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Trophy Buildings on Las Olas Boulevard Win Prestigious TOBY Office and Earth Awards

***** TOBY Earth Award a Tribute to Stiles' Cost-Saving Sustainability Program***

Fort Lauderdale, FL. – November 22, 2010 – Stiles Property Management, the third largest Property Management firm in South Florida, announced today that two of the firm's managed trophy buildings, Las Olas City Centre and 300 Las Olas Place, have received The Outstanding Building of the Year (TOBY) Office and Earth Awards from the local Fort Lauderdale/Palm Beaches Building Owners and Managers Association (BOMA). TOBY Awards are the most prestigious and comprehensive programs of their kind in the commercial real estate industry. Stiles is a premier full service Florida commercial real estate firm with a clear mission: Invest·Build·Manage.

Las Olas City Centre – Stiles Senior Property Manager Judy Carter and her team won in the category of Outstanding Buildings between 250,000-499,999 square feet. During the competition, all facets of a building's operations are thoroughly evaluated. Buildings are judged on everything from community involvement and site management to personnel training and sustainable policies and practices. This is Judy's second TOBY award for this building.

300 Las Olas Place (Stiles Headquarters) – Stiles District Manager Alex Brown and her team won in the Earth Award category, which is judged by the criteria mentioned above along with an additional emphasis on sustainable policies and practices, such as recycling, energy and water conservation policies, indoor air quality and green cleaning. This is Stiles' first Earth award, and a tribute to the continuous success of the Company's sustainability program. Introduced only four years ago, the program has translated into the reduced environmental impact of every one of Stiles' managed buildings as well as cost savings for tenants. Case in point, tenants of 300 Las Olas Place have experienced a 24% decrease in electricity costs as compared to before the program began. 300 Las Olas Place was Florida's first existing multi-tenant office building to achieve Gold-level LEED (Leadership in Energy and Environmental Design) certification for Existing Buildings from the U.S. Green Building Council.

"We are proud to have been acknowledged for the quality of our buildings as well as the success of our sustainability program, an important initiative that has truly established Stiles as a leader in this area and the real estate market," said Chris Rotolo, President of Stiles Property Management.

"Having started this initiative with only a vision for creating a healthier environment for our tenants and employees, we have been able to use our expertise to develop it into a fully integrated program that has significantly enhanced the operations and quality of our buildings."

As evidenced by Stiles sustainability initiative, the Company continues to create effective programs to remain on the cutting edge of industry trends. In fact, the *South Florida Business Journal* recently designated Stiles as the third largest property management firm in South Florida – another milestone for the Company. Recognizing its responsibility to the environment and power to create a positive impact, Stiles was one of the first property management firms in Florida to implement a fully-integrated sustainability program. The program includes the use of green cleaning products that are environmentally safe, a sustainable purchasing policy, strict standards of indoor air quality, humidity and CO2 level monitoring and the bench-marking and tracking of the use of energy in our buildings through the Energy Star Rating system, among others.

About the Buildings

Located at 401 East Las Olas Boulevard, Las Olas City Centre was developed by Stiles and completed in 2002. The building is a state-of-the-art office and retail complex with a five-story 1,042 space parking garage, and a pedestrian-friendly entry plaza that opens onto the high-volume lobby. Las Olas City Centre is home to a variety of well-known quality tenants, such as Rare Steak House, Hot Tomatoes, Global Office, Bank of America, UBS and Greenberg Traurig, among others.

300 Las Olas Place was developed by Stiles in 2000 to be the company's corporate headquarters. The eight story Class A office building is most recognized for its recent 80,448 square foot lease with Franklin Resources, Inc., (NYSE:BEN), the global investment management organization known as Franklin Templeton Investments, which is expected to occupy the space in 2011. Located in the heart of downtown's financial district, the building boasts 88,000 square feet of space, a covered parking garage, and a street level mezzanine lobby that leads out to the iconic Las Olas Boulevard.

About Stiles

Stiles is a full-service commercial real estate firm with a clear mission: Invest·Build·Manage. With its diverse capabilities, Stiles has achieved a stellar reputation for excellence and market leadership within the real estate industry. In addition to Development, Construction, Architecture, Realty and Property Management, Stiles also specializes in Financing, Acquisitions and Repositioning. The Company is responsible for more than 37 million square feet of office, industrial, retail, mixed-use and residential projects throughout the southeastern United States. Since 1951, Stiles has played a vital role in South Florida's rise to prominence. With a multitude of award winning projects, Stiles inspired the revitalization of downtown Fort Lauderdale, Florida, the home of its headquarters. The Company also maintains regional offices in Miami, Tampa, West Palm Beach, Naples, Fort Myers and Orlando, Florida. For more information, please visit www.stiles.com or call 954-627-9300.

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