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News Release

Real value in a changing world

Contact: Brooke Houghton
Phone: +1 312 228 2387
Email: brooke.houghton@am.jll.com

Jones Lang LaSalle Named Leasing Agent of 8435 Stemmons Freeway

230,000 SF Class A Office Building Recently Completed Lobby Renovation

DALLAS, May 2009 — Red River Asset Management, LLC has selected Jones Lang LaSalle as exclusive leasing agent for 8435 Stemmons Freeway, a newly-renovated, Class A office building located off I-35 (www.8435stemmons.com). Jones Lang LaSalle's James Esquivel and Jeff Eckert are directing the leasing efforts at the property.

"We are excited about the opportunity to reintroduce this property to the Dallas/Fort Worth real estate community," explained Mr. Esquivel. "Having been a single tenant building for so many years, our first task is to get the word out about the tremendous value offered by this unique property. It is true Class A office space offered at Class B prices."

Originally built in 1971, and completely rebuilt for The First American Corporation in 1997, this 230,000-square-foot property recently completed a major lobby renovation led by Dallas-based Staffelbach Design Associates. In addition, the property offers a secure, mission-critical collocation solution for its tenants and direct access to one of the premier Internet gateway systems in North America through the services provide by building tenant Telx (www.telx.com).

"This building has an elegance to it that one would expect in the highest-end buildings in the Metroplex, yet it offers lease rates that are extremely competitive. For tenants of any size seeking the best of both worlds in these tough economic times, this is a must-see building." added Mr. Eckert. "In addition, we are going to be rolling out an entire floor of high-end spec suites ranging in size from 1,000 to 5,000 square feet during the next 60 days."

About Red River Asset Management

Red River (www.redriveram.com) offers third-party real estate asset management and advisory services for investment properties located in the State of Texas. Property types include office, multifamily, industrial and retail, with a special focus on distressed real estate and workout situations. Red River also offers investors the opportunity to participate in real estate investment partnerships that acquire value-add and opportunistic properties located in Texas.

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About Jones Lang LaSalle

Jones Lang LaSalle (NYSE:JLL) is a financial and professional services firm specializing in real estate. The firm offers integrated services delivered by expert teams worldwide to clients seeking increased value by owning, occupying or investing in real estate. With 2008 global revenue of \$2.7 billion, Jones Lang LaSalle serves clients in 60 countries from 750 locations worldwide, including 180 corporate offices. The firm is an industry leader in property and corporate facility management services, with a portfolio of approximately 1.4 billion square feet worldwide. LaSalle Investment Management, the company's investment management business, is one of the world's largest and most diverse in real estate with more than \$41 billion of assets under management. For further information, please visit our Web site, www.joneslanglasalle.com.
4200 East Randolph Drive Chicago Illinois 60601 | 22 Hanover Square London W1A 2BN | 9 Raffles Place #39-00 Republic Plaza Singapore 048619