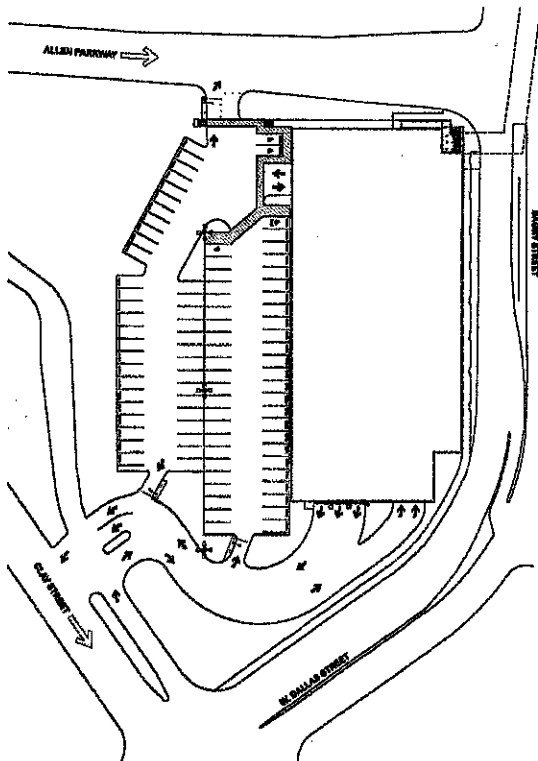


ANNOUNCING THE NEW - HERITAGE CLAY STREET GARAGE

Ownership and management of Heritage Plaza office building are pleased to announce the opening of **Heritage Clay Street Garage** located at 1200 Bagby Street. Parking operations began Monday, December 1.

The **Heritage Clay Street Garage** can park 1,058 cars in the main structure and 90 cars on the adjacent surface lot. The entrance to the new garage is from the south on Clay Street, from the west on W. Dallas Street and from the north via Bagby Street. You may exit the garage back onto Clay Street leading to West Dallas and Bagby Street or from the surface lot onto the eastbound lane of Allen Parkway.

Visitor Parking will relocate from the Heritage Tower Garage to the adjacent surface lot of the new garage beginning December 1.



Alternate parking ramps create a quick and easy rise to the top or exit.

Three elevators serve the new garage extending from the basement (tunnel access) thru the roof level. Elevator foyers are air conditioned.

Heritage Clay Street Garage will include the **latest technology in parking management**. Contract parkers may utilize their EZTag, new windshield mounted ETag, or building access card for entry and exiting of the new garage.

Heritage Clay Street Garage will be **open 24/7** with automated pay features on the first floor.

Weekend event parking will be available.

Tenant validations for visitor parking will be accepted and parkers may **pay through credit cards** at the exit lanes.

The Heritage Tower Garage will transition to this new technology by the end of December. There will be

Contract only parking at the Tower garage beginning January 2. Contract parkers may utilize their EZTag, building issued ETag, or access card for entrance and exiting.

Heritage Clay Street Garage will be pedestrian accessible from Heritage Plaza through a **tunnel connection** that will open by the first of January 2009.

Parking rates are the same as the Heritage Tower Garage: \$220 for unreserved, \$350 for reserved (excluding sales tax) and now offering \$220 reserved parking on the surface lot. Visitor parking will be \$1.50 for each 20 minute period with \$20.00 maximum per day and \$20.00 fee for lost tickets.

Please contact Heritage Plaza Property Services at (713) 651-7808 or Focus Point Parking at (877) 876-2927 also their website www.focuspointparking.com to receive more information on the Heritage Clay Street Garage or to receive a parking application.

FOR TENANTS OF HERITAGE PLAZA

- Available parking for tenants will increase from 800 cars to over 1,900 cars.
- Tenants may increase their parking allocations. Parking commitments under “Must take and pay” requirements included in Leases remain effective with the opening of the new Heritage Clay Street Garage. Additional parking license above and beyond those included in the Lease will be 30 day contracts with rights to cancel by either party by giving 30 days notice.
- Visitor Parking is being directed to the surface lot adjacent to the new Heritage Clay Street Garage beginning December 1, 2008. Parking validations are available to all tenants through a “Billback” method. You may arrange for this service by contacting Focus Point Parking at 1.877.876.2927 or visiting their website www.focuspointparking.com. Only approved tenant representatives are able to make validation arrangements. To designate new tenant representatives, please visit the management office on the Sky Lobby.
- Present stamp visitor validations will need to be swapped for newly issued, mag- striped validations. Management office will contact each tenant to discuss visitor validations.
- Heritage Tower Garage is being transitioned to new card readers in December and be Contract Only beginning January 2, 2009.
- Tenants’ vendor parking is greatly increased with trucks and vans parking on the surface lot.
- New technology drives remote audio and video capabilities at the Heritage Clay Street Garage. Audio and video over IP capabilities allow parkers to interact with parking management personnel at the touch of a button. Whether contract parker or visitor, parking problems and issues are handled at the gates.
- Automated pay stations located on the first floor will allow visitors and guests to pay by credit card or use tenant provided parking validations. Validations will be issued in convenient increments.
- Parking rates are the same as the Heritage Tower Garage: \$220 for unreserved, \$350 for reserved (excluding sales tax). Visitor parking will be \$1.50 for each 20 minute period with \$20.00 maximum per day and \$20.00 fee for lost tickets.
- Tunnel and elevator access will be through secure card access only before 7 am and after 7 pm.
- A second elevator stop is being added at the Mall level next to Skyline Deli for direct travel to the Sky lobby area.
- Reserved parking at Heritage Clay Street Garage will be located close to the elevators on floors – Basement through 5. All unmarked spaces are Unreserved and available on a first-come basis.
- Reserved and Unreserved parkers presently in the Heritage Tower Garage will remain in that garage unless relocated by management.

