



**MERRITT 7 CORPORATE PARK NAMED WINNER OF BOMA
MID-ATLANTIC REGION OFFICE BUILDING OF THE YEAR
AWARD**

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Award recognizes excellence in building management, operation efficiency, tenant retention, emergency planning and community impact

NORWALK, Conn. – February 21, 2007 – Merritt 7 Corporate Park in Norwalk has been named the winner of the BOMA (Building Owners and Managers Association) Mid-Atlantic Conference Regional Office Building of the Year (TOBY) award.

Merritt 7 received the prestigious award, which honors the “best of the best” in commercial real estate, in the category of “Suburban Office Park (Mid-Rise),” which groups office properties containing two or more buildings, six to 10 stories high, that occupy land greater than five acres and are located outside the central business district. Merritt 7 is comprised of six buildings, 101 – 601, totaling 1.4 million square feet of Class-A office space located on 22 acres.

The award is one of the most prestigious and comprehensive award programs of its kind in commercial real estate, recognizing quality in office buildings and awarding excellence in office building management, operation efficiency, tenant retention, emergency planning and community impact. Merritt 7 competed against numerous office properties in Fairfield County.

To qualify for the Mid-Atlantic award, Merritt 7 needed to win at the local chapter level to advance to the regional level. In September 2006, the six-building complex was awarded a TOBY from the Southern Connecticut chapter of BOMA.

Albert D. Phelps, Inc., the managing and leasing agent for the 1.4 million square foot office complex together with ING Clarion Partners LLC, the asset manager for Merritt 7, will accept the award at the 81st Annual BOMA Mid-Atlantic Conference on March 13 in Washington, DC.

"We are delighted that Merritt 7 has done so well in this competition and that we have received recognition for our outstanding work," said John Crosby, president, chairman and chief executive officer of Albert D. Phelps. "Winning the BOMA Mid-Atlantic Conference award is a tribute to everyone involved in managing and maintaining Merritt 7 and their dedication toward making it one of the finest office complexes in the region."

Merritt 7 has now advanced to the international level for the TOBY award. The complex was automatically entered into the international level of competition after winning on the regional level. The international TOBY winners will be announced in July in New York City.

“Our approach at Merritt 7 is to continually improve upon the property and challenge convention, and this has resulted in tremendous positive feedback from our tenants,” said Jo Ann Brennan-McGrath, director of leasing at Merritt 7. “Not only is it a great compliment to win this award, it is testament to the strong culture at Merritt 7 and the commitment we’ve made toward making this a great place to do business in Fairfield County.”

“We are delighted to receive this acknowledgement and recognition for the outstanding efforts of our management team as well as for the extensive capital improvements to the property,” said Margaret Egan of ING Clarion. “This award is extremely important because it encompasses excellence in building management, operations, tenant retention, emergency planning and philanthropic endeavors.”

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 providing a broad range of advisory services to institutional investors and high net worth individuals, is the asset manager.

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 on Merritt 7 visit www.merritt7.com

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