consisting of three distinctive mixed-use properties on six acres: 300 Marietta Street, 275 Baker Street and 250 Park Avenue West," said David Marvin, owner and president of Legacy Property Group, which is developing and managing Luckie Marietta District. "The \$200 million development currently houses a 321-room Embassy Suites Hotel, the 98-unit Centennial Park West condominiums, Ruth's Chris Steak House, Park Avenue Deli & Market, Starbucks, and Carvel/Cinnabon.

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“STATS, a sports restaurant, and Peasant Bistro will open later this year. The 275 Baker Street Building, where Legal Sea Foods will be located, includes 33,000 square feet of retail and restaurant space, plus a 242-room Hilton Garden Inn opening in winter 2008, along with a 670-space parking deck. Luckie Marietta District is just steps away from the Georgia Aquarium, CNN Center, the World of Coca-Cola, Imagine It! Children’s Museum of Atlanta, the Georgia World Congress Center, the Georgia Dome, Phillips Arena and Centennial Olympic Park,” he said.

“Legal Sea Foods will command an outstanding downtown location with an amazing view over Centennial Olympic Park,” said Cheri Morris, one of the country’s leading retail strategists and CEO of Morris and Fellows, leasing firm for Luckie Marietta District. “It’s so exciting to see this restaurant and retail destination emerging at the apex of downtown’s major tourism district. It will be a ‘must visit’ spot for residents, conventioners and tourists alike,” she said.

About Legal Sea Foods

For over 50 years, Legal Sea Foods Inc. has set the standard for quality and freshness in the seafood and restaurant business. With more than 30 restaurants along the Eastern Seaboard, Legal Sea Foods has earned scores of honors and accolades and proudly carries its well-earned reputation as the nation’s finest seafood restaurant. Second-generation owner Roger Berkowitz is at the helm, leading the company towards continued growth, while all the while, ensuring it lives up to its proud tradition. For more information, please visit www.legalseafoods.com.

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About Luckie Marietta District

Luckie Marietta District is a mixed-use development in the heart of Downtown Atlanta's largest visitor and convention market, which attracts more than 14 million guests annually. The \$200 million destination, located on six acres, currently houses a 321-room Embassy Suites Hotel, the 98-unit Centennial Park West condominiums, Ruth's Chris Steak House, Park Avenue Deli & Market, Starbucks, and Carvel/Cinnabon. A 242-room Hilton Garden Inn and 91,000 square feet of retail and restaurant space is currently under construction in three distinctive properties. The property is under development and management by Legacy Property Group. For more information, please visit www.luckiemariettadistrict.com.

About Legacy Property Group

Atlanta-based Legacy Property Group is a real estate development firm that responds to unique market opportunities while enhancing the built environment. The company is organized as a core group of professionals with over 75 years of combined experience. The firm's flagship development is its \$200 million Luckie Marietta District mixed-use project in downtown Atlanta. Urban Land Institute's Atlanta District Council named Luckie Marietta District its 2002 Small Project of the Year. For more information, please visit www.legacyproperty.com.

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