

Trammell Crow Company

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THE ALLIED GROUP PURCHASES 152,800 SF FACILITY IN TRAMMELL CROW COMPANY'S LAKEVIEW BUSINESS PARK

-Transaction Marks Third Building Sale in the 157-Acre Business Park-

Houston, TX – Trammell Crow Company announces that The Allied Group, a manufacturer and distributor of fittings and flanges, has purchased the 152,800 square foot Building 3 located at 14,623 Fairway Pines Drive, along with an additional 31 acres of land within Lakeview Business Park. This marks the third building sale closed in the recently developed business park, which is located Missouri City, Texas in Fort Bend County.

This facility will serve as headquarters and distribution center for Allied Group's subsidiary, Warren Alloy Valve & Fitting, Co., LP, a master distributor of stainless and other specialty metal pipes, valves, and fittings. "Allied Group / Warren Alloy represents a major addition to the manufacturing/distribution companies located within Missouri City and Fort Bend County," said Bob Graf, Missouri City, Economic Development Coordinator.

Warren Alloy's President, Robert Nunn, is also optimistic: "This is an exciting move for Warren Alloy. This new facility is a great opportunity for us to become more efficient and better serves our customers. We look forward to being an active member of the Missouri City community and contributing to its growth."

"Allied Group's purchase of Building 3 and additional land makes them the fourth company and the largest owner/user to locate within Lakeview Business Park," said Jim Casey, Senior Managing Director of Trammell Crow Company's Houston Business Unit.

Lakeview Business Park is a 157-acre development of Trammell Crow Company and affiliates of Crow Holdings Realty Partners IV, L.P. Lakeview offers users a master-planned business park environment with opportunities for Build-to-Suit facilities and land parcels for sale. The light industrial development is set in a unique natural environment with mature trees and neighboring lakes. It is

conveniently located near the Sam Houston Parkway, U.S. Highway 90-A and the Fort Bend Parkway, allowing easy access to the Greater Houston area.

Alexander Reilly and Bo Pettit with Boyd Commercial represented the seller in the transaction, and Matt Minnis of CB Richard Ellis and Jim Vann of J. Vann Realty represented the Allied Group.

About Warren Alloy Valve & Fitting, Co., LP

For half a century, Warren Alloy has been a master distributor of stainless steel and exotic alloy pipe, tubing, fittings, flanges, and its exclusive line of Warren Valves.

With extensive inventory in nine locations throughout the United States and Canada, Warren Alloy is dedicated to providing customers 24-hour emergency service and fast shipment. In-house capabilities include pipe cutting and threading, machining, and valve modification.

Now part of the Allied Group of Companies, Warren Alloy maintains an even larger inventory and has access to a greater network of suppliers and partners worldwide. Our ongoing Vendor Approval process, led by our in-house metallurgist and QA/QC team ensures the products supplied by Warren Alloy are of the highest industry standard.

For more information, please visit www.warrenalloy.com

About Trammell Crow Company

Trammell Crow Company, founded in 1948, is one of the nation's leading developers and investors in real estate. It has developed or acquired over 525 million square feet of buildings with a value exceeding \$55 billion. As of March 31, 2011, Trammell Crow Company had over \$3.4 billion of projects in process, \$1.5 billion in its pipeline and \$1.5 billion under operation.

Trammell Crow Company's teams are dedicated to building value for its clients with professionals in 14 major cities throughout the U.S. and in Canada. The company serves users of, and investors in, office, industrial, retail, healthcare, airport facilities, multi-family residential and mixed use projects. For those who occupy real estate, TCC can execute the development or acquisition of facilities tailored to meet its clients' needs. For investor clients, the company offers large strategic joint ventures, opportunity funds, and other targeted investment options.

Trammell Crow Company is an independently operated subsidiary of CB Richard Ellis Group, Inc., the world's largest commercial real estate services firm (based on 2010 revenues). For more information visit www.TrammellCrow.com.

About Crow Holdings Capital Partners, L.L.C. ("CHCP")

Crow Holdings began the fund business in 1998 and subsequently sponsored five real estate private equity funds. CHCP, an affiliate of Crow Holdings, serves as the investment adviser to the funds. The funds have received total equity commitments of approximately \$3.0 billion from investors, \$600 million of which was committed by affiliates of CHCP. Private equity funds managed by CHCP actively acquire existing properties and development parcels of all types both independently and with operating partners. CHCP currently oversees a portfolio of existing assets and assets under development totaling over 8.7 million square feet of retail, office and industrial properties, 8,000 multi-family units, more than 1,900 hotel rooms and approximately 1,700 acres of lot development through its real estate private equity funds.

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