

FOR IMMEDIATE RELEASE CONTACT:

Douglas A. Knaus  
Principal  
713-355-9100

Peyton Collins, CCIM  
Managing Director, Texas  
Operations  
713-355-9100

**STEVE CARON JOINS MEANS-KNAUS PARTNERS  
AS CHIEF FINANCIAL OFFICER**

June 4, 2008 – Houston – Means-Knaus Partners L.P., a Texas-based commercial real estate investment and services firm, announced today that Steve Caron has returned to the firm as Vice President of Operations and Chief Financial Officer. Mr. Caron originally served as the company’s CFO from 1998 to 2001.

In his new position, Mr. Caron will coordinate all 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.

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, Denver and Dallas. The firm’s office portfolio under management is more than 4.5 million square feet.

“Steve is a results-oriented professional who understands how to create value, thanks to his keen focus on both the big picture and the most important details,” says Means-Knaus founding partner and principal, Doug Knaus. “We couldn’t be more thrilled to have Steve back.”

Mr. Caron brings nearly three decades of experience in operations, negotiation, management and accounting to MKP. Most recently, he 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 employee of investment and profit-sharing programs.

After his initial tenure with MKP, Mr. Caron served as a director of operations with Insignia Commercial Group in Dallas. In that position he reported directly to presidents of the firm's East Commercial and National Retail business units. 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. Here 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 Dallas.

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.