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**COLORADO REAL ESTATE PROFESSIONAL TO DIRECT
EXPANDING STATEWIDE OPERATIONS FOR MEANS-KNAUS**

September 4, 2001 – Denver – Means-Knaus L.L.C., a Texas-based real estate investment firm, announced today that Wendy C. Williams, Real Property Administrator (RPA), has joined its team as vice president of property services.

Ms. Williams will spearhead the implementation of the company's expansion into the major real estate markets of Colorado. Her immediate responsibilities include managing the operations of Park Central Plaza, a three-tower, class A, 537,000-square-foot office complex located in the heart of Denver's central business district. The building is currently 99-percent leased.

Means-Knaus was awarded management, construction and leasing responsibilities for Park Central following the recent acquisition of the building by Beacon Capitol Strategic Partners, L.P., for \$81.6 million.

"Park Central Plaza is an exceptional office complex, and I am excited to head up its operations," said Ms. Williams. "It is an ideal project for Means-Knaus to begin its new Colorado operations. The combined strengths of Means-Knaus's exemplary business practices and my personal knowledge of the local market will ensure the success and profitability of this transition."

Ms. Williams brings 20 years of extensive real estate experience to Means-Knaus. She presently serves as president of the Denver Building Owners and Managers Association (BOMA). Prior to joining Means-Knaus, Ms. Williams managed several prominent office buildings, including the Qwest Tower and the Tabor Center in

downtown Denver. Both of these projects have received prestigious citations of excellence from various real estate organizations.

“Ms. Williams has proven leadership skills and an outstanding performance record in the real estate community,” said Douglas A. Knaus, principal of Means-Knaus. “We expect her to be a driving force in the expansion of our company into the Colorado market.”

Means-Knaus, L.L.C., is a real estate investment services firm specializing in the development, acquisition and management of assets and operating companies. With offices in Houston, Dallas and Denver, the firm currently has interests in \$200 million in office and land development. A comprehensive spectrum of services and a quality-focused portfolio enable Means-Knaus to develop, position, lease and manage superior properties.