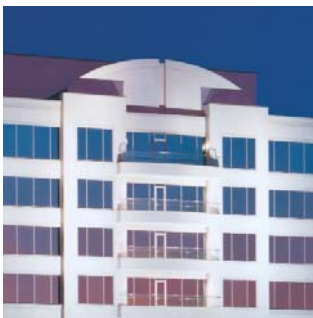


MEANS ♦ KNAUS
P A R T N E R S



Means Knaus Partners L.P. is a privately held, commercial real estate investment and services firm providing creative, full-service solutions to its valued partners and clients. Through offices in Houston, Dallas and Denver, MKP acts as an investment and tenant advisor, and develops, leases and acquires a wide array of office building assets. The firm has established a strong, national network of real estate capital, brokers and property owners, all of which contribute to the ongoing success of MKP projects. • The firms leadership has remained an influential force within the commercial real estate industry since 1981. The executives of MKP were the driving force behind the development, acquisition, disposition, management and leasing of more than 50 million square feet of commercial real estate, with a value in excess of \$5 billion. • Building upon this foundation of a strong and seasoned commercial real estate enterprise, MKP continues to grow and thrive today. Guided by an experienced, multi-disciplinary team, MKP offers a comprehensive spectrum of services encompassing the development, positioning and management of commercial real estate.





Park Central

CURRENT ACTIVITIES

HOUSTON ♦ DALLAS ♦ DENVER

Name	Size	City	Description
Westchase Corporate Center	185,000 sq. ft.	Houston	A 5.4-acre complex with one six-story, Class A office building developed by MKP.
Greenwood Corporate Plaza	612,410 sq. ft.	Denver	The largest suburban complex in Denver includes six office buildings on 40 acres of attractively landscaped property.
Oak Park at Westchase	220 acres	Houston	Part of an architecturally controlled, master-planned, 220-acre corporate community. Tenants include Haliburton, MI-SWACO, Veritas DGC and Jacobs Engineering.
Oak Park Corporate Campus	835,000 sq. ft.	Houston	This four building corporate complex is located within the Oak Park at Westchase office park.
One & Two Oak Park	306,200 sq. ft.	Houston	Located on a premium 8.4 acre site, this 300,000 square-foot complex features two six-story, "Gold" LEED™, Class A buildings that blend environmental, economic and occupant-oriented performance features. Phase One completed in January 2009.
Park Central	537,210 sq. ft.	Denver	The Park Central building is located on a full city block in the downtown Denver central business district. It consists of one building with three separate towers and a three-level underground parking garage containing 725 spaces.
Lakes on Post Oak	1.2 million sq. ft.	Houston	MKP acts as the primary construction manager for this \$40 million major building renovation and tenant finish for these three Class A, multi-tenant office buildings.
Briar Forest Crossing	94,399 sq. ft.	Houston	This four-story, multi-tenant office building is located on Beltway 8 in West Houston.
Orchard Place	50,000 sq.ft.	Denver	This 7.42 acre site has two, two-story Class B multi-tenant buildings with sweeping views of the Rocky Mountains. The building is conveniently located off of I-25 and Orchard Road.
Orchard Pointe	113,384 sq.ft.	Denver	This six-story office building is located within the Denver Technological Center in Greenwood Village, Colorado, just 20 minutes south of downtown Denver.
INS Building	110,000 sq. ft.	Houston	MKP serves as the property manager for this Houston-based property.
Medical Towers	155,000 sq. ft.	Houston	This 18-story office building is served by an attached one-level retail floor and a four-level parking garage. It is located in the heart of the Texas Medical Center.
CoBank Center	205,000 sq. ft.	Denver	This three-story, Class B+ office building is strategically located within Denver's dynamic southeast suburban office market. The center features an unobstructed view of the Rocky Mountains.
Plaza 25	204,000 sq. ft.	Denver	This suburban, three-building complex is located in southeast Denver.
Concourse at Westway	129,721 sq. ft.	Houston	This two-story, Class A office building is located in the Westway Business Park on a 10-acre master-planned office development.
One Westchase	466,000 sq. ft.	Houston	This 5.25 acre site has a 12-story, Class A, multi-tenant office building. The building is served with an adjacent six-level garage.
2000 West Loop South	357,000 sq. ft.	Houston	This 21-story, Class A office includes an adjoining five-level garage. This building is located in the exceptional Galleria/ Uptown/ West Loop District.



Lakes on Post Oak



One & Two Oak Park



Westchase Corporate Center



Oak Park at Westchase



2000 West Loop

OPERATING CAPABILITIES

Means Knaus Partners L.P. is a commercial real estate company founded on the belief that, in investment management, more is rarely better. Smarter is better. Sharply focused is better. More capable is better. And more accountable is better.

Accordingly, Means Knaus Partners tightly focuses its real estate investment, repositioning, acquisition and management activity in locations spanning the United States. MKP is engaged in an array of integrated real estate investments. A melding of prominent national experience and an intimate familiarity with regional markets and sub-markets shapes every facet of its capabilities.

Senior management directly participates in and shares accountability for each MKP project, whatever its market, size, type or objective. These professionals' extensive experience, plus a company-wide commitment to the collection, organization and analysis of research, equip the firm and its clients for the strategic identification and systematic execution of real estate investment opportunities.

The executives' insight, acumen and legacy of successful industry-trend interpretation and investment strategy formulation are complemented by the skills of the firm's senior professionals. All are accustomed to blending their capabilities to achieve ambitious goals in asset performance and project profitability. All are leaders in the commercial real estate industry. And all have served on task forces, boards and other organizations that exemplify the real estate community.

The people of Means Knaus Partners serve many prestigious local, regional and international commercial real estate associations in an ongoing capacity. They are actively involved in improving and shaping the real estate community through participation in a diversity of organizations.

Along with company-wide membership in numerous organizations, several MKP executives take on active leadership roles. These roles have included president of the Denver BOMA chapter, chairman for the international board of directors of BOMI and former chairman for the Office Development Council of the Urban Land Institute.

On every front, the programs, policies and practices of MKP reflect the maturity and creativity of real estate professionals. Collectively, their proficiencies distinguish MKP and enable the firm to develop, position and manage real estate.

Means Knaus Partners establishes and maintains the highest standards of real estate investment management. The firm is highly experienced and efficiently addresses the most complex requirements of corporate, institutional and entrepreneurial investors. Because no two MKP investments are identical, all real estate assignments are custom tailored to meet the defined objectives.

REAL ESTATE INVESTMENT PRACTICES

STRATEGIC PLANNING

- Market Analysis
- Capital Alternatives Evaluation
- Property Profiles
- SWOT Analysis
- Financial Modeling
- Alternative Analysis
- Strategic Plans/Asset Repositioning

CAPITAL ANALYSIS & RESTRUCTURING

- Determine Investment Objectives
- Capital Markets Evaluation
- Match Project Objectives & Financial Sources
- Return on Equity Evaluation
- Due Diligence & Closing Management
- Analysis & Appraisal Management
- Recapitalization

DEVELOPMENT

- Market Research
- Site Identification
- Feasibility Studies/Zoning Review
- Site Plans
- Development Budget & Pro Forma Operations
- Design/Planning/Engineering

ACQUISITION

- Market Analysis
- Acquisition Budget & Pro Forma Operations
- Capitalization Analysis
- Due Diligence & Closing Management
- Lease/Tenant Analysis
- Exit Strategy/IRR Analysis
- Staffing/Takeover Procedures

CONSTRUCTION MANAGEMENT

- Consultant Selection & Management
- Construction Documentation
- Bidding/Award Process
- Permits
- Project Management
- Building Shell Completion
- Interior Finish Packages
- Punchlist Process
- Occupancy Certificates
- Annual Tenant Finish
- Base Building Capital Expenditures

PROPERTY MANAGEMENT

- Budgeting & Business Planning
- Income Maximization
- Expense Management & Analysis
- Accounting & Reporting
- Concierge & Other Services
- Tenant Relations
- Preventative Maintenance Systems
- Property Tax Appeals
- Facilities Management

LEASING & MARKETING

- Market & Economic Research/Reporting
- Competitive Analysis
- Early Attention To Renewals
- Vacant Space Pricing
- Marketing Materials
- Broker Coordination
- Stacking Strategies
- Lease Negotiation, Strategies & Administration
- Tenant Credit Analysis
- Tenant Relations

IMPLEMENTATION

- Sale Analysis & Market Research
- Sale Packages
- Contract Negotiations
- Due Diligence
- Closing Management
- Monitoring Market Fundamentals & Capital Markets
- Select Optimal Timing with Attention to Lease Rollovers

REPORTING & INVESTOR RELATIONS

- Customized Investor Reports
- Asset Tracking Performance Reports
- Concise Executive Summaries
- Monthly Operating Reports
- Acquisition/Disposition Reports
- Portfolio Management Reports
- Portfolio Analysis & Valuation
- Investor/Client Relations

ACCOUNTING & FINANCE

- Financial Statements
- Variance Analysis
- Banking Coordination
- Business Plan Benchmarking
- Audit Coordination

RISK MANAGEMENT & HUMAN RESOURCES

- Risk Management Program Design
- Insurance Placement & Claims Management
- Litigation Management
- Emergency Planning
- Safety Programs
- Human Resources Management
- Payroll
- Government Compliance
- Performance-based Compensation

MANAGEMENT INFORMATION TECHNOLOGIES

- Hardware
- Software
- Financial Reporting Systems
- Database Management
- Electronic Mail
- Networking & Data Sharing

BUILDING DEVELOPMENT AND LAND POSITIONING

Means Knaus Partners is experienced at contributing to ongoing investment management and performance enhancement. Most often, the firm's role is that of partner. However, MKP also serves clients as an independent consultant and service provider.

When serving as a strategic partner, MKP adheres to a proven timeline of activities that encompasses market research, land acquisition, prospect identification and marketing. Because of the firm's intimate familiarity with its markets, MKP clients and partners can expect these activities to be uncommonly effective.

Often times the firm's assignment involves property development, requiring experience in executing the distinct sequence of activities outlined in the program. Market underwriting and site due diligence consist of scrutiny of all pertinent market dynamics, including such conventional considerations as growth patterns, vacancy rates, projected new construction and absorption. In addition, such intangibles as quality-of-life amenities are evaluated in the site review process prior to land positions being selected and negotiated. Comprehensive project cost estimates are prepared, along with initial income and expense pro formas, which are reviewed in light of market comparables. Potential return on investment is calculated and

thoughtfully analyzed to optimize the prospects of meeting or exceeding pre-defined objectives. In the case of build-to-suit projects, a variety of ownership and leasing options will also be assessed.

The firm typically engages and coordinates all consultant activities in the initial site and master-planning stages, as well as in project design development, construction and tenant improvement. MKP provides ongoing financial refinements and analyses, synchronized to milestones in project development, to confirm that returns will meet or exceed targeted yields.

During development phases, impressive benefits are realized by the firm's attention to competitive bid, value engineering and construction supervision processes. Likewise, MKP designs comprehensive risk management and human resources programs that add value to each property in operation. The firm bases its innovative risk management initiatives on pro-active strategies for promoting safety and well-being, protecting and enhancing property values, effectively planning for emergencies and containing premium costs and other expenses. Human resource strategies focus on the recruitment, training and retention of people who represent a competitive marketplace advantage. Activities emphasize superlative tenant services, continuous improvement and uncompromised integrity.

ONE & TWO OAK PARK

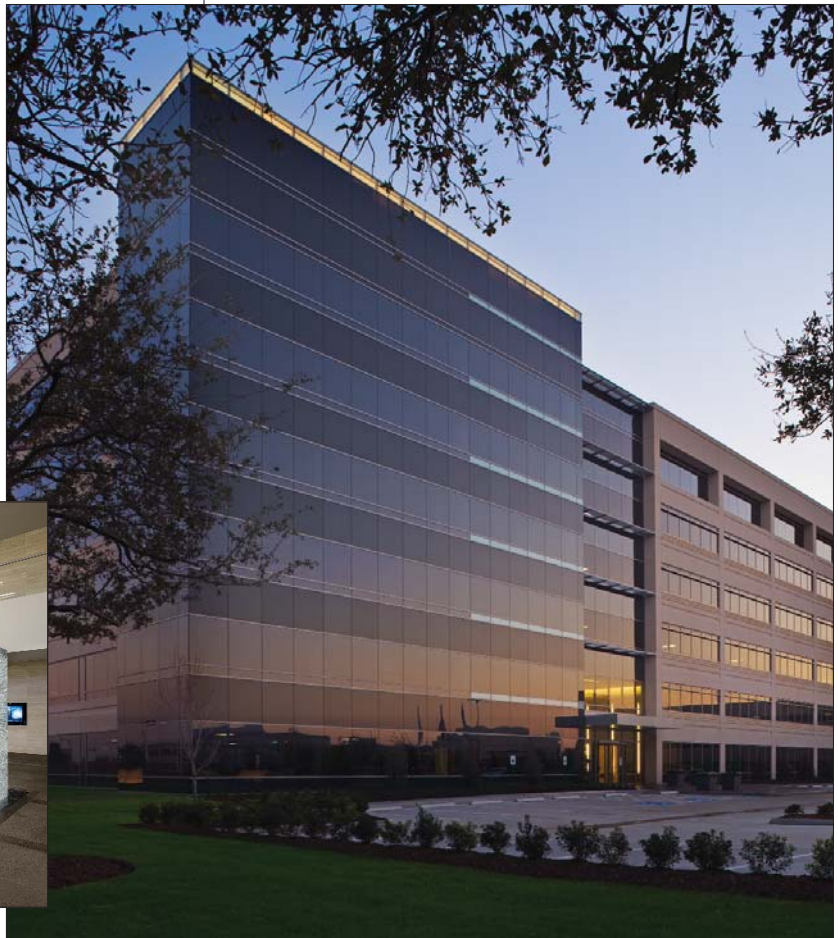
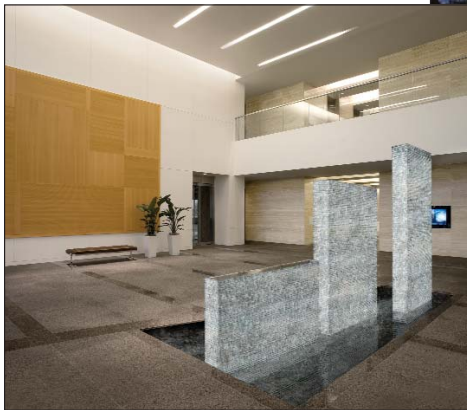
Located on a premium 8.4-acre site in the Westchase District, the 300,000-square-foot Oak Park complex features 2 six-story Class A buildings. One & Two Oak Park have been designed by world-renowned Gensler Architects and blend environmental, economic, and occupant-oriented performance features. Both buildings have been designed to LEED™ (Leadership in Energy and Environmental Design) specifications and will be certified LEED “Gold” upon completion.

One & Two Oak Park have been designed to combine classic and modern features, creating a refined and sophisticated atmosphere incorporating granite, back-lit glass panels, and natural wood accents. Lush landscaping utilizing the site’s original 325 oak trees and an outer courtyard with shaded benches and generous canopies envelop the campus for tenant enjoyment.

One & Two Oak Park will each be six stories of approximately 153,000 square feet. The interiors combine

classic and modern features to create an environment with a refined and sophisticated visual appeal. Granite floors in the lobby replicate the integrated pattern featured in the outdoor pedestrian plaza. Multiple extruded lights traverse a rich fabric ceiling. Panels of textured backlit glass panels and a variety of natural wood panels accent the two-story travertine walls.

Four elevators are available in each building for tenant use. A custom water feature accented by river rocks and granite serves as the lobby’s centerpiece.



OAK PARK AT WESTCHASE

Oak Park at Westchase is a highly restricted and architecturally controlled master-planned commercial development on the west side of the West Belt Tollway (Beltway 8), between the Westpark Corridor and Bellaire Boulevard in Houston. Measuring in at 220 acres, Oak Park at Westchase's location affords excellent access to all sectors of the city via the Sam Houston Toll Road, Westpark Tollway and connecting freeways.

Inspiration for the development's name arose from the property's 25 oak trees, which were relocated to become featured elements in a sophisticated landscaping and street plan.

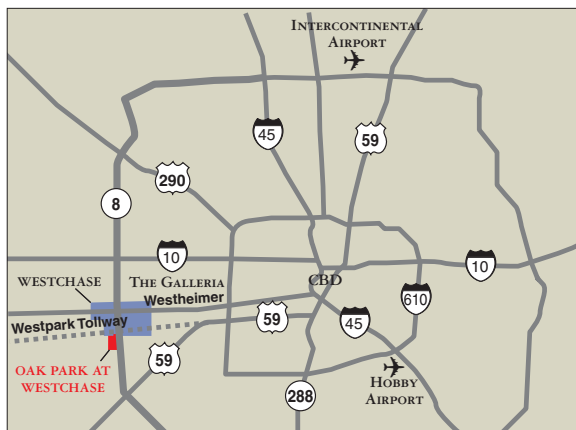
An integral part of the successful and multifaceted Westchase District, Oak Park at Westchase constitutes one of the area's most desirable corporate environments. Each work day, Oak Park at Westchase welcomes nearly 15,000 employees to a corporate center graced with water features, a courtyard and tree-lined pedestrian plazas.

At the heart of this commercial hub, Means Knaus Partners and the Carlyle Group are currently developing One & Two Oak Park. One Oak Park was completed and scheduled for occupancy in

January 2009. When complete, its 150,000 square feet will represent the largest available multi-tenant space within the Oak Park development. Measuring in at a total of 300,000 square feet, One & Two Oak Park will boast the finest in Class A tenant-oriented amenities and features, along with high-performance standards necessary for LEED™ Gold Certification.

M-I SWACO, Veritas DGC and Jacobs Engineering are currently located in this premier Oak Park at Westchase, as well as Halliburton, which has established a 2.5 million sq. ft. building complex at the park. Jacobs Engineering recently completed construction on a 300,000-square-foot expansion of their campus and has leased another 150,000 sq. ft., bringing their total square footage in the park to more than 800,000 square feet. Total square footage developed in Oak Park between 2005 and 2007 was more than 1.2 million.

Oak Park at Westchase was a joint venture development of Means Knaus Partners and the St. Joe Company.



Jacobs Engineering



One Westchase



INS Building



Plaza 25



Lakes on Post Oak

GOING GREEN

POSITIVE IMPACT IS OUR PROMISE

Means Knaus Partners is strongly committed to positively impacting the environment. We are actively implementing practices across our entire portfolio in order to reduce the use of our planet's precious natural resources. Building evaluations, benchmarking and continuing education are among the keys for long-term success in our green initiatives.



As part of our promise, each property within the Means Knaus portfolio will undergo Leadership in Energy and Environmental Design for Existing Buildings (LEED-EB) certification testing. This will help to establish programs that will reduce a property's environmental impact and, where possible, allow the project to be LEED-EB certified. In addition, each project will be benchmarked and undergo Energy Star evaluation.



One Oak Park

MEANS KNAUS PARTNERS IS COMMITTED TO –

1. Reducing Electrical Consumption. Energy profiling, product education and up-to-date knowledge of building electrical-consumption operations will help meet our challenge of lowering electrical consumption by 30% within three years.
2. Consciousness Among Providers. We will re-evaluate day-to-day property-management operations to ensure that our service providers are dedicated to “green service.” This will include janitorial, recycling, water treatment, landscaping and pest control. All other vendors will be similarly evaluated to ensure they are committed to providing green services and are using green products where possible.
3. Green Tenant Improvements. Tenant improvements will be required to comply with LEED for Commercial Interiors (LEED-CI) standards.
4. Water Efficiency. We will maximize fixture water efficiency within all buildings to reduce the burden on potable water supply and wastewater systems.
5. Environmental Expertise Among Managers. All property managers and senior operations personnel will hold the LEED Professional Accreditation (LEED-AP), which empowers professionals with the knowledge and skills to successfully administer the LEED certification process.





Briar Forest Crossing



Medical Towers



Greenwood Corporate Plaza



Concourse

PROFILES

DOUGLAS A. KNAUS

Mr. Knaus, a founding partner of Means Knaus Partners, was employed until 1981 as director of office leasing with the Urban Investment and Development Company, a subsidiary of Aetna Life and Casualty. In that position, he was responsible for the leasing and marketing of an office portfolio of 12 million square feet in several major markets, including Houston, Denver, Boston, Hartford, Philadelphia and Chicago.

In 1981, Mr. Knaus joined Paragon Group, where he began working with Steve Means. Together Messrs. Knaus and Means were responsible for the growth and success of the Central Region, which included operations in Texas, Colorado, Arizona, Oklahoma and Washington, D.C. By the time Paragon Group became a Real Estate Investment Trust in 1994, the partnership had built the company's regional property services operation to more than 12 million square feet and 150 employees.

After Paragon became an REIT, Mr. Knaus served the company as president of its Commercial Division. Prior to the acquisition of this business unit by Insignia Financial Group in 1996, the division employed 350 people and managed 180 commercial properties, with 25 million square feet of office, industrial and retail space.

From 1996 until July 1998, Mr. Knaus served as president of the Central-Southeast Division of Insignia/ ESG. The division's portfolio included more than 50 million square feet of office and industrial product and had 500 employees located in the Central, Midwest, Southeast and Mid-Atlantic regions of the U.S.

Mr. Knaus is past vice chairman-programs of the Office Development Council of the Urban Land Institute, and has served or currently serves on

several boards, including the National Association of Industrial and Office Parks, ULI District Council, Houston Trees, Westchase Business Council and Boys & Girls Country. He earned a BBA degree with an emphasis in real estate from the University of Colorado.

BOB NOWAK

As chief operating officer at Means Knaus Partners, Bob Nowak assumes comprehensive oversight and responsibility for all building management and property services under the auspices of the firm.

Mr. Nowak brings extensive experience in real estate operations, management, leasing and development to Means Knaus Partners. Since joining MKP in July of 2008, Mr. Nowak has led the management of nearly 3,000,000 square feet of office product. He previously served as vice president of JMB Realty in Los Angeles. As a member of the JMB team beginning in 2002, he was responsible for the management, leasing and development operations of JMB's Class A office portfolio. In 2007, Mr. Nowak played a key role in development rights for the Constellation Park residential project (483 units) in Century City. As a result of this experience and others, Mr. Nowak possesses extensive expertise in entitlement work in Los Angeles.

Before joining JMB Realty, Mr. Nowak served as a general manager with Equity Office Properties in Los Angeles, where he was responsible for more than 1,000,000 square feet of Class A office space in Century City, Westwood and Santa Monica. During his tenure with Equity Office, Mr. Nowak also worked for two years as a regional broker on a portfolio exceeding 5,000,000 square feet of office space in Century City, Westwood, Santa Monica and Marina Del Rey. His market knowledge and leasing expertise led to the completion of deals in excess of \$20 million in only two years.

Prior to joining Equity Office Properties in 1997, Mr. Nowak served as a portfolio and senior property manager with the Koll Company in Los Angeles and Orange County. While with the Koll Company, Mr. Nowak worked with institutional and private investors, as he managed several high-profile projects in downtown Los Angeles, including 400 South Hope Street and 550 South Hope Street. Mr. Nowak began his career with the Koll Company at the Airport Business Center, managing a variety of retail and industrial tenants in Orange County.

Mr. Nowak holds a B.S. Degree in Political Science from Arizona State University and is a member of the Century City Chamber of Commerce and a founding member of the Century City Business Improvement District in Los Angeles.

STEVE CARON

Mr. Caron has recently returned to Means Knaus Partners as chief financial officer. A results-oriented professional who focuses on driving business results and creating value, Mr. Caron possesses a unique vision that takes in both the big picture and the most critical details. He is known for developing high-performance teams that deliver success, even in the most difficult market environments.

Backed by nearly three decades of experience in operations, negotiation, management and accounting, Mr. Caron will coordinate all financial aspects of operations concerning both Means Knaus as an operating company, as well as the company's diverse property portfolio in Houston, Denver and Dallas. His scope of responsibilities will include risk and asset management, HR, information-technology systems and treasury.

Most recently, Mr. Caron served as CFO for Prescott Realty Group in Dallas. His responsibilities at Prescott included work with senior company officers to coordinate all aspects of company and property-portfolio operations. Mr. Caron also

played a leadership role in the closing of debt and equity financing totaling more than \$250 million, as well as roles in marketing, company growth, and the establishment of employee investment and profit-sharing programs.

During his first tenure with Means Knaus, which concluded in 2001, Mr. Caron directed the acquisition of land valued in excess of \$40 million. He regularly prepared business plans for the purpose of equity financing, while creating and implementing an asset-management program that significantly improved asset performance.

Beginning in 1996, Mr. Caron served as a director of operations with Insignia Commercial Group in Dallas. As part of Insignia's absorption of Paragon Group Property Services, he successfully unified both companies' commercial business units. He also served as the company's national budget coordinator, consolidating budgets for 30 different business groups, and was honored with the company's Commercial Group "Award Of Excellence."

Prior to arriving at Insignia, Mr. Caron was senior vice president and national commercial controller with Paragon Property Services in Dallas, a property-operations subsidiary of a national publicly traded REIT. There he managed a staff of 75 located in multiple offices across the United States, and interacted with company leadership in strategic planning and tactical execution of company initiatives. His responsibilities included integration of six different company regions into a single commercial accounting department and accounting for a national portfolio of 200 projects totaling 25 million square feet. Prior to his vice presidency with Paragon, he served as the company's central region controller and senior accountant with Ernst & Young in Houston.

Mr. Caron attended the University of Texas. He is a licensed CPA in the State of Texas, and a member

of the American Institute of Certified Public Accountants, the Texas Society of Certified Public Accountants and the Dallas Real Estate Council.

JAMES L. JOHNSON

James L. (Jim) Johnson, CPM, RPA, RBM, serves as the company's director of asset and technical services. He is responsible for the firm's "green" initiatives including LEED designation, training, asset certification, energy conservation, process innovation and vendor management.

Mr. Johnson joined Messrs. Knaus and Means at Paragon Group in 1992 where he served as national senior vice president of property operations. At Paragon, Mr. Johnson had full responsibility for a wide array of operational and technical issues and a 25 million-square-foot portfolio of commercial space. Mr. Johnson came to Insignia/ESG in 1996 with the purchase of Paragon Commercial Group. From 1996 to 1999, Mr. Johnson was a regional director for Insignia/ESG, responsible for a 40-building, 60-million-square-foot commercial and industrial portfolio in the Dallas/Fort Worth Metroplex. In addition, he was responsible for the Y2K conversion for the entire Insignia/ESG portfolio of 150 million-square-feet.

Mr. Johnson's professional resume also includes experience as executive vice president of the Dallas Market Center, vice president and management director for a major savings and loan, and vice president for property management and operations for Southland Investment Properties (Las Colinas Development). In the latter position, he served as a member of the company's design/build team for new projects, while directing the Building Services Division.

Mr. Johnson is a certified property manager, real property administrator and registered building manager. He is the former chairman of the board of directors of the Building Owners and Managers

Institute (BOMI), and is the former president of BOMA Southwest, Dallas Building Owners and Managers Association, Texas BOMA and Dallas BOMA Educational Institute. He currently serves in a wide variety of leadership roles for BOMA, as well as local, state and national organizations and agencies. A licensed real estate broker and graduate of the University of Texas at Arlington, Mr. Johnson is an instructor of property management at Northlake College and at the BOMA Institute.

C. PEYTON COLLINS

Peyton Collins, CCIM, brings extensive experience in operations, management, leasing and development to Means Knaus Partners. As managing director of Texas, Mr. Collins oversees property operations and leasing, property services, client relations and development activities throughout Texas.

Mr. Collins joined Messrs. Knaus and Means at Paragon Group in 1992. Following Paragon's acquisition in 1996, he served Insignia/ESG for eight years as executive director for the southwest region, managing operations of the Houston and Austin offices. Under his leadership, the southwest region's portfolio grew from 2.5 million to 6 million square feet.

Before joining Paragon Group, Mr. Collins owned and operated Peyton Collins & Company, a real estate services and development firm with offices in Houston and Austin. Among the company's land development projects are Austin's Lantana, an 888-acre, mixed-use development and Legend Oaks, a 285-acre single-family subdivision.

Prior to forming his own firm, Mr. Collins worked with a Houston development firm for 13 years, where he served as president during the last five years of his tenure. There he was responsible for the development and operation of over \$350 million in commercial properties, including the Lyric Center, a 400,000-square-foot Class A office

building in downtown Houston, a 345-room Marriott hotel in Austin, and various multi-family and land development projects.

Mr. Collins previously served on the board of the Houston Chapter of the National Association of Office and Industrial Properties (NAIOP) and was past president of the NAIOP Houston Chapter. He also served on the Greater Houston Partnership Marketing Board and has been a speaker at numerous Commercial Property News conferences. Mr. Collins earned a BBA degree in Finance from the University of Texas.

CYNTHIA H. ROGERS

As executive vice president of national construction, Mrs. Rogers directs the implementation and completion of all Means Knaus Partners construction projects. Her responsibilities include building design and development, landscaping and graphics, site infrastructure, sale of land tracts and tenant improvements.

In 1979, Mrs. Rogers worked with Century Development to build Allen Center in downtown Houston, as well as the Greenway Plaza complex. She directed lease tenant improvement and tenant remodeling projects for Greenway Plaza in 1989, under the management of the Senterra Real Estate Group. As construction and project manager, Mrs. Rogers was responsible for more than 750,000 square feet of office and retail space and facilitated contract development and management for \$6.4 million in projects. Throughout her career, her clients have consisted of businesses of all sizes, including major Houston law and CPA firms and national offices for corporations such as AT&T, OxyChem and AIM Management Funds.

Since joining MKP in 1999, Mrs. Rogers successfully completed the Westchase Corporate Center, Kerr-McGee's division headquarters, and a \$50

million renovation and tenant-finish within the Lakes on Post Oak. She is currently the team leader for Oak Park at Westchase, also in Houston. She is responsible for the formation of development guidelines, build-to-suit proposals, tenant relations and marketing initiatives. Mrs. Rogers has served as president of Texas Executive Women and is currently a member of CREW-Houston. She graduated with a BS from The University of North Texas in 1972 and earned her MBA from Southern Methodist University in 1975.

WILLIAM H. BROWNFIELD

William H. Brownfield, CRE, CCIM, brings extensive commercial real estate experience to Means Knaus Partners. As managing director of acquisitions, Mr. Brownfield directs acquisitions and dispositions, manages the investment process and oversees client real estate investments. Since 1978, Mr. Brownfield has been responsible for more than 28 million square feet of properties representing 22 U.S. markets, including every major city in Texas. Prior to joining MKP, Mr. Brownfield co-managed the Investor Services Group at Moody Rabin, where he handled \$150 million in client property purchases and dispositions for office and retail space.

Mr. Brownfield has also served as senior vice president of management for Equity Office Properties, L.L.C. in Chicago. His responsibilities included directing all management activities in the western United States, including 14 million square feet of Class A office properties. Mr. Brownfield previously worked with the founding principals of MKP at Paragon Group in Houston. As vice president of operations for Paragon, he managed 8 million square feet of office properties throughout Houston, Austin, San Antonio and Tulsa.

A nationally recognized expert in operating expense escalations, Mr. Brownfield has authored *The*

Escalation Handbook for Office Buildings and co-authored the companion software product *BOMA's Office Escalation System*. Both publications are industry standard and are published in partnership with BOMA International.

Mr. Brownfield has many professional affiliations and designations. He is presently an active Texas real estate broker and serves as vice chairman of the Counselors of Real Estate (CRE)-Houston Gulf Coast Chapter. He earned his MBA from Southwest Missouri State University.

ANDREW R. LEAR

For more than thirty five years, Andrew R. Lear, director of land acquisitions and services, has proven his expertise in the acquisition, development, branding, marketing and selling of large multi-use properties.

Mr. Lear began his career with Westchase Corporation in 1973, where he was responsible for acquiring, developing and marketing major parcels of commercial land in Houston to other builders and developers. The major property acquired and developed by the company is today the master-planned community of Westchase, at the intersection of Gessner and Westheimer roads in west Houston. Tenneco Realty became a joint venture partner in the project's first 760 acre phase, and was also a partner when the project was expanded to 1,347 acres in 1977, with the acquisition of the adjacent acreage owned by the R.E. Smith Estate. The project became 1,567 acres in 1999 with the addition of Oak Park at Westchase, a joint venture of Means Knaus Partners and the St. Joe Company.

In 1981, Mr. Lear became president of Westchase Corporation and remained so until forming Westchase Management Company in 1990. Since that time, Westchase has become the largest multi-use master-planned commercial project in Houston, with more than 55,000 employees and 25,000 residents utilizing more than 25,000,000

square feet of buildings worth in excess of \$3 billion. Westchase is now home to 14 million square feet of offices, 1.5 million square feet of office service centers and warehouse buildings, 1.7 million square feet of retail centers, 50 residential communities and 18 hotels.

Mr. Lear is a founding director of the 2,500 acre Westchase District, which includes the Westchase project and serves as the president and a director of the Park 10 Community Association.

He holds an undergraduate degree from Yale University and an M.B.A. from Harvard Business School. Mr. Lear also served as an officer in the United States Navy from 1967 to 1969.

JIM HARPER

As Texas Controller, Jim Harper brings nearly 15 years of experience in property-management accounting to Means Knaus Partners. Prior to recently joining the company, Mr. Harper was accounting manager with Transwestern in Houston. While at Transwestern, he managed a staff of ten accountants responsible for more than 17 million square feet of property. Mr. Harper's duties included annual audits for all properties owned by Transwestern, as well as year-end property reconciliations. He was also designer of a training program for MRI software and was recognized as the company's Gulf Coast and Western region Accountant of the Year in 1999. Mr. Harper is also adept in Yardi and Skyline software packages.

Prior to being promoted to accounting manager, Mr. Harper spent several years with Transwestern as project accountant. His activities included the preparation of monthly schedules, budgets and year-end recovery billings for office and industrial properties. He also performed cash-management for numerous properties. He was named the company's Accountant of the Year in 2007.

Beginning in 1994, Mr. Harper worked as senior collection representative for General Electric

Capital Corporation. There he worked with the company's mortgage collection department, as well as managed and maintained payment plans for borrowers to ensure minimized risk for the company.

TAMMY KANESKY

Tammy Kanesky has served as Denver controller for Means Knaus Partners, since 2002. Prior to joining Means Knaus Partners, Ms. Kanesky was a staff accountant with Trammel Crow Company. After the company centralized its accounting department, she became the on-site accountant at 1125 17th Street with Jones Lang LaSalle. In 2002, this property was sold to Beacon Capital Strategic Partners and was managed by Means Knaus Partners. Ms. Kanesky transitioned to Denver Controller position with Means Knaus Partners, overseeing accounting at 1125 17th Street and Park Central.

Ms. Kanesky previously served as assistant general manager with Frederick Ross Company from 1996 to 2000. Overseeing accounting for the company's engineering department, she soon took on the role of property-management accounting and payroll processing for more than 200 of the company's employees.

In 1995, Ms. Kanesky graduated from Metropolitan State College in Denver with a Bachelor of Science degree in Accounting, with a financial emphasis.

STEVEN A. MEANS

In 2005, the real estate industry lost a leader. MKP lost a partner and a friend, co-founder Steven A. Means. Mr. Means' illustrious career spanned more than 30 years and included instrumental roles in the founding and development of Paragon Group, Means Interests and Means Knaus Partners.

Mr. Means personally guided the next generation of MKP management through the successful interpretation of real estate trends and design of investment strategies. He led with insight and acumen, wit and wisdom.

As a tribute to Mr. Means' leadership, innovation and positive contributions to our industry, the Southern Methodist University Real Estate Society has established the Steven A. Means Endowed Scholarship. This scholarship will be awarded to a junior or senior business student in SMU's Cox School of Business, with preference given to students concentrating in the area of real estate.



Orchard Pointe

LEGACY PROJECTS

A representative list of previous projects for which Doug Knaus and Steve Means have been responsible as developer, manager or acquirer.

Name	Activity	Sq. Ft./ Units	City/State	Product Type	Description
Austin Centre	M	950,000	Austin, TX	O	Performed renovation and lease-up on major mixed-use CBD project for a large national bank
One American Center	M	505,770	Austin, TX	O	Managed and leased for major Texas pension advisor
Trinity Mills Industrial Projects	D	1,246,000	Carrollton, TX	I	Seven industrial buildings developed in partnership with major U.S. pension advisor
Market at Cedar Hill Shopping Center	A	128,383	Cedar Hill, TX	R	Acquired shopping center for own account
7171 Forest Lane (EDS)	S	250,000	Dallas, TX	F	Acquisition feasibility/analysis and marketing for lease/sale to user
7557 Rambler Road	D	307,534	Dallas, TX	O	Managed for major U.S. life insurance company
Colinas Crossing	D	185,000	Dallas, TX	O	Developed in a joint venture with PacTrust
Highpoint Apartments	A	708 units	Dallas, TX	M	708-unit apartment complex acquired for Paragon Group, Inc.
10,000 North Central	D	282,000	Dallas, TX	O	Multi-tenant 15-story office building developed with a major U.S. pension advisor
Warrington	D	150 units	Dallas, TX	M	Developed 375,000 square-foot, 22-story, upscale high-rise condos in joint venture with major U.S. life insurance company
Mary Kay Cosmetics	D	113,000	Farmers Branch, TX	I	Warehouse/distribution facility for Mary Kay Cosmetics in partnership with a major U.S. pension advisor
Careington	D	75,000	Frisco, TX	O	Built international headquarters for Careington International Corporation within Lakeside at Frisco Bridges
Lakeside at Frisco Bridges	D	1,000,000	Frisco, TX	O	Developed in joint venture with the St. Joe Company
1415 Louisiana	M	547,166	Houston, TX	O	Managed 45-story office building in downtown Houston for major national bank
Paragon Center One	D	180,278	Houston, TX	O	Developed for own account
1001 Fannin (First City Tower)	D	1,300,000	Houston, TX	O	Project development, marketing and leasing
Weslayan Tower	R	500,000	Houston, TX	O	Major renovation, management and leasing for a major U.S. insurance company

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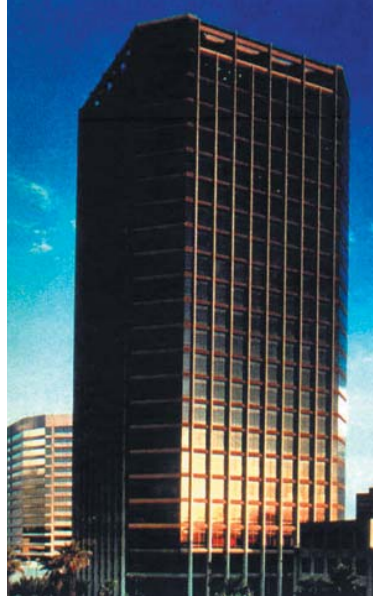
Name	Activity	Sq. Ft./ Units	City/State	Product Type	Description
10333 Richmond	D	250,000	Houston, TX	O	Developed in joint venture with Canadian investor
Great American Tower	R	334,660	Phoenix, AZ	O	Acquisition and rehab of a Class A, 25-story office building in partnership with major U.S. finance company
David C. Cook Publishing Company	D	450,000	Colorado Springs, CO	O	Multi-phase, master planned, corporate headquarters development
1501 M Street M		150,000	Washington, DC	O	Leased to full occupancy and managed for Japanese investment group
Shady Grove Plaza	A	187,037	Rockville, MD	O	Multi-tenant four-story office building acquired as co-investment with major U.S. pension advisor
Spanish Trace Apartments	A	372 units	St. Louis, MO	M	Acquired for Paragon Group, Inc.
The Phoenix Apartments	A	220 units	Charlotte, NC	M	Acquired for Paragon Group, Inc.
8th and Main	A	323,670	Richmond, VA	O	Acquisition of building in the central business district of Richmond, VA for a major U.S. pension advisor
Fair Oaks Commerce Center	A	135,807	Fairfax County, VA	O	Acquisition of six-story, Class A office building on a co-investment basis with major U.S. pension advisor
Paradim	A	—	National	F	Formed a private REIT between Paragon Group, Inc. and a Canadian pension fund to develop/acquire \$150 million in multi-family projects
Paragon Commercial Group	S	—	National	F	Developed strategy and negotiated sale of Paragon Commercial Group to Insignia Financial Group, Inc. for \$18.5 million
Paragon IPO	S	—	National	F	Member of “road show” team, raised \$280 million in equity
1125 17th Street	A	489,000	Denver, CO	O	MKP served as advisor on the acquisition of this 25-story, Class A building. The company managed the 17th Street building located in the downtown Denver central business district.

KEY Activity: D – Development Product Type: O – Office
 A – Acquired R – Retail
 M – Managed for Third Party I – Industrial
 R – Major Renovation/Redevelopment M – Multi-Family
 S – Sale F – Financial

LEGACY PROJECTS



10000 North Central • Dallas, Texas



Great American Tower • Phoenix, Arizona



One American Center • Austin, Texas



1125 17th Street • Denver, Colorado



Colinas Crossing • Dallas, Texas



Paragon Center One • Houston, Texas



Frost Bank • Houston, Texas



The Warrington • Dallas, Texas

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