

PRESS RELEASE

LINCOLN PLAZA EARNS LEED® SILVER CERTIFICATION FOR AN EXISTING BUILDING

Eco-friendly measures include energy efficient chillers, more convenient recycling

DALLAS – Aug. 28, 2009 – Lincoln Plaza, located at 500 North Akard Street in downtown Dallas, has been awarded the LEED® Silver certification for an Existing Building: Operations & Maintenance (EB O&M) from the United States Green Building Council (USGBC). LEED, which stands for Leadership in Energy and Environmental Design, is a leading-edge rating system certifying the greenest performing buildings in the world and a nationally accepted benchmark for building sustainability. Lincoln Plaza, which is owned by the California State Teachers' Retirement System (CalSTRS) and managed by CB Richard Ellis, is the first privately owned, multi-tenant high-rise office building in the Dallas central business district (CBD) to earn the LEED Silver EB O&M designation.

Working with CalSTRS' investment adviser, CBRE Investors, and with Envision Realty Services to transform the building using CBRE's Standards of Sustainability, CBRE has introduced numerous eco-friendly measures that contributed to the building's certification by lowering energy usage, including installation of state-of-the-art energy efficient chillers. Lincoln Plaza also implemented a more user-friendly recycling program that eliminated the need to separate recyclable materials, promoting more participation, and offers E-Waste recycling for old computers, batteries and other electronic devices. Lincoln Plaza also boasts the first fully LEED EB O&M certified tenant improvement buildout project in the Dallas CBD. The building has earned the Energy Star rating for four consecutive years.

"We are honored to have achieved the LEED Silver EB designation and want to acknowledge and express our appreciation for the efforts of our vendors and others who assisted in this endeavor. Also, we are pleased for our tenants to receive the benefits of the LEED certification," said Jim Hardwick, of CBRE's Asset Services Division and General Manager at Lincoln Plaza.

Lincoln Plaza is a 1,113,575 square foot 45-floor Class A office tower located in the center of the vibrant and prestigious cultural and entertainment district of downtown Dallas. The elegant office tower, which boasts an unmistakable profile in the city's skyline, is clad in Dakota Mahogany granite and features a serrated design creating numerous corner offices on each floor. Dramatic fountains and extensive landscaping showcase the plaza areas and provide a

calm, relaxing atmosphere, while lighted trees surrounding the entire city block provide a striking view at night. The tower has a two-story atrium lobby with patterned Italian marble floors and integrated Makore hardwood, and the elevator lobbies feature fine hardwoods, bronze finishes and custom hand-woven carpets. Typical floor-plates are approximately 25,000 square feet. Extensive renovations were recently completed in the main lobby, the lower level and the 45 Oaks café on the 2nd floor. The building currently has 175,000 square feet of contiguous space available for rent on floors 20 through 26, according to Blaine Hale, Director of Leasing.

More information is available at www.thelincolnplaza.com