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**For Immediate Release**

**MERRITT 7 CORPORATE PARK HONORED BY CONNECTICUT GOVERNOR RELL FOR  
SUPPORT OF TRI-STATE RIDESHARE CHALLENGE**

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**JoAnn Brennan-McGrath (left) and Governor Rell**

*Regional initiative encourages commuters to share rides resulting  
in five million fewer miles driven on area roads throughout  
Connecticut, New York and New Jersey.*

**NORWALK, Conn. – August 12, 2008** – Albert D. Phelps, Inc., managing and leasing agent for Merritt 7 Corporate Park in Norwalk, is pleased to announce that Merritt 7 Corporate Park was recognized by Connecticut Governor M. Jodi Rell and Joseph F. Marie, commissioner, Connecticut Department of Transportation with an award in recognition of outstanding support of the “Tri-State Five Million Mile Rideshare Challenge.”

The “Tri-State Five Million Mile Rideshare Challenge” began in April 2007 as regional event that encouraged companies and commuters to rideshare and reduce five million miles of driving in Connecticut, New York and New Jersey. Area employers actively supported the challenge by “racing” against each other and promoting the event to their employees. Over ten thousand commuters participated in the event and shared 177,000 rides resulting in 5,060,000 fewer miles driven and the prevention of 2,200 tons of greenhouse gas emissions. Over 30 local and national sponsors also supported the events and provided \$118,500 in rewards and prizes to participating commuters.

Merritt 7 was presented with the award at the “Tri-State Five Million Mile Rideshare Challenge – Race to the Finish” Awards Ceremony on July 28 at the Connecticut State Capital. The Governor’s Office applauded more than a dozen companies and businesses for their efforts to cut down on fuel usage. Pitney Bowes in Stamford and Merritt 7 Corporate Park in Norwalk were among the local firms that participated in the “Tri State Challenge,” put forward to commuters in the tri-state area to reduce their amount of driving by carpooling.

JoAnn Brennan-McGrath, director of leasing at Merritt 7, accepted the award on behalf of Merritt 7 Venture L.L.C. (Photo above)

“We are thrilled to have been recognized as one of the participating companies that helped to make the Tri-State Challenge such a tremendous success by delivering cleaner air and less congested roadways,” said Ms. Brennan-McGrath. “Merritt 7 has taken numerous actions over a several year period to make our buildings and our environment more energy efficient. It is wonderful to see the positive response from our tenants in working together with Metro Pool and participating in the NuRide carpooling program. ”

Merritt 7 has been recognized for its numerous conservation efforts in recent years, including the Southwest Connecticut Summer Energy Savers Award; achieving as one of the top 25 properties on the Environmental Protection Agency’s (EPA) Green Power Partnership list; and becoming the first office park in Connecticut to earn the EPA’s Energy Star award in recognition of energy efficiency. Merritt 7 was also named the 2007 Office Building of the Year by the Southern Connecticut Chapter of BOMA.

“There are so many benefits to carpooling and rideshare like reducing traffic congestion and cutting back on air pollution,” said Margaret Egan, senior vice president of ING Clarion Partners LLC. “Through a collaborative effort between Albert D. Phelps and ING Clarion Partners, we’ve made energy conservation and providing a sustainable workplace for our tenants a top priority at Merritt 7.”

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 ING Clarion**

*Founded in 1982, ING Clarion and its affiliates manage almost \$50 billion in assets in the private equity, public equity, and public debt sectors of the real estate markets. The ING Clarion organization has almost 500 employees located in major markets throughout the United States. The firm is the U.S. investment management arm of ING Real Estate, a global real estate company, active in real estate investment management, development and finance. With a total business portfolio of almost \$160 billion and in 21 countries in Europe, the United States, Canada, Asia and Australia, ING Real Estate ranks among the world’s strongest real estate companies. ING Real Estate is part of ING Group, a global financial institution of Dutch origin offering banking, insurance and asset management to over 75 million private, corporate and institutional clients in more than 50 countries. More information about the firm is available at [www.ingclarion.com](http://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](http://www.merritt7.com).*