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**MEANS KNAUS PARTNERS EXPAND DENVER PRESENCE
WITH NEW BUILDING CONTRACT**

February 20, 2003 – Denver – Means Knaus Partners, L.P., a Texas-based real estate services and investment firm with offices in Dallas, Houston and Denver, announced today a service agreement with Beacon Capital Partners, Inc., to manage and lease 1125 17th Street, a Class A, 489,393-square-foot, 25-story building in the heart of Denver's central business district.

The contract represents the second of its type for both companies. A similar agreement was solidified in 2001 when Means Knaus Partners took over operations for Park Central, a 537,210 square-foot Class A office building in downtown Denver owned by Beacon Capital Partners.

Douglas A. Knaus, principal of Means Knaus Partners, says that the new arrangement is a significant milestone in his company's efforts to establish an increased presence in Colorado. Additional Denver properties managed by Means Knaus Partners and owned by Wells Operating Funds include several suburban buildings, such as the Travelers Express location.

"Taking over the Seventeenth Street property gives us the opportunity to grow our business in Denver, which has been a strategic initiative of ours since we opened offices there two years ago," said Mr. Knaus. "In addition, we are pleased to add another property of this caliber to our company portfolio and to continue our valued relationship with the people of Beacon Capital Partners."

The 1125 17th Street is a landmark property made up of four building components: a 25-story office tower, a single-story retail outlet along the Skyline Park, a three-level subterranean parking garage and a drive-through motor banking facility. Eighty-five percent of the building is presently occupied by an impressive roster of tenants, including Bank One, MetLife and Hall & Evans.

Originally constructed in 1980, the property has undergone more than \$2 million in significant renovations over the past several years.

About Means Knaus Partners

Means Knaus Partners, L.P., is a privately held commercial real estate investment and service firm specializing in the development, acquisition, management and leasing of

assets and operating companies. With offices in Dallas, Houston and Denver, the firm currently has interests in \$300 million in office and land development.

The firm's founding principals, Steven A. Means and Douglas A. Knaus, were formerly partners in Dallas-based Paragon Group, where they were responsible for a commercial portfolio valued at more than \$1 billion. Working independently and with many of the nation's foremost institutional investors, they have been the driving force behind the development, acquisition, disposition, management and leasing of more than \$3 billion in commercial real estate.

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