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**MEANS KNAUS PARTNERS AND WALTON STREET CAPITAL
PURCHASE PARK CENTRAL**

March 2007 – Denver – Means Knaus Partners, L.P., a Texas-based real estate services and investment firm with offices in Dallas, Houston and Denver, purchased Park Central through a joint venture with Walton Street Capital.

The 537,000 sq. ft., Class A office building complex is located on a full city block on the 16th Street Mall and Skyline Park in the central business district of Denver. The location is considered one of the best office locations in downtown Denver. The complex consists of three separate towers and a three-level underground parking garage with 735 parking spaces.

Six years ago, Means Knaus acted as an advisor on the acquisition of the building by Beacon Capital. After the acquisition, the firm helped reposition the property by managing a major renovation of the building. Means Knaus has also managed and leased the property since 2001.

“We have been closely aligned with the building for the past six years,” Managing Partner Doug Knaus said. “We were excited when the opportunity to purchase the property off-market presented itself.”

The property is 100% leased. Several major tenants include Utility Engineering, Williams Production, Mark West Energy Partners, Mercury Companies, Exclusive Resorts and Kamlet, Shepherd & Reichert. Two popular full-service restaurants, Palomino and Willie G’s, are also on-site.

“Walton Street Capital has participated in over \$40 billion of real estate transactions,” Knaus said. “We are proud to be partnering with a company of their caliber for this venture.”

About Means Knaus Partners

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 Dallas, Houston and Denver. The firm’s office portfolio under management is over 5.0 million square feet.

Additional information on Means Knaus Partners can be found at www.meansknaus.com.

About Walton Street Capital

Walton Street Capital, LLC was founded in 1995 and is a premier, private real estate investment company, which, through its series of opportunistic and value-added funds, has invested and/or committed to invest approximately \$3 billion of equity. Through its Funds, Walton Street has received equity commitments totaling in excess of \$3.5 billion from public and corporate pension funds, foreign institutions, insurance companies and banks, endowments and foundations, trusts and high net worth individuals. Walton Street has invested and/or committed to invest in approximately 150 separate transactions in U.S. and international real estate, including the development and acquisition of office, hotel, retail, industrial, multi-family, for-sale residential, senior and student housing, and

golf assets through both individual, portfolio and company-level transactions with a gross asset cost of approximately \$10 billion.

Additional information on Walton Street and the Funds can be found at www.waltonst.com.

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