



**MERRITT 7 CORPORATE PARK NAMED WINNER OF 2006  
OFFICE BUILDING OF THE YEAR AWARD FROM THE  
SOUTHERN CONNECTICUT CHAPTER OF BOMA**

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

NORWALK, Conn. – September 27, 2006 – Merritt 7 Corporate Park in Norwalk has been awarded a "TOBY" (The Office Building of the Year) from the Southern Connecticut chapter of Building Owners and Managers Association (BOMA).

Mr. Albert D. Phelps, founder of Merritt 7 Corporate Park, together with John Crosby, president, chairman and chief executive officer, and Jo Ann Brennan-McGrath, director of leasing, for Albert D. Phelps, Inc., the managing and leasing agent for the 1.4 million square foot office complex, will accept the award at BOMA's October 26 awards dinner at the Inn at Longshore in Westport, Conn.

"This is a great accolade," said Mr. Crosby. "Winning the TOBY is a tribute to everyone involved in managing and maintaining Merritt 7 day in and day out and their dedication toward making it the very best place to do business in Fairfield County."

Merritt 7 received the 2006 Southern Connecticut TOBY in the Suburban Office Park (Mid-Rise) category, which includes office parks situated on more than five acres, located outside of the downtown district, and comprised of two or more six- to ten-story buildings. The award recognizes excellence in building management, operation efficiency, tenant retention, emergency planning and community impact.

"We are proud to have been selected for this honor, particularly because it was voted upon by a group of our peers," said Ms. Brennan-McGrath. "Merritt 7 sets high standards of excellence and we strive every day to make this an office park where businesses want to be located."

The TOBY award was created in 1985 to salute excellence in the office building industry. Today, it remains the most prestigious and comprehensive award program of its kind in commercial real

estate, recognizing quality in office buildings and awarding excellence in office building management.

“We are thrilled to be receiving this recognition,” said Margaret Egan of ING Clarion, the asset manager for Merritt 7. “It is a great accomplishment and a testament to Merritt 7’s diligent management team and extensive capital improvement plan.”

Merritt 7 Corporate Park, which is comprised of six buildings totaling 1.4 million square feet of space, 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](http://www.merritt7.com)*

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