



Alison Miller
XM Communications
914-589-8561
amiller@xm-pr.com

For Immediate Release

MERRITT 7 CORPORATE PARK RECEIVES ENVIRONMENTAL STEWARDSHIP AWARD

* * *

Award Presented by Northeast Energy Efficiency Council and Connecticut Light and Power recognizes excellence in energy conservation

NORWALK, Conn. – October 12, 2007 – Merritt 7 Corporate Park in Norwalk has been named the recipient of the 2007 “Environmental Stewardship Award” from the Northeast Energy Efficiency Council-Connecticut chapter (NEEC-CT) and Connecticut Light and Power (CLP).

Albert D. Phelps, Inc., managing and leasing agent for the 1.4 million square foot complex, was recognized for efforts put forth to save kilowatt hours (kWh) through programs and funds supported by the Connecticut Energy Efficient Fund (CEEF) that are available to its customers. Through the CEEF, Merritt 7 Corporate Park saved 857,648 kWh annually.

Robert Auer of Energy Solutions presented the award to John Crosby, Chairman and CEO of Albert D. Phelps, Inc. on September 25 at Merritt 7. Senator Bob Duff, Connecticut General Assembly and City of Norwalk Mayor Richard A. Moccia also spoke at the event.

The “Environmental Stewardship Award” is one of the most prestigious and comprehensive award programs of its kind in commercial real estate, recognizing and rewarding quality office buildings for energy conservation efforts.

“We are delighted that Merritt 7 has received this prestigious honor which acknowledges our efforts toward energy conservation,” said John Crosby, chairman and chief executive officer of Albert D. Phelps. This award is an accolade to everyone involved in managing and maintaining Merritt 7 and their dedication toward making it one of the very best office properties in Fairfield County.”

-more-

“We are honored to have been selected as the recipient of this prestigious award and appreciate the generous incentives available from CEEF which allow us to implement various upgrades in a cost-effective manner” said Margaret Egan of ING Clarion, Asset Manager for Merritt 7. “Energy efficiency is a top priority at the Park as it not only reduces operating expenses but is also environmentally responsible. The Merritt 7 team will continue to research and act on initiatives which will further reduce energy consumption while also improving the workplace environment.”

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

###

Editor’s note: Photo accompanies press release in attached file.

Caption: Robert Auer of Energy Solutions; John Crosby, Chairman and CEO of Albert D. Phelps; Senator Bob Duff, Connecticut General Assembly; and City of Norwalk Mayor Richard A. Moccia.