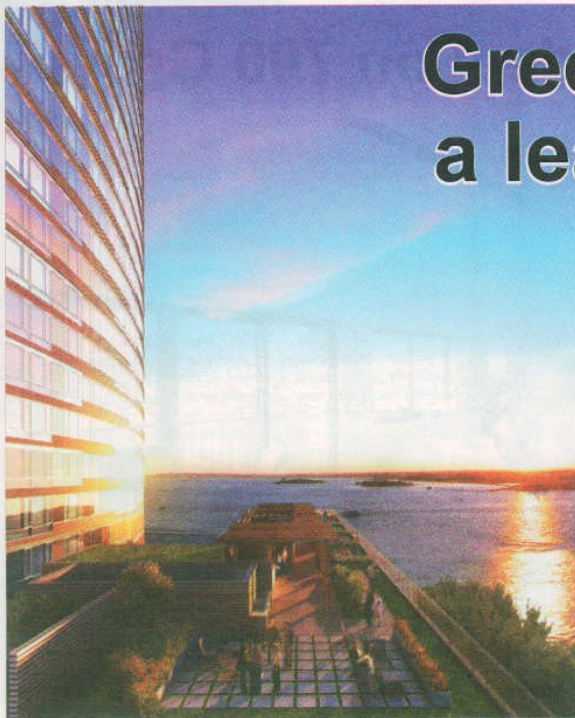


BROKERS WEEKLY

June 17, 2009

LIVING SPACE



Green Visionaire in a league of its own

The Albanese Organization announced that its latest green residential development, The Visionaire, has received LEED Platinum certification from the U.S. Green Building Council (USGBC), marking it as the greenest residential condominium in the United States and the only LEED Platinum condominium on the east coast.

Located in Manhattan's Battery Park City, The Visionaire has set a new benchmark for LEED-certified residential developments, offering energy savings of more than 40 percent and capturing all 10 of the energy LEED optimization credits available.

The building features a high-efficiency air filtration system that conditions, filters and supplies fresh air to each home. A water treatment system recycles water and provides make-up water for the HVAC system cooling tower.

"The Visionaire is the premier example of green residential development and this achievement is the result of a dedicated and experienced team of professionals working toward the common goal of improving the built environment," said Russell Albanese, president of The Albanese Organization.

Designed by Pelli Clarke Pelli Architects, the 35-story curved-glass-facade development was completed in fall 2008 and contains 247 homes.

The Marketing Directors, Inc. is the exclusive sales and marketing agent of The Visionaire and the building is currently 60% sold.

Other sustainable elements include a rooftop garden that harvests rainwater for irrigation of the garden, building-integrated solar panels that harvest a portion of the building's electric load, a central heating and cooling system powered by natural gas, which contributes to a substantially lower peak electric grid demand.

Each home features wood flooring harvested in conformance with Forest Stewardship Council certified standards, which promotes forest re-growth, and the kitchens include renewable bamboo cabinetry and Energy Star appliances. Environmentally safe paints, adhesives and sealants are used throughout the homes as well.

LEED is the USGBC's system for designing and constructing the world's greenest, most energy efficient, high-performing buildings. LEED verifies environmental performance, occupant health and financial return and was established for market leaders to design and construct buildings that protect and

save precious resources while also making good economic sense.

"Through sustainable building there is an unprecedented opportunity to respond to the most-important challenges of our time, including global climate change, dependence on non-sustainable and expensive sources of energy and threats to human health," said Rick Fedrizzi, president, CEO and founding chair of USGBC.

"Building operations are nearly 40 percent of the solution to the global climate change challenge and The Visionaire shows what can be achieved through green technology."

The Visionaire team includes de-

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— RICK FEDRIZZI



veloper The Albanese Organization in conjunction with Starwood Capital, design architect Pelli Clarke Pelli, project architect SLCE, interior designer Tim Button of Stedila Design, environmental design consulting and LEED administration firm Atelier Ten, mechanical and electrical engineering firm Cosentini Associates, structural engineering firm DeSimone and construction manager Turner Construction.

In addition to The Visionaire, The Albanese Organization completed the first green residential building in North America, The Solaire, which received a LEED Gold rating from USGBC in 2003. The developer also completed America's first LEED Platinum residential high-rise, The Verdesian, in 2006. For all three Battery Park City developments, Pelli Clarke Pelli served as design architect.

Battery Park City is a residential enclave that has become the hub of sustainable living in New York City. One-third of the waterfront community is dedicated to open space for recreational activities, and in fall of 2010, New York City's first LEED-certified pre-K through 8th grade school, PS 276M, will add a welcomed and important element to the family friendly neighborhood.

"With The Visionaire, the Albanese Organization has exceeded expectations and set a new standard for green development in Battery Park City, New York and the entire country," said James F. Gill, chairman of BPCA.