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UNDER EMBARGO UNTIL MAY 17, 2006

TOP INTERNATIONAL ARCHITECTS ASSEMBLE FOR 36TH ANNUAL LOS ANGELES ARCHITECTURAL AWARDS

***Los Angeles Business Council Honors Nineteen Project Teams
For Innovative Developments Enhancing the Urban Fabric of Los Angeles***

LOS ANGELES, Calif., May 17, 2006 — Before a ballroom full of the world's most renown architects, contractors and developers, The Los Angeles Business Council (LABC) today honored the "best of the breed" of the region's architectural projects in it's 36th Annual Los Angeles Architectural Awards. The Los Angeles Architectural Awards program is the only event of its kind, recognizing entire project teams – architects, contractors and clients – behind some of the most outstanding architectural projects in the region. Awards were presented to 19 project teams across eleven architectural and building categories by co-chairs Andy Cohen, Executive Director of Gensler and Brooke Lauter, First Vice President - Corporate Communications of Arden Realty.

"The Los Angeles Architectural Awards significantly raise the awareness that good design is good business," said Andy Cohen, Executive Director of Gensler. "Constantly raising the bar of design excellence in the Los Angeles community is the mission of this important group of prominent leaders."

"This year's award-winning projects exemplify the spirit of the Los Angeles Architectural Awards," said Wallis Annenberg, Vice President of the Annenberg Foundation. "As we continue to rebuild and revitalize Los Angeles, these projects are architecturally remarkable and yet sustainable and affordable."

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The LABC Architectural Awards honor project teams whose developments improve the quality of architecture and enhance the urban fabric of Los Angeles. Awards were presented in eleven categories: Civic, Housing, Interiors, Community Impact, Landscaping, New Buildings, Preservation, Renovation, Sustainability, Unbuilt, and Mixed-Use. Awardees were selected by a nine-member jury of distinguished peers including architects, contractors and developers. To receive an award, projects had to be located within Los Angeles County and completed during 2004 or 2005 ("unbuilt" category exempt). The Getty Villa received the grand prize for designing the newly expanded educational center and museum dedicated to the study of the arts and cultures of ancient Greece, Rome and Etruria.

"As part of the Los Angeles Business Council's mission to improve the quality of life in Los Angeles, the Los Angeles Architectural Awards are recognizing the organizations that are meeting L.A.'s needs for affordable housing, sustainability and mixed-use development," said Brad Cox, Chairman of the Los Angeles Business Council and Principal of Trammell Crow Company. "By honoring these project teams today our goal is to illuminate the most outstanding and important projects in our region."

Winners of the 36th Annual Los Angeles Architectural Awards are:

9900 Wilshire Boulevard: New Pacific Realty: Richard Meier & Partners Architects LLP (Category: Unbuilt) – The soon-to-be home of a new collection of 252 condominium residences comprising two 12-story buildings, town homes and two 4-story loft buildings. The architecture is designed to be site-specific with a timeless presence that is compatible with the Hilton Hotel, and sensitive to the extraordinary setting next to the Los Angeles Country Club.

Ashes and Snow, LLC: Shigeru Ban: Gensler: The RMS Group (Category: Public Use: Civic, Community Impact) – The Nomadic Museum is a 56,000-square-foot temporary structure housing Ashes and Snow, an exhibition of large-scale photographic works by artist Gregory Colbert. The Museum is constructed of 152 steel cargo containers, the majority of which are rented, while the remainder will be used to transport the museum as it travels from venue to venue around the globe.

The Dimensional Forum: Dimensional Fund Advisors Inc.: Barton Pehlp & Associates, Architects and Planners: Interscape Construction, Inc. (Category: Interiors) – The Forum is a 7,000-square-foot conference facility on the ground floor of an ocean-view office building, hosting training symposia for employees from far-flung offices of a highly successful asset management firm. Sculptural exuberance in the reception area (an abstraction of an ancient stone quarry on the Nile) is in marked contrast to the calmly functional, 90-seat auditorium into which it looks through a sound-proof glass partition.

The Geffen Playhouse: Ronald Frink Architects: Morley Construction (Category: Preservation) – The renovation and expansion of the Geffen Playhouse is an adaptive reuse of the original structure built in 1929 as a Masonic Club for UCLA. The building is eligible for the National Register of Historic Places. The design has very carefully and successfully integrated a contemporary design of the new program elements with the renovation and preservation of the warm and romantic character of the Mediterranean Monterey style of the original building.

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The Getty Villa: J. Paul Getty Trust: Machado and Silvetti Associates: Studio Pali Fekete architects: Morley Construction Company (Category: Public Use: Civic, Grand Prize) – Design of the new expansion of the Getty Villa includes the remodeling of the existing J. Paul Getty Museum, the creation of a new home for the Getty's permanent collection of antiquities, the transformation of Mr. Getty's ranch house into a research facility and the construction of new buildings, public areas and gardens. The new architecture transforms the inherent topographical difficulties into an amenity, allowing visitors to wander through the lush site, following the contours of the design and terrain, as if experiencing the drama of an archaeological dig.

Haworth – LA Showroom: Perkins + Will: Taslimi Corporation (Category: Interiors) – Opened in April 2005, this state-of-the-art new space illustrates Haworth's commitment to adaptable and sustainable work environments with an emphasis on human, facility, organization and business performance. Materials and messages were carefully selected to create an environment that will enrich and uplift the human spirit. Haworth's Los Angeles showroom was recently awarded the U.S. Green Building Council Leadership in Energy and Environmental Design – Commercial Interiors ® (USGBC LEED – CI) Gold Certification.

Herb Alpert Educational Village: New Visions Foundation: Koning Eizenberg Architecture: Morley Builders (Category: Un-built) – The Herb Alpert Educational Village is a single campus consisting of a preschool, elementary school, middle school and high school. The vision for the campus begins with the enduring social concept of a village, imbued with a strong sense of community that is creative, flexible and supportive of children, all the while maximizing opportunities for the use of passive energy systems to reduce energy use.

House on Blue Jay Way: Jeff and Randy Beuth: Studio Pali Fekete Architects: William Kent Development (Category: Housing Award: Single Family) – Blue Jay Way represents a beautiful client-architect partnership in design. Perched on a steep, nearly 45-degree grade, the structure is a four-level, multi-faceted viewing station for the Los Angeles basin. Teak panels clad the upper level of the house, floating as if on air, above an all-glass main level. A light, open floor plan emphasizes natural light in every room, and main program elements are central and low, so as not to block views to the outside.

Jai House: Jai Interiors: Lorcan O'Herlihy Architects: Ocean Development (Category: Housing Award: Single Family) – The house sits on a gently sloping site overlooking the Santa Monica Mountains. It is a study of the interaction between building and landscape and celebrates architecture through removal, stripping away visual and spatial excess, revealing an authenticity of construction and craft. The building is designed to blur the boundary between landscape and structure, with, for example, the pool and deck acting as an extension of the living room.

Johnson Fain: Minardos Construction and Associates (Category: Renovated Buildings) – The new Johnson Fain studio is located in the refurbished Basso Chrysler/Jeep Dealership Building at 1201 North Broadway overlooking the much discussed Cornfields site, soon destined to become a 17-acre State Park. The one-acre property combines an automobile showroom (b 1937), 2 barrel-vaulted loft industrial buildings (b 1924), a single family dwelling, and a large parking lot.

LA Live: AEG: RTKL Associates, Inc.: Clark Construction (Category: Unbuilt) – At the heart of the new Los Angeles Sports & Entertainment District (LASED) is LA Live, which will provide live entertainment venues for music, comedy, theater, award shows, night clubs, restaurants, a museum and interactive experiences, as well as an open-air plaza for year-round events. The center of a sustainable district, LA Live reflects uniqueness, authenticity and depth of content, and not a cosmetically-themed venue. LA Live leads a nationwide trend of developing retail and entertainment centers adjacent to in-town sports and entertainment facilities as a primary force for downtown revitalization.

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Lehrer Architects Studio: Lehrer Architects (Category: Renovated Buildings) – The dingy, crowded, 5,400-square-foot warehouse was transformed into a working space of light, air and transparency where process and product become one. The visitor is immediately drawn into the architecture – which is about the beauty of making architecture. Served and servant zones are explicitly defined. They are visually calibrated to achieve complete transparency, so that the whole process of making is revealed instantly upon entry.

Los Angeles Public Library, Hyde Park – Miriam Matthews Branch: Los Angeles Public Library: Hodgetts + Fung Design and Architecture: Royal Construction Corporation (Category: Public Use: Civic) – The roots of the design are grounded in traditional cultural forms, but enlivened by contemporary experiences and tastes, an environment where the past is at home with the present. This is a building of intense contrasts. Such a balance between the formal and the informal produces a spatial and narrative tension which, admittedly, treads a narrow path but lends an almost orchestral “color” to the experience of the building.

RAND Corporation Headquarters: RAND Corporation: DMJM Design: Turner Construction Company (Category: New Buildings) – With the expectations of using the new building on a 24/7 schedule for another 50 years, aesthetic impact was important to RAND but less so than functionality and flexibility, support of culture and work style, and demonstration of both its analytical approach to problem-solving, as well as its commitment to conservation of natural, client and intellectual resources. The RAND Headquarters is an example of a building that uses an innovative approach to designing for exceptional performance. It was given a U.S. Green Building Council LEED® Gold Level rating.

Santa Monica Public Library: City of Santa Monica: Moore Ruble Yudell Architects & Planners: Morley Construction Company (Category: Sustainability) – The new Santa Monica Public Library occupies half a city block on the downtown site of the former Main Library, and offers a friendly and service-oriented, flexible environment with the latest in information technology. Balancing the need for both public and private spaces was one of the main concerns in the development of the library's design. The building received a certified LEED® Silver rating for sustainability.

Sunset + Vine: Bond Companies: Nakada & Associates, Inc.: Charles Pankow Builders, LTD. (Categories: Mixed-Use, Landscaping) – Sunset + Vine was envisioned as a key project in the ongoing revitalization of Hollywood. The concept creates an urban district-plan by providing street oriented retail shops along Sunset and Vine Streets with four levels of residential units above. The residential complex utilizes a series of outdoor garden spaces based on the historic tradition of courtyard housing in Los Angeles.

TreePeople Center for Community Forestry Conference Center: TreePeople: Marmol Radziner + Associates: PCL Construction Services, Inc. (Category: Sustainability) – Designed for LEED certification and oriented to make the best use of the sun and prevailing winds, the TreePeople Conference Center is one of Los Angeles' greenest buildings. The TreePeople Conference Center will be a gathering place for local, national and international leaders to create healthy, sustainable cities. The state-of-the-art Conference Center also facilitates policy initiatives and supports innovative partnerships to restore America's urban ecosystems.

Vertical House: Lorcan O'Herlihy and Cornelia O'Herlihy: Lorcan O'Herlihy Architects: Above Board Construction (Category: Housing Award: Single Family) – This 2,400-square-foot residence diverges from the pre-established response to front and back yards by balanced articulation of the skin on all faces in the vertical direction. Most simply, one idea coupled with and realized through materiality defines the architecture of this residence. The impact is both powerful and artistic.

Views at 270: Views at 270, LP: M2A Milofsky Michali & Cox Architects: Benchmark Contractors, Inc. (Category: Housing Award: Single Family) – The Views at 270 was designed in response to a need for a mixed-use project proposed to provide affordable housing combined with retail use. The overriding philosophy in the design was primarily that of creating a sense of community and a sense of place for the residents. The residential units are organized around the open space as a sort of "village square" or residential street.

More information on the Los Angeles Business Council and the Los Angeles Architectural Awards is available at: <http://www.labusinesscouncil.org>.

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The Los Angeles Business Council (LABC) is a nonprofit association of more than 300 businesses, agencies and individuals working to address critical issues and concerns that impact the business climate and economic health of Los Angeles. As a 70-year-old advocacy and educational institution representing the business and professional community, the LABC serves as an influential link between the public and private sectors in Los Angeles, connecting the power of business with the power of government to improve the state of the region.