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**MERRITT 7 CORPORATE PARK HONORED WITH
SOUTHWEST CONNECTICUT SUMMER ENERGY SAVERS AWARD**

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1.4 million square foot complex recognized for significant energy conservation efforts

NORWALK, Conn. – April 14, 2008 – Albert D. Phelps, Inc. managing and leasing agent for Merritt 7 Corporate Park in Norwalk, was honored with the Southwest Connecticut Summer Energy Savers Award in recognition of a number of significant actions including installing energy savings fixtures in the parking garages of the six-building complex. Merritt 7 was nominated for the award by the Northeast Utility Services Company.

Connecticut organizations in the Southwest portion of the state were given the opportunity to improve air quality and enhance electricity reliability while saving dollars. Last year, the Southwest Connecticut Clean Demand Response Pilot Team invited organizations to participate in the program and the results were very successful. These groups saved 1.3 million kilowatt hours of electricity (enough to power 1,500 average homes for a month) and lowered peak electricity demand by nearly 2900 kilowatts.

JoAnn Brennan-McGrath, director of leasing, and Alan Rich, facilities manager of Merritt 7 attended the Southwest Connecticut Summer Energy Savers Award Ceremony at the State Capitol on April 15 to accept the award.

“Our goal for Merritt 7 is to maximize the sustainability of the property and have it operate as a green facility,” said Ms. Brennan-McGrath. “This terrific recognition reinforces our commitment to environmental stewardship.”

The Southwest Connecticut Clean Demand Response Project is a partnership between the State of Connecticut Office of Policy and Management, and Departments of Environmental Protection and Public Utility Control. It was established in 2002 to address electricity reliability and air quality concerns in southwestern Connecticut through the use of energy efficiency and clean energy technologies.

“Providing a sustainable workplace for our tenants is a high priority at Merritt 7,” said Margaret Egan, senior vice president of ING Clarion Partners LLC. “Through a collaborative effort between Albert D. Phelps, Inc. and ING Clarion Partners, numerous actions have been taken over a several year period to make our six buildings more energy efficient.”

Merritt 7 recently achieved the top 25 properties on the Environmental Protection Agency's (EPA) Green Power Partnership list by purchasing 100% Green Power in a deal with Tradition Energy. Merritt 7 was also named the 2007 Office Building of the Year by the Southern Connecticut Chapter of Buildings Owners and Managers Association (BOMA), and became the first office park in Connecticut to earn the U.S. Environmental Protection Agency (EPA's) Energy Star award in recognition of energy efficiency.

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.

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.