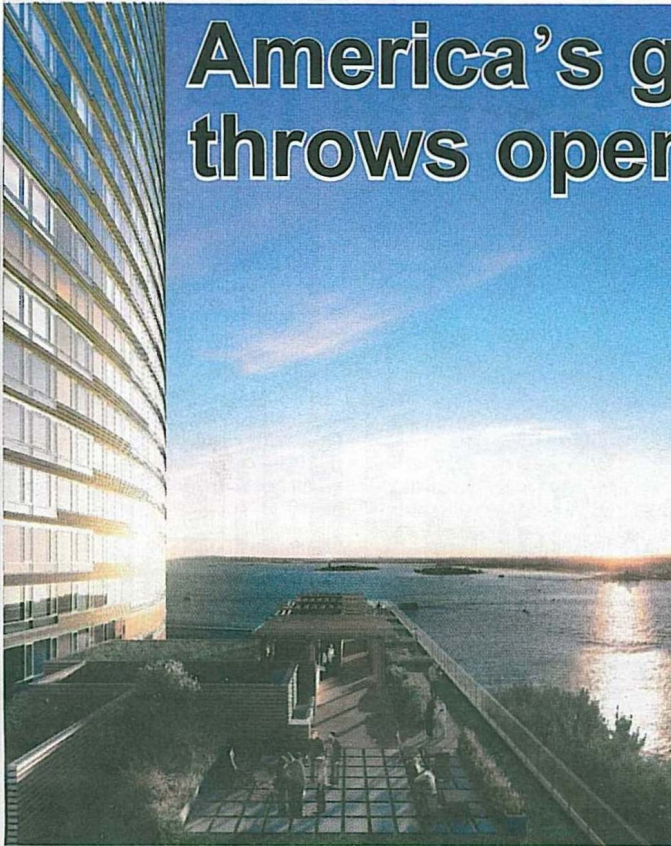


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GREEN SCENE



America's greenest high rise throws open its doors

The Visionaire, designed to become the most sustainable residential high-rise in the country, is now ready for occupancy.

Developed by The Albanese Organization, in partnership with Starwood Capital, the Battery Park City condominium is designed to target Platinum LEED certification, the highest level of recognition by the U.S. Green Building Council (USGBC).

The Visionaire, the third green Battery Park City development from The Albanese Organization and architect Rafael Pelli of Pelli Clark Pelli Architects, offers the most innovative sustainable elements in a residential high-rise.

A high-efficiency air filtration system that conditions, filters and supplies fresh air as well as programmable thermostats and kitchen exhaust systems that yield 35% more energy savings than code-compliant buildings are included in each home.

The building also harvests some of its electric load through building-integrated solar panels, and 35% of the building's electric energy is supplied through wind generated power. Natural gas powers the residential cooling systems and contrib-

utes to a substantially lower peak electric demand on New York City's grid.

A water treatment system recycles water used throughout the building and provides make-up water for an HVAC system cooling tower.

The Visionaire also gathers rainwater and stores 5,000 gallons of recycled water for irrigation of a rooftop garden, which provides an important layer of insulation for the building and helps to conserve energy.

"Our goal as a developer is to deliver an exceptional living experience. This includes providing the latest in sustainable technology, intuitive design and high-end finishes and amenities while educating our residents on how to live a more environmentally responsible lifestyle – this what we have accomplished at The Visionaire," said Russell Albanese, president of the Albanese Organization.

Sustainable interiors in each of the 251 studio-to-three bedroom residences were designed by green interior designer Tim Button of Stedila Design.

The Marketing Directors, Inc. is the exclusive sales and marketing agent for the 35-story tower.