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**5th STREET MARKET SIGNS FIRST RETAIL LEASE AT
5th STREET CROSSING AT GARLAND STATION**

DALLAS, TX—High Street Residential, a wholly owned subsidiary of Trammell Crow Company, announces it has landed its first retail tenant at 5th Street Crossing at Garland Station, Garland’s first mixed-use transit oriented development (TOD). 5th Street Market has signed a long-term lease for 2,111 square feet on the ground floor of the property, at 331 N. Fifth Street and will be an upscale convenience store serving the 5th Street Crossing community and neighboring area. The store is slated to open Summer 2010.

“We are excited to become a part of this growing Garland community and serve the residents, neighbors and visitors to the area,” said Jitu Patel, manager of 5th Street Crossing. “We believe that the demographics of this area fit the diverse, upscale shopping experience we are creating.”

5th Street Crossing at Garland Station is located adjacent to 5th Street and 6th Street in the heart of Garland’s downtown civic community and features 189 residential units, 11,400 square feet of ground floor retail and a 383-stall parking garage. Sitting on a 3.4 acre tract, amenities include a resort style pool, internal courtyards, a Cyber café, a fitness center and retail services, all within walking distance. Pedestrian oriented streets, sidewalks and infrastructure create an urban village.

The project is walking distance from the DART Blue rail station and is in proximity to Garland’s new Performing Arts Center, City Hall, Library and historic downtown square.

“We are pleased to welcome 5th Street Market to the property and certain it will be a value-added addition to the property,” said Arthur Lomenick, Managing Director of Trammell Crow and President of High Street Residential. “Having an upscale convenience store in this location supports our goal of creating a walkable village with amenities and diverse retail offerings.”

Andrew Wiley and Robert Hunt of SRS Real Estate Partners represented High Street Residential in the transaction.

Trammell Crow Company's residential development through its wholly owned subsidiary, High Street Residential™, is focused on resurrecting old or creating new urban neighborhoods to provide more environmentally sound, user-friendly communities. The company specializes in blending office, retail, housing, and civic venues within organized public gathering spaces through its leading-edge master plan/master developer services and residential development expertise.

About Trammell Crow Company

Trammell Crow Company, founded in 1948, is one of the nation's leading developers and investors in real estate. It has developed or acquired over 500 million square feet of buildings with a value exceeding \$50 billion. As of December 31, 2009, Trammell Crow Company had over \$5.6 billion of projects in process or in its pipeline.

Trammell Crow Company's teams are dedicated to building value for its clients with professionals in approximately 15 major cities throughout the U.S. and Canada. The company serves users of, and investors in, office, industrial, retail, healthcare, higher education, on-airport distribution, multi-family residential, and mixed use projects. For those who occupy real estate, TCC can execute the development or acquisition of facilities tailored to meet its clients' needs. For investor clients, the company offers large strategic joint ventures, opportunity funds, and other targeted investment options.

Trammell Crow Company is an independently operated subsidiary of CB Richard Ellis Group, Inc., the world's largest commercial real estate services firm (based on 2009 revenues). For more information visit www.TrammellCrow.com.

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