

CONSTRUCTION TO START ON NEW WEST DUBLIN/PLEASANTON BART STATION

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Dublin and Pleasanton, CA, September 29, 2006 – Construction commenced today on the new West Dublin/Pleasanton BART Station following official groundbreaking ceremonies. The \$86 million Station is being developed in a unique public/private partnership between BART and the Master Developer, a joint venture of Oakland-based Ampelon Development Group and global real estate services firm Jones Lang LaSalle. The public improvements consist of a new BART Station located between the cities of Dublin and Pleasanton, in the median of I-580. Two parking structures, totaling over 1,100 stalls, will also be constructed, one in each city. Completion of the station is expected in 2008.

The private portion of the project is being developed by Windstar Communities as an integrated transit village adjacent to the new station. A 210-condominium complex, 150-room hotel, and 7,500 square foot retail center is scheduled for the Dublin property. Windstar is looking to rezone the Pleasanton property from commercial to residential.



An innovative financial structure was used to provide financing for the \$86 million project combining public financing from bonds, public grants and private financing in the form of longterm ground leases on excess land parcels granted to the developer of the commercial portion of the project. A partnership, with UBS as the lead, underwrote the bonds.

Jones Lang LaSalle has provided advisory services or master-developed several high profile transit-related projects in recent years. These include the redevelopment of Grand Central station in New York, the restoration of Washington, D.C.'s historic Union Station and the creation of a master plan for future development of excess land at O'Hare International Airport in Chicago.

About Ampelon Group:

Ampelon Development Group specializes in the development management of commercial real estate projects. The Group has over 50 years of experience in the real estate industry in office, industrial and mixed-use projects.

About Jones Lang LaSalle

Jones Lang LaSalle (NYSE: JLL), the only real estate money management and services firm named to Forbes magazine's Platinum 400, has more than 100 offices worldwide and operates in more than 430 cities in 50 countries. With 2005 revenue of approximately \$1.4 billion, the company provides comprehensive integrated real estate and investment management expertise on a local, regional and global level to owner, occupier and investor clients. Jones Lang LaSalle is an industry leader in property and corporate facility management services, with a portfolio of 966 million square feet worldwide. In 2005, the firm completed capital markets sales and acquisitions, debt financings, and equity placements on assets and portfolios valued at \$43 billion. LaSalle Investment Management, the company's investment management business, is one of the world's largest and most diverse real estate money management firms, with approximately \$37 billion of assets under management. For further information, please visit www.joneslanglasalle.com.