

BIG NEWS ON THE WEST LOOP!

Throughout the summer, construction crews will continue to complete major projects along the West Loop, providing commuters with more lanes and more choices when traveling in and around Uptown Houston.

June marks the beginning of a series of milestones — all leading to the **completion of West Loop reconstruction south of Post Oak Boulevard in August!**

THIS SUMMER'S WEST LOOP MILESTONES INCLUDE:

JUNE 26, 2005

- Northbound San Felipe entrance and exit ramps to the West Loop open
- Northbound Richmond entrance ramp to the West Loop opens
- Northbound West Loop mainlanes move to permanent pavement

AUGUST 2005

- All West Loop entrance and exit ramps and u-turns south of Post Oak Boulevard are complete! Crews will continue finishing touches throughout the month and possibly into September.

The West Loop reconstruction project, from IH 10 to US 59, will be complete at the end of 2006.



Illustration of McCue Street at completion

MCCUE STREET PROJECT NEARING COMPLETION

McCue Street reconstruction, from Westheimer to Ambassador Way, will wrap-up this month. Upon completion, the new McCue Street will offer improved storm and sanitary drainage; new pavement and wider streets; and streetscape enhancements, including brickpaver sidewalks and Bald Cypress trees.

NEW TASKFORCE ENSURES SAFETY AND MOBILITY

As Uptown Houston's residential population continues to grow and even more visitors seek out Uptown for the best in shopping, dining and more, a newly-formed task force will work together to ensure Uptown Houston remains safe and convenient.

Comprised of public safety officers and private security personnel, the **Uptown Houston Public Safety Taskforce** is co-chaired by George Collins of Crescent Real Estate Equity and Floyd Sharp of Simon.

WILLIAMS TOWER — DID YOU KNOW?

Built in 1983, **Williams Tower**, formerly Transco Tower, is an icon of the Southwest and one of the most photographed buildings in the world. Designed by renowned architects Philip Johnson and John Burgee, the 64-story neo-classical, mirrored-glass tower recalls the grand Manhattan skyscrapers of the 1920s and 1930s. Williams Tower rises 909 feet and is visible for 30 miles in every direction. By night, a 7,000-watt, revolving roof-top beacon transforms the tower into a virtual urban lighthouse.

HOTEL UPDATE

Giorgio Borlenghi's **Interfin Companies** recently announced the development of Uptown Houston's first premiere residential hotel. **Granduca**, which will open its doors in autumn 2006, will address the need for a luxury extended-stay hotel in the Houston market. The hotel will allow guests to enjoy the amenities and conveniences of a complete residential setting. Located adjacent to **Uptown Park**, Granduca will house 132 luxury residences, ranging from 425 square feet to 2,100 square feet.



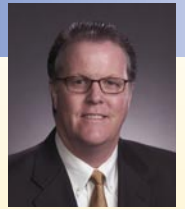
OFFICE UPDATE

Means-Knaus Partners LP, a privately-held commercial real estate investment and service firm, recently purchased **2000 West Loop South**. While the purchase price was undisclosed, published reports verify the building was acquired for close to the asking price — \$50 million. Built in 1971 and renovated in 2002, the 21-story, 356,780-square-foot office building is located on the West Loop at Westheimer. Currently 90 percent leased, tenants include **Pace Entertainment, United Healthcare, Vopak Logistics and AMFM Operating**. Means-Knaus will take over leasing duties for the building.

RETAIL UPDATE

Uptown Park was recently purchased for \$68.8 million by AmREIT, a real estate investment trust ("REIT") focused on the ownership, development and management of Irreplaceable Corners™. Home to more than 40 national and regional tenants, including **Ann Taylor Loft, McCormick and Schmick's, Priscilla of Boston, Café Express, and Starbucks Coffee Company**, Uptown Park provides exposure to an estimated 275,000 cars daily.

Plaza on Richmond, a retail center located at Richmond Avenue and Sage, is undergoing an extensive renovation, including improved landscaping and a redesigned entryway that will include one of Uptown Houston's new METRO shelters. Current tenants include **Golf Galaxy**, a golf superstore, as well as **Office Depot, Ulta** and **TJ Maxx**.



UPTOWN HOUSTON DISTRICT PRESIDENT NAMED FATHER OF THE YEAR

Community Partners, a non-profit organization that provides no-cost medical, social, psychological and educational services to disadvantaged inner-city students, recently honored four Houston fathers for their unconditional love, protection from harm and guidance throughout life.

Those honored as "Fathers of the Year" included:

- The Honorable Bill White, City of Houston Mayor;
- Rick Jaramillo, Bank of America Senior VP;
- Dr. Earl E. Allen, Sr., MiracleLand Senior Assistant Pastor; and
- John R. Breeding, Uptown Houston District President.

To learn more about Community Partners, visit www.communitypartners.org.

www.uptown-houston.com

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