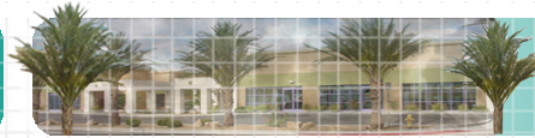


Designed For You



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architecture / engineering / site
GARY GUY WILSON



planning / interior design
ARCHITECTS

The Green Scene

Ask The Architect

Gary Guy Wilson Architects, in concert with CivilWorksInc, is presenting a Step 1 Program for owners' consideration when anticipating the purchase of a piece of property or use of a property. That program we call a Concept Site Plan. The program is to do research and report on the potential use for the particular piece of property. CivilWorksInc provides what is known as a "Due Diligence" study to determine the utility, public works, traffic and regulatory impacts. And GGW prepares a Concept Site Plan to determine the probable impact of planning and zoning regulations, the parking to building sf ratio, and to render an opinion regarding the highest and best use of the property. All is packaged into a report for the owners' benefit.

In that process, we also think LEED: SUSTAINABLE SITES.

The potential for LEED points and certification of a building project begins with site considerations.

LEED review will involve the following concepts related to building sites:

- 1. Pre-requisite**
Control erosion to reduce negative on water and air quality.
- 2. 1 Point: Site Selection**
Develop appropriate sites and reduce environmental impact from location of building on site.
- 3. 1 Point: Development Density**
Develop in urban areas with existing infrastructure, protect greenfields, habitat and natural resources.
- 4. 1 Point: Brownfield Redevelopment**
Rehabilitate damaged sites.
- 5. 1 Point: Alternative Transportation**
Reduce pollution, locate near mass transit system.

10 additional points are available for consideration for a total of 14.



SPOTLIGHT *Tedd Rosenstein*

GGWArchitects client, Tedd Rosenstein of Nevada Development & Realty Co, was a mere "young lad", when his dad lifted the family from Atlantic City, New Jersey to Las Vegas to start a new life on the West Coast.

After graduating from Clark High School, Tedd attended Occidental College in Los Angeles for an undergraduate degree before returning to Las Vegas for a career in commercial development with his dad, who at the time, was the founder of 2 companies, one of which was Nevada Development & Realty Company. Tedd began as Vice President.

Tedd earned a Masters of Science in Management (MSM) degree through Boston University and Ben Gurion University in Israel. Living in Israel was truly life-changing, immersing him on a daily basis in a different culture. In 2004, after Tedd's dad passed away, the 2 companies merged, and Tedd completely took over Nevada Development & Realty. As President, Tedd oversees commercial property management, leasing, sales transactions, tenant issues, collections, and marketing. With a staff of 6, he oversees his company, as well as the properties he manages.

Tedd's profession also led him to his wife, Sara. He met her through her mother, a tenant at one of his properties. They have 2 young sons, Ezra and Elias.

The plummeting economy has forced an "immediate and deep impact" on the real estate business. The fee income from property management has fallen sharply. To survive, Tedd's watching expenses closely. In his opinion, even after the economy rebounds, lending institutions may operate differently, causing everyone to conform to new ways of doing business. "You want to be marketing yourself now, so that investors and property owners know you exist and will continue to exist." Also critical—job creation. "This will be the driving force of any economic recovery. Hopefully, we'll see signs of stabilization in 2010 and recovery thereafter."

In addition to running Nevada Development & Realty Co., Tedd is currently President of the Southern Nevada Chapter of Certified Commercial Investment Member (CCIM), an organization of 25,000 members. Approximately 1% of real estate practitioners hold the elite CCIM designation. The local chapter is comprised of title companies, attorneys, environmental consultants and affiliates, such as architects, engineers, and those in the commercial real estate industry.

Tedd's association with GGW came when he contracted with Jason M. Andosica to access a commercial property in Boulder City he's attempting to sell.

Rohlfs Facility @ Industrial & Wells SPOTLIGHT

Rohlfs Facility @ Industrial & Wells in Boulder City is a tenant-occupied warehouse which sits on a site with excess land. Tedd Rosenstein asked GGW to see how drainage could be eliminated or diverted, so that the excess land might be used for additional construction. The ultimate goal was for Tedd to give a prospective buyer of this property added value.

Tedd is very pleased with his GGW experience. "The scope of work and product were exactly what we expected."

GGWArchitects²