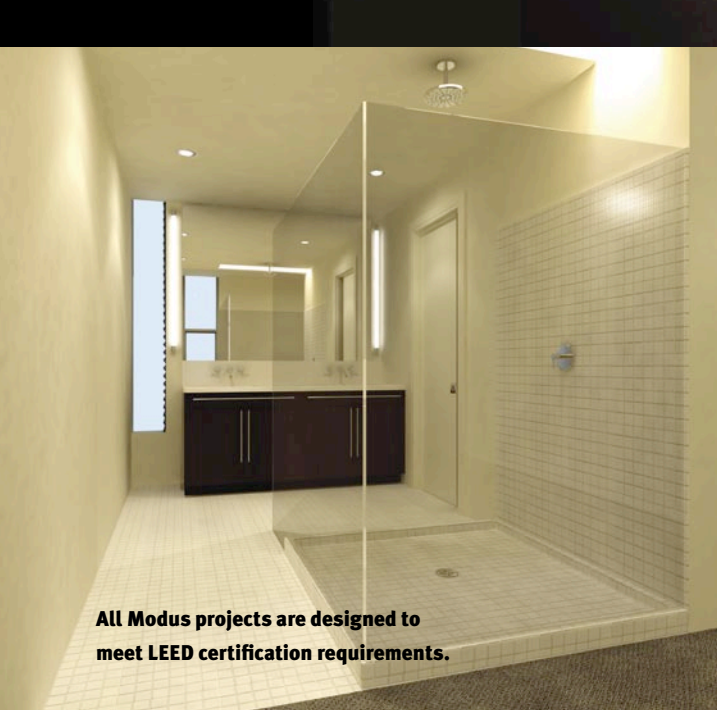




Modus develops innovative buildings with modern, cutting-edge designs located in urban infill areas.



A studio shot of the Kerala Cabinets from NYLOFT.



All Modus projects are designed to meet LEED certification requirements.



RAISING THE BAR



**The Galleries at Turney in Phoenix set
a national standard for sustainable development.**

The Galleries will feature Kerala cabinets in grey oak by NYLOFT.



“We selected NYLOFT cabinetry for this residential project because they combine quality engineering, respect for the environment and beautiful design,” says Ed Gorman, president of Modus Development.



“We became aware of LEED certification when we had completed design and were ready to begin construction. We evaluated our design against the LEED criteria and found we were essentially there,” Gorman says.

Blending cutting-edge urban design with sustainable building practices, The Galleries at Turney, an innovative collection of new homes located in Phoenix, Ariz., is setting a new standard for green development in one of America’s most desirable places to live. Conceived by Modus Development, The Galleries is the first new residential project in Arizona to achieve the Leadership in Energy and Efficient Design for Homes, or LEED-H, certification. This designation is limited to homes that meet the stringent requirements established by the U.S. Green Building Council for homes designed using sustainable and renewable materials to have less impact on the environment.

“Arizona is primed to embrace green standard as green building programs have been in place in towns like Scottsdale for years,” says Ed Gorman, president of Modus Development. “The intense heat here in the summer tends to make people think about green features for comfort and energy costs. In addition, the mere fact that we are in the desert makes us aware that we need to conserve water.”

The Galleries consists of eight residences in a quiet gated enclave with spectacular views of the downtown Phoenix skyline and the surrounding natural beauty of Camelback Mountain and the Phoenix North Mountain Preserve. Modus’ progressive style of development, planning and marketing have led them to recruit an

impressive team of consultants dedicated to infill including architect [merz]project and NYLOFT, known for European-designed, ergonomic, environmentally sensitive and colorful Italian system furniture.

“Green design is not a trend in our eyes, it is a movement to stay; the generations in charge right now — Baby Boomers and young professionals — are very concerned about the environment for themselves — and the generations to come,” says Cornelia Stumpf, public relations and marketing for NYLOFT. “Modus Development was looking for cabinetry that would earn LEED points as well as have the looks they were going for. NYLOFT met these requirements.”

A pure expression of modern living, each detached home at The Gal-

leries is two-stories and measures close to 2,000 square feet with two bedrooms, lounge, den/office and two-and-one-half bathrooms. Based on its location and design, buyers have been

flocking to The Galleries, but, Gorman says, when they find out it is also green built, they are totally amazed. “They can’t believe that they look this modern and can be so green,” he says. “Most people still have no idea what it means to be ‘green,’ and even fewer know what LEED is, so our job is to educate them as part of our marketing.”

Modus, founded three years ago, plans to build at least 50 units over the next 12 months and several hundred units per year after that, in addition to LEED certified commercial projects.



UPCOMING FROM MODUS DEVELOPMENT:

Galleries at Turney, Phoenix, AZ

8 detached residences (under construction)

Array, Scottsdale, AZ

9 attached residences

(begin construction Q1 2007)

Vivendi, Scottsdale, AZ

50 attached golf course homes (Q3 2007)

Project MZ, Scottsdale, AZ

6 ultra-luxury attached homes