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For Immediate Release

401 MERRITT 7 CORPORATE PARK AWARDED SILVER LEED® EB GREEN BUILDING CERTIFICATION

Becomes first commercial office building in Connecticut to receive this prestigious recognition

NORWALK, Conn. – September 24, 2009– Merritt 7 Corporate Park in Norwalk has achieved LEED® EB certification as established by the U.S. Green Building Council. (USGBC) and verified by the Green Building Certification Institute (GBCI) for one of the six buildings within the 1.4 million square foot Class-A office park, today announced Albert D. Phelps, managing and leasing agent for the complex.

By achieving LEED (Leadership in Energy and Environmental Design) green building certification, 401 Merritt 7 is the first existing commercial office building in the state of Connecticut to become LEED certified under the USGBC's existing building rating system, and joins a select group of sustainable and innovative buildings nationwide. The LEED certification is the nationally accepted benchmark for the design, construction, and operation of high-performance, environmentally sound, green buildings. Building 401 qualified for LEED Green Building certification at the Silver level.

Merritt 7 Corporate Park incorporates the leading thinking in sustainability and high-performance buildings, the result of which is significant savings in the areas of energy efficiency and reliability for tenants. Through a collaborative effort between Albert D. Phelps, Inc. and ING Clarion Partners, an investment advisor to the property owner, Merritt 7 has made a firm commitment toward environmental stewardship, and has taken numerous actions over a several year period to make the complex more sustainable and energy efficient.

"401 Merritt 7's energy-efficient and sustainable redesign and upgrades exemplifies what we hope become the standard for commercial assets in the region and across the nation," said Keith A. Crosby, LEED AP, Vice President Construction, ADP Service Corp. "By showcasing the building's innovative HVAC systems as well as water and lighting conservation initiatives, 401 Merritt 7 is helping illustrate to area businesses the benefits of high-performance buildings." ADP Service Corporation spearheaded the LEED Certification process on behalf of the property.

401 Merritt 7 achieved LEED certification for energy use, lighting, water and material use, as well as incorporating a variety of other sustainable strategies. By using less energy and water, LEED certified buildings save money for businesses and taxpayers; reduce greenhouse gas emissions; and contribute to a healthier environment for residents, workers and the larger community.

"401 Merritt 7's LEED certification demonstrates tremendous green building leadership," said Rick Fedrizzi, President, CEO & Founding Chair, U.S. Green Building Council. "The urgency of USGBC's mission has challenged the industry to move faster and reach further than ever before, and Merritt 7 Corporate Park serves as a prime example of just how much we can accomplish."

LEED Certification of 401 Merritt 7 was based on a number of green design and construction features that positively impact the project itself and the broader community. These features include:

- Energy Star rating of 97%
- 100% Green Power Purchased

- Water use reduction through conversion to low flow toilets and waterless urinals
- Waste Reduction & Integrated Occupant Recycling program resulting in a 89% recycling rate
- Construction Indoor Air Quality Management Program
- Green Site and Building Exterior Management Program
- Comprehensive maintenance team training program
- Best practices equipment preventative maintenance program
- Car Pooling & Telecommuting policy
- Alternative fuel vehicle preferred parking
- Indoor Air Quality Program
- Construction, demolition and renovation waste management program
- Indoor chemical and pollutant source control program
- Low mercury containing light bulb policy
- Green Cleaning Policy
- Integrated pest management program
- Low environmental impact cleaning equipment policy
- Sustainable cleaning products and materials policy
- Increased outside air introduction policy
- On staff LEED Accredited Professional

Mr. Fedrizzi added, "The strength of USGBC has always been the collective strength of our leaders in the building industry. Given the extraordinary importance of climate protection and the central role of the building industry in that effort, Merritt 7 Corporate Park demonstrates their leadership through their LEED certification of 401 Merritt 7."

"We are thrilled to receive this much sought-after and prestigious certification, especially since Merritt 7 has been operational for more than 25 years," said JoAnn Brennan-McGrath, Director of Leasing for Merritt 7 Corporate Park. "Creating a LEED-certified work environment is responsible to the environment, good for business and most importantly, great for our tenant base, their employee morale and productivity,"

Merritt 7 Corporate Park tenant, Teresa S. Polley, President of the Financial Accounting Foundation commented on the LEED certification. "The Financial Accounting Foundation, an original tenant at 401 Merritt 7, congratulates AD Phelps for this prestigious award," she said. "Our internal 'green team' has maintained a strategic approach of working in partnership with AD Phelps management in identifying environmental initiatives that can be implemented by a tenant, while AD Phelps takes responsibility for the larger, building-wide programs. This partnership has been a win-win which we intend to continue."

Merritt 7 has been widely recognized for its energy conservation efforts. The property received 2008 Green Building of the Year award by the Westchester/Fairfield County Chapter of NAIOP; the 2007 Office Building of the Year by the Southern Conn. Chapter of BOMA; the Southwest Connecticut Summer Energy Savers Award; was awarded EPA's 2008 Green Power Purchasing Award; was ranked as one of 25 properties on the EPA'S Green Power Partnership list; and became the first office park in Conn. to earn the EPA's ENERGY STAR rating.

Merritt 7 also received the Environmental Stewardship Award from the Northeast Energy Efficiency Council – Conn. chapter (NEEC-CT) and Connecticut Light and Power (CL&P); and was recognized by Conn. Governor M. Jodi Rell and Joseph F. Marie, commissioner, Conn. Department of Transportation, with an award for outstanding support of the "Tri-State Five Million Mile Rideshare Challenge."

"This achievement underscores the success of our extensive capital improvement program which focused on maximizing energy efficiency and minimizing water consumption as well as our firm

commitment to protecting the environment and contributing to the green building movement ,” said Margaret Egan, Senior Vice President of ING Clarion Partners LLC. “We’re honored to have the first office building in Connecticut to become LEED-EB certified.”

Merritt 7 Corporate Park is owned by Merritt 7 Venture L.L.C., a joint venture between New York State Teachers’ Retirement System (NYSTRS), and Fairfield Investors, Inc. ING Clarion Partners, LLC, a leading U.S. real estate investment manager, is an investment advisor to NYSTRS.

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About U.S. Green Building Council

The Washington, D.C.-based U.S. Green Building Council is committed to a prosperous and sustainable future for our nation through cost-efficient and energy-saving green buildings. With a community comprising 78 local affiliates, more than 20,000 member companies and organizations, and more than 100,000 LEED Accredited Professionals, USGBC is the driving force of an industry that is projected to soar to \$60 billion by 2010. The USGBC leads an unlikely diverse constituency of builders and environmentalists, corporations and nonprofit organizations, elected officials and concerned citizens, and teachers and students. Buildings in the United States are responsible for 39% of CO2 emissions, 40% of energy consumption, 13% water consumption and 15% of GDP per year, making green building a source of significant economic and environmental opportunity. Greater building efficiency can meet 85% of future U.S. demand for energy, and a national commitment to green building has the potential to generate 2.5 million American jobs.

About LEED

The U.S. Green Building Council's LEED green building certification system is the foremost program for the design, construction and operation of green buildings. The U.S. Green Building Council's LEED rating system is the preeminent program for the design, construction and operation of green buildings. 35,000 projects are currently participating in the LEED system, comprising over 5.6 billion square feet of construction space in all 50 states and 91 countries. By using less energy, LEED-certified buildings save money for families, businesses and taxpayers; reduce greenhouse gas emissions; and contribute to a healthier environment for residents, workers and the larger community. USGBC was co-founded by current President and CEO Rick Fedrizzi, who spent 25 years as a Fortune 500 executive. Under his 15-year leadership, the organization has become the preeminent green building, membership, policy, standards, influential, education and research organization in the nation. For more information, visit www.usgbc.org.

About ING Clarion

Founded in 1982, ING Clarion and its affiliates manage almost \$ 40 billion in assets in the private equity, public equity, and public debt sectors of the real estate markets. The ING Clarion organization has more than 400 employees located in major markets throughout the United States and in Sao Paulo, Brazil. The firm is the U.S. operating arm of ING Real Estate Investment Management (ING REIM), a leading global real estate investment manager. . With a total business portfolio of over \$90 billion and operates in 21 countries across Europe, the Americas, Asia and Australia, ING REIM Investment Management ranks among the world's strongest real estate companies. ING REIM is part of ING Group, a global financial institution of Dutch origin offering banking, insurance and asset management to over 85 million private, corporate and institutional clients in more than 40 countries. More information about the firm is available at www.ingclarion.com.

About Merritt 7

Merritt 7 Corporate Park is one of the most widely recognized office complexes in Fairfield County. It offers a premier location with direct access to the Merritt Parkway at exit 40B and the Route 7 Connector to I-95. The campus-like setting features exceptional values and efficiency through a dedicated on-site management team. The property offers tenants technologically advanced infrastructure, an on-site transportation hub, including train station, two shuttle services and bus depot, ample parking and an amenity package that includes a fitness center, state of the art conference center, two full-service cafeterias, sundry shop, car rental, ATM concierge service, dry cleaner and car detailing. For more information, visit www.merritt7.com.