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**MERRITT 7 CORPORATE PARK RANKS
AS ONE OF THE GREENEST OFFICE FACILITIES IN THE NATION**

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*Tradition Energy to purchase 100% green energy on behalf of Norwalk office complex
Merritt 7 becomes #22 in the U.S. on EPA's Green Power Partnership of 100% green power usage*

NORWALK, Conn. – February 14, 2008 – Albert D. Phelps, managing and leasing agent for Merritt 7 Corporate Park in Norwalk, today announced a deal with Tradition Energy, one of the nation's largest energy procurement advisory firms, in which it would buy 100% green energy on behalf of the 1.4 million square foot office complex.

The purchase propels Merritt 7 to the top 25 on the Environmental Protection Agency's (EPA) Green Power Partnership of 100% Green Power Purchasers, due to the size of the property's annual energy load which is over 25 million kilowatt hours. Merritt 7 Venture will earn the EPA's green energy leadership award.

“In the course of working with ING Clarion Partners, Merritt 7's asset manager, to procure a conventional power supply contract, we learned that sustainability was an important corporate value,” says Alan Kurzer, President of Tradition Energy, the Stamford-based energy advisor. “We were able to present energy options that met ING Clarion Partners' goal for Merritt 7 – to maximize the sustainability of the investment and have it operate as a green facility. The green energy market is still developing, and many energy customers who want to go green don't know where to start. Tradition Energy is part of TFS Energy and has access to the environmental products specialists who staff TFS Energy's globally-awarded emissions group. We bring our customers a level of expertise in the area that's unmatched.”

Tradition Energy worked with Strategic Energy, a national retail electricity provider, to secure renewable energy credits (RECs) equivalent to 100% of Merritt 7's load. RECs represent the reduction in greenhouse gas emissions that results from generating electricity using renewable resources, rather than fossil fuels. One REC is equivalent to one megawatt of electricity. 100% green power yields 0 lbs. of carbon dioxide per year.

“We're so pleased to reinforce our ongoing commitment to environmental stewardship by purchasing 100% green energy,” says John P. Crosby, chairman and chief executive officer of Albert D. Phelps, Inc., the managing and

leasing agency for Merritt 7. “Providing an environmentally sustainable workplace for our tenants is a high priority for us.”

This is the latest accolade for an innovative campus that was named the 2007 Office Building of the Year by the Southern Connecticut chapter of Buildings Owners and Managers Association (BOMA). In December 2007, Merritt 7, which is home to marquis long-term tenants like Eastman Kodak, GE, and Siemens, became the first office facility in Connecticut to earn the U.S. Environmental Protection Agency (EPA)’s Energy Star award in recognition of energy efficiency.

Through a collaborative effort between Albert D. Phelps, and ING Clarion Partners, numerous actions have been taken over a several year period to make the buildings more energy efficient.

“Through this agreement with Tradition Energy, we are again setting a precedent and reinforcing our commitment to environmental stewardship, while at the same time lowering the property’s energy costs,” said Margaret Egan, vice president of ING Clarion Partners. “We are proud to be a part of this new generation of office buildings that make sense for our 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, is an investment advisor to NYSTRS.

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About Tradition Energy

Tradition Energy is one of the nation’s largest energy procurement advisors, helping commercial and industrial businesses manage electricity and natural gas costs in volatile deregulated energy markets. Tradition Energy is a division of TFS Energy, one of the world’s top wholesale energy brokerage companies with eight offices worldwide, over 200 employees and in the energy business since 1985. TFS Energy’s TFS Green was recently awarded more awards than any other company in the 8-year history of Environmental Finance Magazine’s industry survey. TFS is a subsidiary of Compagnie Financiere Tradition (CFT), a leading global inter-dealer broker in financial and commodity-related products with a presence in 24 countries and over 2,200 employees. For more information, please visit www.traditionenergy.com.

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 over 460 employees located in major markets throughout the United States. The firm is the U.S. investment management arm of ING Real Estate an international real estate company, active in real estate investment management, development and finance. The company ranks among the world’s strongest real estate players with offices in 21 countries in Europe, the United States, Asia and Australia. 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 ING Clarion 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.