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

FIRST DATA CORP. BUYS 24-ACRES AT OAK PARK AT WESTCHASE SITE

October 15, 2001 – Houston – Means-Knaus, L.L.C, today announced an agreement with First Data Corp. (NYSE: FDC) by which First Data has purchased 24-acres in Oak Park at Westchase for the development of that company's Houston operations.

First Data is a global leader in electronic commerce and payment services. Currently headquartered in Denver, the company processes and safeguards all types of electronic payment and provides electronic funds transfers to 75 percent of the world and card-issuer services for 1,400 financial institutions and nearly 400 million consumers.

First Data's acquisition of land in Oak Park at Westchase constitutes the first stage in the company's plan to develop a full-scale corporate campus in the coming five years. First Data intends to break ground on its new, 106,000-square-foot building this fall.

Oak Park at Westchase, a 220-acre joint venture of Means-Knaus and St. Joe Commercial, is located on the west side of the Sam Houston Tollway (Beltway 8) between Harwin and Bellaire Boulevard in Southwest Houston. Part of the Westchase District, Oak Park constitutes one of the area's last large tracts for campus-style corporate use.

"First Data Corporation had many parameters that had to be considered, and Oak Park was the ideal solution," said Cushman & Wakefield's Scott Wegman, who represented First Data in negotiations. "The developers' commitment to accommodating the specific needs of its tenants now and in the future was a key factor in the company's decision."

Lester Lehman, a real estate broker with C.B. Richard Ellis, and Andrew Lear, a broker for Westchase Management, represented property seller Means-Knaus in the First Data Corp. transaction.

Means-Knaus will serve as co-developer of the new First Data Corp. building, concentrating its efforts on developing infrastructure and architecture to provide a customized, office-space solution.

First Data is the third company in recent months to announce the relocation of its operations to Oak Park at Westchase. United Recovery Systems, a Houston-based company, has also purchased 10 acres for the development of a new corporate office building.

In addition, during August, Halliburton Company (NYSE: HAL) announced plans to centralize most of the company's Houston activities at its 67-acre campus within Oak Park. More than 8,000 employees will be moved to the site, which currently includes a 580,000 square-foot office building. The fully developed Halliburton campus will encompass three new high-rise towers and a total of 2.5 million square feet of office space. When complete in 2004, Halliburton's Oak Park complex will consolidate the operations of its Energy Services and Engineering and Construction groups.

According to Principal Doug Knaus, Means-Knaus foresees other activity at Oak Park in the near future.

"Within the Oak Park site there will also be amenities to support all the activity here. Pappas restaurants have purchased a site, and discussions for a hotel are currently in progress," said Mr. Knaus "Our prime location at the intersection of the Sam Houston Tollway and the soon-to-come Westpark Corridor Toll Road has helped make Oak Park an especially attractive business center in one of the strongest real-estate sectors of the Houston market."

Means-Knaus, and partners at St. Joe Commercial, initially purchased 70 acres of the Oak Park at Westchase in 1999 from Halliburton and The Staubach Co. Halliburton had owned the park for more than 25 years.

Through offices in Houston, Dallas and Denver, Means-Knaus is engaged in creating high-performance, investment-grade workplaces for corporate America. Special attention is paid to the acquisition of strategic land positions and the completion of office developments. The partners currently own or manage approximately \$250 million of land and office developments.

For more information on Means-Knaus and Oak Park at Westchase, please visit www.meansknaus.com.

