

CivilWorksInc

Engineering with "sensible" solutions tailored to your "specific" needs.

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PRIVATE
CivilWorksInc¹

PUBLIC

ENVIRONMENTAL

SERVICES: Civil Improvement Plans

Help! So many requirements! Yes, in order to develop a piece of property, there are many stages and requirements that must be met.

Starting with a site sign review, the county or appropriate entity provides stipulations on what exactly needs to be done and developers must abide by the standards.

After traffic impact studies and

drainage studies are performed, Civil Improvement plans can be submitted. These plans include detailed information, for both onsite and some off site, where the hook-ups for water and sewer are, location of fire hydrants, street lights, gas lines, grades for water flow, and retaining walls, etc.

Once prepared, the initial Civil

Improvements plans will be reviewed by several entities including the applicable municipality, water district, fire department, power and gas company, and cable services.

Following submittals, a bond and fee estimate is performed and gets approved with the plans.

Let CivilWorksInc help you today!

CLIENT SPOTLIGHT: Michael A. Chernine With LandBaron Investments



LandBaron Investments' Founder and Principal, Michael A. Chernine, hired CivilWorksInc for the first time this year for civil engineering services needed on a 9,000 square-foot office facility. Michael has been on the Las Vegas commercial real estate scene

for almost 2 decades.

He arrived in Las Vegas in 1980. After completing a real estate law course at UNLV, he was inspired to build a real estate career. First hired by Nevada Title in 1988 as a customer service representative, Michael worked his way up to Assistant Commercial Escrow Officer. When Michael received his real estate license in 1990, he accepted an offer from Diversified Realty, where he performed assemblages for all the major homebuilders in the valley.

From 1992 on, Michael has personally managed, acquired and disposed of +/- \$1-billion in commercial real estate, not including currently owned partnerships. In 2003, he co-founded LandBaron

Investments with brother-in-law, Randy Black, Jr. Today the firm manages a \$350-million real estate portfolio, which they first established in 1993 with \$100,000. Michael concentrates on analyzing investment opportunities and raising money. LandBaron has enjoyed above-average rates of returns for investors.

Michael is an active member of both NAIOP (National Association of Industrial and Office Properties) and ICSC (International Council of Shopping Centers).

LandBaron Investments compliments CivilWorksInc on their participation on Next Tack. "This is our first project with CivilWorks. We've been pleased with the team's response and attitude."

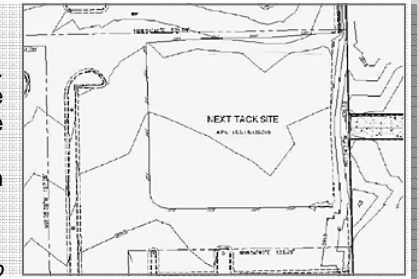
PROJECT SPOTLIGHT: Next Tack @ Hualapai & D.I.

Located in an existing commercial development, the 2-story, 9,000 square-foot Next Tack Office Building is in the preliminary design stage.

Civil engineering services, provided by CivilWorksInc; include a drainage study, civil improvement

plans, and agency processing. CivilWorksInc will capably resolve any drainage challenges on the site.

Construction is expected to begin by early summer, 2008.



Topo Boundary Map