



MINOL-MTR AND MMIST ANNOUNCE A NATIONAL BUSINESS COMBINATION

Dallas, Texas - October 1, 2000 - Minol-MTR of Dallas, Texas and MMIST of Bellevue, Washington announced a business combination within the Submetering and Utility Allocation Industry. This transaction merged the MMIST Utility Billing Accounts with the Minol international portfolio of accounts.

MMIST is a leader in the Industry with operations in 14 states including a high concentration of billing volume in the Pacific Northwest. Minol-MTR is also a highly respected Industry leader operating nationwide and in 26 other countries through Minol International headquartered in Stuttgart, Germany.

Current MMIST customers will continue to receive the excellent hands on service previously provided by MMIST, now enhanced by the automated billing and reporting systems of Minol-MTR. This combination will provide Minol-MTR an immediate and significant presence in the Pacific Northwest. "The resulting synergy will create tremendous opportunities for expansion and enhancement of services to our combined customer base," said Minol-MTR Co-President, Suzanne Perry.

"Our joining Minol provides the MMIST customers the advantage of experience and technological resources available in an International organization with over 40 years of history in this Industry. The Minol companies currently read and bill in excess of 11 million water and energy meters worldwide," stated Jon Lundin, President of MMIST.

Minol General Manager, Alexander Lehmann, states "the Minol name has always been synonymous with experience, reliability and vision. These values form the basis of Minol's organizational strength, and these values are all evidenced within the MMIST operations."

Submetering and Utility Allocation are systematic approaches allowing owners of real estate to pass water, sewer, gas and electric costs directly back to residents of multiple dwelling units, creating conservation through resident awareness. Residents are billed for their usage and property owners are reimbursed for the utility expense.

To insure the success of client utility management programs, the Minol-MTR Advanced Technical Team relies on a highly robust, proprietary Resident Billing and Reporting software program designed for optimum accuracy, flexibility and scalability.

Customers will continue to receive the highest level of service and support with a commitment to helping owners promote conservation while increasing their NOI.