

FOR IMMEDIATE RELEASE

CONTACT: Douglas A. Knaus
Principal
713-355-9100

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

**VETERAN HOUSTON REAL ESTATE EXECUTIVE JOINS MEANS-KNAUS PARTNERS
TO MANAGE TEXAS OPERATIONS**

July 20, 2005 – Houston – Means-Knaus Partners L.P., a Texas-based commercial real estate investment and services firm, announced today that Peyton Collins has been appointed managing director of Texas. Mr. Collins will oversee the company's Texas operations, leasing, property services, client relations and development activities.

Mr. Collins's initial attention will be focused on the Houston office's 2 million-square-foot portfolio and remaining building development sites within Oak Park at Westchase and a 5-acre site in west Houston's Enclave. The newest addition to the Means-Knaus Partners portfolio is the 356,750 square foot 2000 West Loop South project in the heart of Houston's Post Oak/Uptown business district.

Prior to joining Means-Knaus Partners, Mr. Collins was executive vice president for McCord Development, Inc/Navisys Group, where he had bottom-line responsibilities for all leasing and management services, including customer development and satisfaction. .

“Mr. Collins has extensive experience in office buildings including operations, management, leasing and development, and Means-Knaus Partners is excited about his

addition to our team of professionals,” said Douglas A. Knaus, principal of Means-Knaus Partners. “He has the experience and market knowledge to effectively provide creative solutions to our valued partners and clients, as well as to successfully direct the marketing and leasing of our portfolio,” added Mr. Knaus.

“Means-Knaus Partners is a company with high standards for ethics and performance,” added Peyton Collins. “I’ve previously worked with Mr. Knaus at the Paragon Group/Insignia, and I now feel fortunate to have the opportunity to be an integral part in continuing the Means-Knaus Partners legacy—a strong and successful commercial real estate firm that continues to grow and thrive.”

Means-Knaus Partners L.P. is a privately-held, commercial real estate investment and services firm with offices in Houston, Dallas and Denver. The firm acts as an investment and tenant advisor and develops, leases and acquires a wide array of office building assets. The firm’s current management portfolio is in excess of 4.3 million square feet of office buildings. Currently the firm’s interest in office and land development and property are estimated to be \$600 million. 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 Mean-Knaus Partners projects. A comprehensive spectrum of quality-focused offerings enables Means-Knaus Partners to develop, position, and manage superior properties for the benefit of owners and tenants.