



Built in 1987, 7300 Corporate Center Drive is a seven story, 240,000 square foot building home to Assurant, Inc., South Florida Workforce and the Hines Property Management Office .

HINES HIGHLIGHTS

- An experienced developer of more than 231 million square feet (21.5 million square meters) in more than 728 properties.
- A qualified fiduciary with extensive private and public funding sources.
- An innovative investment builder that delivers distinctive design and superior function at competitive cost.
- An award-winning property manager that sets higher standards by operating costs below market averages and achieving outstanding tenant satisfaction and retention.
- A multinational organization with local market knowledge and centralized quality control standards.
- An established leadership with average executive tenure of more than 25 years..

FROM OUR PROPERTY MANAGER

“The Hines employee is the greatest example of the Hines standard and the company’s most valuable asset.”

It gives me great pleasure to announce that effective February 1, 2006, Hines Interests Limited Partnership has been the ongoing manager of Airport Corporate Center. Hines, a premier real estate firm in nearly 100 cities around the globe, is internationally recognized as a leader in development, management and leasing of office and mixed-use projects.

Here at Airport Corporate Center, we have our own leaders. Our team has come from places afar such as Minnesota, Ohio, Pittsburgh, San Francisco, Detroit and Atlanta. Some have years of experience within Hines or Airport Corporate Center while others this is their first serious job out of college or going through college. Regardless of their experience, where they came from, or skill level, each member of our team is committed to making this facility the best it can be. It is a privilege to lead them.

This section is dedicated to the members of our management and leasing team. In the first several issues of our newsletter I will introduce each of the team members to you. In this small way you will to know them as well as I hope to know them.

-JORGE BARBONTIN-

HINES ACC TEAM

First Row (left to right): Gonzalo Cortabarría, Laura Gómez, Leigh Bennett, Rachel Gettleman, Dennise Garland, Brenda Fonseca and Jorge Barbontin.

Second Row (left to right): John Griffin, Jose Garcia, Ilya Rikhter, William Mena, and Agustin Acosta. Not pictured: Andrew Pearson, Orlando Quant.



TENANT SPOTLIGHT

ASSURANT HEALTH

Do you ever wonder what your business neighbors at ACC do? Do you ever drive by a building and see their names on the sign and wished you knew more about that company?

At Hines, we believe in community-building. Our tenant spotlight is designed to provide basic company biography, information about a specific industry and promote networking opportunities among our tenants. Each article is written by an employee of the tenant featured.

“Can we meet in Miami?” is a phrase often heard at meetings throughout Assurant Health’s Midwest offices ... most often in the dead of winter.

Assurant Health, the oldest national health insurance company, has its main headquarters and operations sites in the Midwestern locations of Milwaukee, Wis. and Plymouth, Minn. Additional Assurant Health operations and sales offices are located throughout the country, with a total of 3,000 employees nationwide.

Assurant Health’s Miami office at Corporate Center Drive, represents approximately 130 Assurant Health employees, and is a center for Information Technology and Claims Operations expertise for the company. In business since 1892, Assurant Health’s primary products include individual medical insurance, including short-term plans for students and people between coverage, and small group health insurance plans for small business owners. The company is at the forefront of Consumer Choice healthcare solutions and its innovative product designs provide a wide variety of coverage options and price points to reach a broad range of consumers, including many Americans who had previously been uninsured.

In fact, Assurant Health was the first to offer Health Savings Accounts – a smart alternative to conventional coverage that provides significant tax benefits - and is a market leader of the product. Assurant Health uses its own distribution channels, as well as national accounts, including State Farm, Met Life, Prudential and others, to sell their products nationwide. Assurant Health insures more than one million people nationwide.

Assurant Health Miami

Assurant Health has had a presence in Miami since it acquired John Alden Life Insurance Company in 1998. With that acquisition, Assurant Health became one of the largest independent health insurance companies serving small businesses. In addition to the Assurant Health operations at Corporate Center Drive, Assurant also has Miami operations with its Assurant Solutions and Assurant Specialty Property businesses in nearby Cutler Ridge.

Our Miami staff supports a number of key company projects, in particular, the company’s small group insurance lines of business. In our claims operations area, recent large projects include the second phase of a provider optimization project in which selected provider network data will be loaded into our provider system. This new system will allow us to automate what is now a manual process, thus improving the accuracy of claims payments.

Assurant, which is traded on the New York Stock Exchange under the symbol AIZ, has over \$20 billion in assets and \$7 billion in annual revenue.

FOR MORE INFORMATION
ABOUT ASSURANT:

www.assurant.com



ASSURANT
Health

By: Heather McAvoy, Assurant Corporate Communications



NETWORKING.....

Whether you’ve just moved to Miami, bought a home in a different neighborhood, started a new job or are at that point of your growing business, building a community with lots of connections isn’t about instant gratification — it’s about long term success! Relationships — business and personal— need to time and space to develop. Below are just a few network references of business-related organizations:

Doral Airport West Chamber of Commerce:

www.dawcc.org

Doral Business Council

www.doralbusiness.com

Miami-Dade Chamber of Commerce:

www.m-dcc.org

FIVE TIPS ON BUILDING CUSTOMER RELATIONSHIPS

1. Make sure your employees know that courtesy and friendliness are not enough. What customers really want is effective, efficient help.
2. Introduce your clients to your customer service representatives. Meeting a customer face-to-face instead of just on the phone can motivate employees.
3. Thank customers for their referrals.
4. Encourage employees to go the extra mile.
5. Don’t lose the human touch. If most of your business is done via technology, you have to try even harder to make customers feel valued.

LEASING UPDATES

NEW TENANTS

| | |
|---------------------------------|---------------|
| Ecolab, Inc. | 7300 Building |
| Equity Team Mortgage of Florida | 7300 Building |
| LGSTX | 7300 Building |
| Plalight USA | 7200 Building |

RELOCATIONS

| | |
|--------------------|---------------|
| Ross & Baruzzini | 7205 Building |
| Tyco Latin America | 7300 Building |

THANK YOU FOR CHOOSING ACC!!!!

RENEWALS

| | |
|--------------------------------|---------------|
| Camanchaca | 7200 Building |
| Clarion Corporation of America | 7205 Building |
| SCM USA, LLC | 7205 Building |
| Luxottica Sun Corp | 7300 Building |

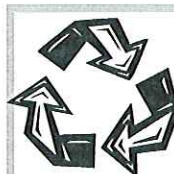
SECURITY TIPS

While the Hines Management Team and Security Staff make a 100% effort to ensure your security on a daily basis, we encourage you to keep in mind the following guidelines for your protection:

- Never allow strangers to enter your office suite; the Management office will provide you with advance notice of any vendors that may need access to your suite.
- **Keep laptops, purses, wallets, petty cash and other valuables locked-up and out of sight.**
- Make certain that each employee that should have a key is issued one and that employees leaving your firm return their suite keys.
- For the safety and security of all of our tenants, the building staff (including property managers, security, engineers and janitorial employees) is not permitted to unlock suites for anyone without consent from an authorized tenant representative.

SAVE THE DATE.....

Our center-wide summer picnic will be in mid-July.



EARTH DAY is everyday.

If your office does not currently participate in our recycling program, please contact Laura Gómez at 305-468-8200 for more information.

Hines Summer Holiday Schedule 2006

Monday, May 29 - Memorial Day

Tuesday, July 4 - Independence Day

Monday, Sept 4 - Labor Day

ABSTRACTION

Use the grid references to shade in the boxes and reveal six of the fifteen shapes below.

Each shape has three letters assigned to it. When you have found the six correct shapes, discard the middle letter from each shape to reveal the hidden name, place, word or phrase.

| | | | | | | | | | | | |
|------------------|---|---|---|---|---|---|---|---|---|---|---|
| | A | B | C | D | E | F | G | H | I | J | K |
| Grid references: | 1 | | | | | | | | | | |
| 1. BFIJK | 2 | | | | | | | | | | |
| 2. BFI | 3 | | | | | | | | | | |
| 3. ABCEGI | 4 | | | | | | | | | | |
| 4. BEFGI | 5 | | | | | | | | | | |
| 5. ACGJ | 6 | | | | | | | | | | |
| 6. BEFGK | | | | | | | | | | | |

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|-----|-----|-----|-----|-----|
| | | | | |
| TLE | MER | AUR | PRA | CRT |
| | | | | |
| CNI | IOV | FNI | HTA | CRO |
| | | | | |
| CTE | ROC | ATN | LSE | AON |

SMOKING AREAS

Designated smoking areas are located in the **back** of each building.

There are urns in these areas for the disposal of cigarette butts and ashes. Please refrain from disposing cigarettes in building planters, landscaping or walkways.

Security will enforce this measure.

Solution will be printed in next newsletter

Hines

AIRPORT CORPORATE CENTER
MANAGEMENT

7300 Corporate Center Drive
Suite 100
Miami, Florida 33126

Phone: 305.468.8200
Fax: 305.468.8201

RENT QUESTIONS?

Because Hines does not send out monthly rent reminders, it is imperative that you remember to pay your rent by the ___ of the month. If you have any questions or need clarification about your rent letter, please contact our accounting team at 305-468-8200

CBRE CB RICHARD ELLIS

Question about leasing? Thinking about renewal, expansions, relocations and/or want to refer your business friend to the Airport Corporate Center? Please call our CB Richard Ellis leasing team at 305-468-8200

DID YOU KNOW?

Miami is second only to New York as a U.S. center for international banking. More than 300 financial institutions – including 50 international banks – operate in Florida.

PLEASE WELCOME

JOHN GIRFFIN



When the officers and directors of Hines looked at Airport Corporate Center, they quickly concluded this facility would require the best engineering manager within our ranks. That would be John Griffin, our Chief Engineer.

Starting with Hines in 1985, he has over twenty years of experience with the company. Throughout his career he has managed the plant operations and building systems of more than 5 million square feet of office space for some of Hines' most prestigious buildings in Minneapolis, Minnesota; Indianapolis, Indiana; and Portland, Oregon.

His engineering skill is matched only by his no nonsense approach to projects and his ability to resolve issues quickly and effectively. We are honored to have John on our team and look forward the challenges that await us here at Airport Corporate Center.



REVITALIZATION REPORT

Since the acquisition of the property February 1, 2006, Hines has laboriously worked on several projects that include, but are not limited to:

- Updating the French Drain system to help prevent flooding during storms and especially hurricanes. The purpose of a French Drainage System is to carry unwanted free standing water away from a buildings. French drains are commonly installed near the perimeter of a building at the lowest point or anywhere where standing water is found. However, as with your plumbing waste drainage, French drains operate on the principle of gravity. Our engineering team has been working hard to work on maintaining and clearing out the downward slope of the system.
- New lighting system at the north entrance of the property.
- All garages have been pressured cleaned.

UPCOMING PROJECTS: The light poles damaged during last year's storms will be replaced within the next six weeks. The work will take place after business hours and is expected to be complete at the end of July.

Please pardon our mess as we revitalize this portion of the property and make it a safer area for tenants and the public.

FIRE TESTING

During June we will be conducting our annual fire audible and visual alarm testing. We will notify you prior to beginning this project.

AT YOUR SERVICE

Jorge Barbontin, Property Manager
Leigh Bennett, Assistant Property Manager
Andrew Pearson, Assistant Property Manager
Laura Gómez, Tenant Service Coordinator
Gonzalo Cortabarría, Asset Services

Rachel Gettleman, Project Accountant
Dennise Garland, Staff Accountant
John Griffin, Chief Engineer
Jose Garcia, Lead Engineer
Brenda Fonseca, Receptionist

305-468-8200