



AZURE | GREEN
CONSULTANTS

+ explore our services

2008



+ feasibility + planning + engineering + surveying





+ *Introduction*

Our full service approach
benefits our clients.





+ *Welcome*

We would like to personally introduce our company and extend an invitation to consult with us on future projects.

Azure Green Consultants was formed with the intention of providing industry leading full service professional services. Our civil engineering services are only the beginning of a wide array of professional services. Azure Green provides development coordination, feasibility, surveying, planning, cartography, GIS mapping, graphic design, web design and a host of other services.

While our company is young in years - our staff experience is broad based and extensive. Our Staff is a hard working team of professionals who have years of combined experience in many diverse fields. Our staff not only has the schooling but also has years of professional service in diverse fields ranging from fisheries, mechanical, aerospace, transportation, land development, architecture, graphic design, construction and others. We have a group of people who are educated and experienced.

Our people make the difference and we know you will agree.

If after reading you have any questions, please feel free to give us a call. We strive to continually expand our client base with those who share our commitment to a professional full service approach.

Paul Green
Founder and Director of Engineering and Planning

Torey Azure
Co-Founder and General Manager

feasibility + planning + engineering + surveying



+ *Capabilities*

The capability to provide a wide range of services, part of our full service approach.

capabilities



+ Surveying



Topographic Surveys

Boundary Surveys

Flood Certifications

Construction Staking

Research and Processing

ALTA/ACSM Surveys

Condominium Surveys

As-Built Surveys

Construction Staking

Subdivision Platting

Right of Way Surveys

Legal Description Preparation

Title Document Analysis

Expert Witness Testimony

Our in house survey team provides data in support of our other services as well as providing stand alone services for a variety of clients.

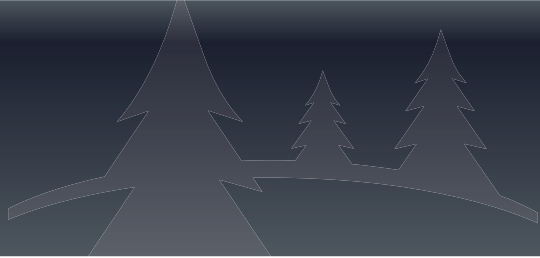
Our crews have the experience and equipment necessary to provide timely and accurate data.

Our crews perform construction staking for our in house projects. This full service approach minimizes conflicts between Engineer and Surveyor. This, in turn, benefits our clients.

We have a licensed Professional Land Surveyor on staff to provide legal documents, boundary surveys, elevation certificates and platting documents.

We work with a wide range of clients from single family home owners to large scale platting of master planned communities.

+ Engineering



Roadway Design
Stormwater Design
Sewer System Design
Sewer Pump Station Design
Conceptual Storm and Sewer Planning
Septic Design
Mass Grading
Commercial Site Design
Flood Studies
Erosion Control Plans
Abbreviated Site Plans
Low Impact Stormwater Design
Lot Grading
Expert Witness

Our three licensed civil engineers, together with an experienced support staff, provide quality, responsive service.

Our Engineering Department has years of combined experience with municipalities throughout the Northwest.

With the growing complexity of government regulations, having professional consultants is a necessity. We provide engineering services to a wide range of commercial, private development and municipal clients. We also have developed a network of consultants in various fields to streamline the approval process.

This full-service approach benefits our clients.

+ Land Planning



Master Planned Communities

Planned Developments

Artistic Renderings, Exhibits

Land Use Hearings

Commercial Site Planning

Open Space, Parks, Community Centers

Experts in Regulatory Requirements

SEPA Processing

Governmental Negotiations

Permit Processing

Our Land Planning service provides the vision necessary for successful projects. Our staff is experienced with all phases of the land conversion process.

Land Planning without expertise in engineering and feasibility can be self defeating. Our planning services are performed by those who have experience in the real world of land development.

This full service approach benefits our clients.

+ Feasibility



Engineering Cost Estimates

Pro-Forma Private Developments

Economic Analysis

Allowed Uses

Zoning, Municipal Code Regulations

Governmental Negotiations

Pre-Application Meetings

Feasibility, its what sets us apart.

Navigating the ever growing complexity of government regulations, zoning, community plans and all other issues related to your potential project can often make you lose site of the dollars and cents.

Does the project make sense?

Crunching the numbers and digging deep into the costs involved can often shed some light on potential problems. We work with our clients to find the answers fast and work within their feasibility period. Because we have real world experience in the land conversion process, our staff can help you determine the highest and best use for your property.

Its part of our full service approach.



+ Current Projects

A sample of our current projects

Park Place Condominiums

Bonney Lake, WA

A 4.82 acre site with 92 units and 15 boat slips.

This project required coordination with Washington Fish and Wildlife, Department of Ecology and the City to acquire entitlements for this high-end condominium project. It required extensive review processes and hearings. Azure Green consultant on nearly all aspects of the approval process, design reviews, SEPA processing and government negotiations. We also created and gained approvals of the site plan and engineering plans. The site is now under construction.



Dogwood Meadows

Edgewood, WA

A 28 acre site in Edgewoods Town Center with 208 lots.

The Dogwood Meadow project is a challenge politically and logistically. Our firm worked with our client on an extensive developer agreement, sewer agreement, preliminary plat negotiations, community meetings, artistic exhibits, hearings and all other preliminary work to gain entitlements. The project also required conceptual storm and sewer designs, extensive topographic and tree survey's, WSDOT right of way research and other services during the SEPA process.

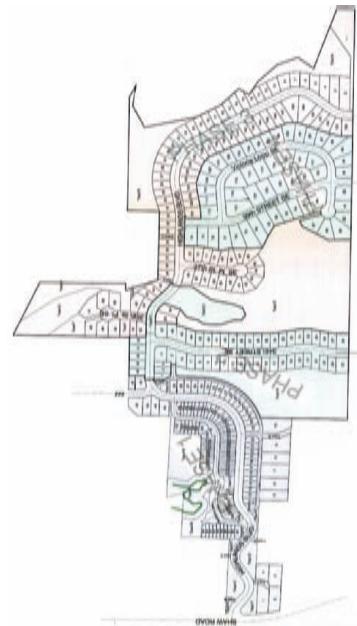


Puyallup Highlands

Puyallup, WA

A 85 acre site with 443 Lots.

One of the largest projects in the City of Puyallup History, Puyallup Highlands is another logistical challenge. With thousands feet of Ultra-Bock and soldier pile wall, this site required detailed grading and construction documents. Phase 1 is recorded and housing is under construction. The remaining phases are currently in design, review and construction.



Gratzer Landing

Orting, WA

A 16.4 acre mixed use site with 106 condo units

A mixed use development in the City of Orting will be the first of its kind in this small town. Azure Green Consultants is currently working with the client to gain entitlements. The project contains commercial/retail, condominium, storage and other uses. Azure Green is working with the City and its consultants on a Master Site Plan, Binding Site Plan, Developer Agreement, Design Standards, Architecture Review, SEPA processing, Engineering and other studies necessary for approval. Project is currently in design and approvals stage with construction planned to start in 2008.



Meridian Place Village

Puyallup, WA

A 14.5 acre mixed use site.

This infill project is a challenge politically and administratively. Creation of workforce housing using an infill approach has merit and is needed on the south hill of Puyallup. Working with existing zoning and subdivision rules presents a challenge. We are working with our client to gain entitlements. Our negotiations and planning processing with the County will be critical to project success.





originative, **simple**, quality design



Providing graphic design services is another part of our full service approach. Torey Azure is the creative director for our design services. He has years of experience working for clients in all areas of the country.



Azure Green Creative provides full graphic design services including identity packages, print, illustration, web design and flash animation.



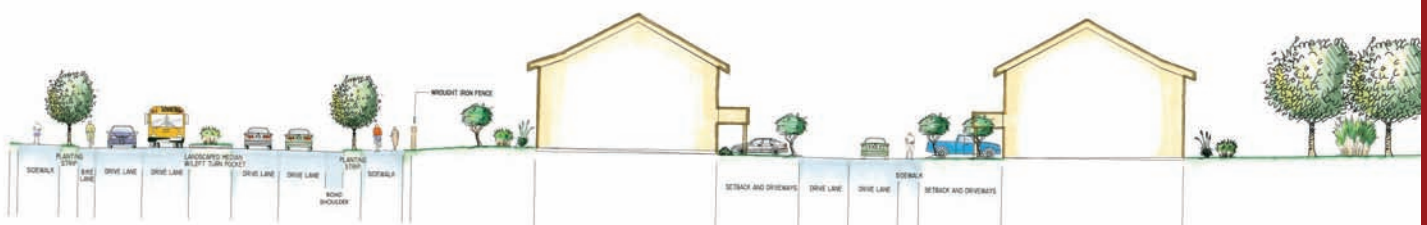
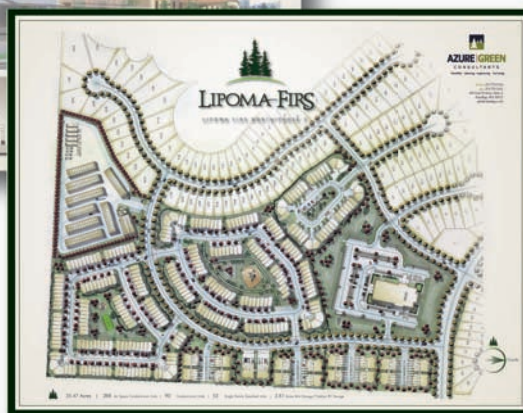


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How can our graphic design services help our clients? Artistic renderings of your project can be used for land use hearings, neighborhood meetings, government review and advertising. Producing a picture in peoples minds is worth a thousand words.

Contact us for illustrations on your next project.





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+ *Staff*

Diverse, experienced, professional.

Our people make us great.



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Paul founded Azure Green Consultants in July of 2006. He has over 35 years of experience in land use planning, site plan design, building and structural design, civil engineering design, building construction and construction management. Paul also has extensive experience as a developer of residential subdivisions, rental apartment projects, office buildings and shopping centers with an accumulated value of over 200 million dollars. His past projects have been in California, Oregon, Nevada and Washington.

Paul's projects have included both public and private sector work. His public sector work has included civil engineering design and contract administration for streets, storm drainage, sanitary sewer, water and sewage pump stations, as well as consultation on land use planning, environmental processing, surveying, storm drainage master plans, sewer master plans, cartography and various GIS services. Buildings he has designed have included custom single family, single family attached housing, multiple family, residential condominiums, strip retail centers, office buildings, regional malls, restaurants and warehouses.

As director of planning and engineering at Azure Green, his responsibilities include oversight of all consulting work done by the firm. He places special emphasis on early involvement in projects with respect to economic feasibility and risks associated with the regulatory environment.

Paul's educational background includes a Bachelor of Science in Civil Engineering from Oregon State University.

Paul was a principal owner in consulting firms in Oregon and Washington from 1976 to 1992. In the mid 1980's the consulting, construction and development firms owned and managed by Paul had as many as 54 full time employees. From 1992 to June 2006 he was the Engineering Manager for LeRoy Surveyors & Engineers, Inc, in Puyallup, Washington and a managing partner in a variety of residential development projects.

Paul was in the Army National Guard from 1968-72. Paul is married with three children – two sons who are owners and employees of Azure Green Consultants and a third son who is an owner of Azure Green Consultants and is currently attending law school at Seattle University.

+ Paul Green

Professional Engineer:

Arizona	License No. 20596
California	License No. 26210
Nevada	License No. 6915
Oregon	License No. 9159
Washington	License No. 22420

Professional Land Surveyor:

Oregon	License No. 1521
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Specialties:

Feasibility

Land Planning

Engineering

Government Negotiations

Land Use Hearings





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A Principal owner with Azure Green, Torey provides general project management and fosters new client relationships as well as managing current projects.

Having worked in both the private consulting and government sectors - he has experience in many aspects of land development, planning, roadway design, grading, storm design, sewer design. Torey has worked on large highway construction projects (design and inspection) while working for the Washington State Department of Transportation, Arc/Info GIS and mapping at the Hanford Nuclear Reservation (Bechtel Hanford), and large scale residential, commercial, multi-family and municipal projects while working with J.U.B. Engineers as a Land Development Project Manager. Torey has a wide range of experience.

As one of the Principal engineers at Azure Green Consultants his responsibilities include feasibility, land planning, lot layout, coordination with government agencies, project management, contracts and bidding, client relationships, site engineering and many of the business related tasks involving the company.

As the Creative Director, Torey also provides Graphic Design Services and artistic renderings in sport of our projects and stand alone projects as part of Azure Green Creative. Torey has done work for many clients in the Graphic Design field including Bill Riley Communities, Lipoma Firs LLC, eStara, Bellevue Art Museum, Oakridge Homes, Tacoma-Pierce County Visitors and Convention Bureau.

After attending High School in Kennewick, WA, he attended Washington State University before starting work as an Engineer for Washington State Department of Transportation. He obtained his professional license in 2005.

Torey is married to Jennifer and has two children: Elizabeth, Age 3 and Michael, Age 1. His mixed breed Basset Hound, Hank, is known for his unruly behavior. He enjoys golf and is a member of Fircrest Golf Club in Tacoma. Other hobbies include racing gas powered radio control cars, and attending Rainier, Mariners and Seahawks games.

+ Torey Azure

Professional Engineer:
Washington License No. 41772

Specialties:

Land Planning

Engineering

Project Management

Government relationships

Artistic Renderings/Exhibits

Graphic Design





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Rob has been with Azure-Green Consultants since its formation in July of 2006. He has over 14 years of experience in surveying and civil engineering design.

Past projects have consisted primarily public improvements required for private land development. Design experience includes roads; storm drainage conveyance, detention and retention; sanitary sewer gravity and force main systems and sewer lift stations; and water systems.

As project manager at Azure Green, Rob's responsibilities include civil engineering design, coordination with contractors during construction, and administrative coordination with governmental jurisdictions.

Rob's educational background includes a Bachelors of Science in Civil Engineering from Gonzaga University.

Rob began his career working for a small engineering and surveying firm in Portland, Oregon. From 1994-1995 Rob primarily performed land surveying tasks for Global Engineering, Land Surveying, and Planning Co. Work experience included research, calculations, field surveying, and drafting. From 1995-2006, Rob worked at LeRoy Surveyors and Engineers in Puyallup, Washington. During those 11 years, Rob performed civil engineering design on progressively larger and more complicated projects.

Rob was a member of Army ROTC while attending Gonzaga University on a three-year ROTC scholarship. Upon graduating and commissioning as an engineering officer, Rob was a member of the US Army Reserve from 1993-2001. Rob completed Army Engineer's Basic Course in 1994 and joined a Ribbon Bridge Company in Portland, Oregon. He served one year as maintenance platoon leader and 4 years as a bridge platoon leader. From 1999-2001 Rob served in a Garrison Support Unit at Ft. Lewis, Washington in the Public Works Section.

Rob has been married for 10 years to his wife Sarah, who grew up in the Puyallup Area. They have two daughters, both in pre-school. They live in the South Hill Area of Puyallup.

+ Rob Trivitt

Professional Engineer:
Washington License No. 43715

Specialties:

Government Engineering Regulations

Storm Water Design

Sewer Design

Roadway Design

Engineering Feasibility - Conceptual Plans





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Jim has been with Azure Green Consultants, LLC since its formation in July of 2006. Jim is one of the owners of the Company and is also our Survey Department Manager. He has 12 years of experience in land use planning, site plan design, civil engineering design and surveying.

Past projects include both public and private sector work. Projects range in size from single family residences to large commercial and residential projects.

As Surveying Manager and owner at Azure Green, Jim's responsibilities include helping set company goals and expectations, managing survey department personnel, scheduling survey department workloads, preparing survey crew field work, meeting with new and existing clients, land use planning and research, design and development, presentations, feasibility studies, administrative coordination with governmental jurisdictions and application processing to meet state and local regulations and codes.

Jim's educational background includes a Bachelors of Science in Mechanical Engineering from Washington State University in 1989.

He began his professional career with a short stop at Puget Sound Naval Shipyard where he worked in the Reactor Compartment Disposal Group. After one year, he was offered an opportunity to work for the Boeing Company on the B2 Bomber program. At Boeing, Jim worked in the factory helping resolve production difficulties and drafting detailed work instructions to fix errors made in the factory. Jim spent three years as part of the 777 team helping with the initial layout and design of the Boeing Frederickson plant and helping suppliers in Israel solve production problems and meet production schedules.

In June of 1995, Jim interviewed with Paul Green and Lyle Fox at LeRoy Surveyors & Engineers. Two weeks later, he was learning to draft in Terramodel and design road, storm, sewer and water systems from Paul. Jim worked in the engineering side of LeRoys until there became a Survey Manager vacancy. Jim was asked to lead the survey team which he did for several years.

Jim's father was in the Air Force when he was growing up and he was able to see many exciting places. After his father retired from the Air Force, the family settled in Puyallup. Jim has been a residence of Puyallup since 1979. He is married with two children, Madison and Nathan. His wife Chrystie is a second grade teacher in the Puyallup School District. They enjoy sports and travel in their leisure time.

+ Jim Job

Specialties:

Surveying

Construction Staking

As-Builts

Project Management

Residential Construction

Short Plats

Boundary Line Adjustments

Boundary Surveys





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Tom has been with Azure-Green Consultants since its formation in July of 2006. He has over 17 years of experience in Land Surveying and is licensed by the State of Washington. His experience includes boundary and topographic surveys, A.L.T.A and construction surveys and GPS processing. Past projects include both public and private sector work in Pierce, King, Thurston and Grays Harbor Counties

As the lead land surveyor for Azure Green, Tom's responsibilities include research and calculations for boundary surveys, boundary line adjustment, segregations, lot combinations, short plats and subdivisions, and the writing of legal descriptions for boundaries and easements., administrative coordination with governmental jurisdictions, and application processing to meet state and local regulations and codes.

Tom's educational background includes a high school diploma from North Syracuse High, and 3 years at the Institute for Theological Studies in Seattle. Before becoming a land surveyor Tom was a parts and service manager for the Nissan Corporation in New York, he also helped to manage a homeless shelter in the Tacoma area with his wife and son for three years while surveying on a part time basis to afford him more time at the shelter.

He worked for Leroy Surveyors and Engineers in March of 1990 to November of 1996 when he then managed the shelter and worked part time for True Point Surveying. Tom returned to Leroy Surveyors November 1999 until July of 2006 when he then came to Azure Green.

Tom was in active military service from 1981-85 as a Non-Commissioned Officer in the Army and served as a fire direction computer for an artillery battery. He served in Colorado and in Northern Germany.

Tom is married to Karen and has one son, Mark, who also works at Azure Green.

+ Tom Galvin

Professional Land Surveyor
Washington State License No. 42686

Specialties:

Surveying

Construction Staking

As-Builts

Project Management

Residential Construction

Short Plats

Boundary Line Adjustments

Boundary Surveys





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Brian has been with Azure-Green Consultants since its formation in July of 2006. He has over 10 years of experience in land use planning, land development and procurement of entitlements.

Brian has experience in both the regulatory requirements and financial requirements of Land Development. Working as an owner of both Azure Green Consultants and L&P Investments, Brian has a complete understanding of the land conversion process. His educational background in business and continued work in the Land Development field is a valued asset to our company.

Brian's responsibilities include development coordination, procurement of entitlements, feasibility and project management.

After graduating from Washington State University, Brian worked for Leroy Surveyors & Engineers located in Puyallup, Washington from 1996 to 2006. He worked with many developers securing entitlements and also worked with their mapping and GIS services. He completed applications for land use and followed up with appropriate agencies for review. During this time, he was a partner in many private residential developments throughout Pierce County.

Brian served on the board of directors or the Master Builders Association of Pierce County for 2 years. He also served on the South Hill Community Planning Board which was responsible for drafting Pierce County's South Hill Community Plan.

Brian lives in Puyallup and is married to Karen. He enjoys golfing at Fircrest Golf Club in Tacoma where he is a member.

+ Brian Green

Specialties:

Development Coordination

Feasibility

Procuring Entitlements





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Rex has been with Azure-Green Consultants since July of 2007. He has over 5 years of experience in Land development and survey job management, CAD drafting, boundary calculations, boundary research in Pierce, King, Kitsap, Thurston, Mason and Stevens Counties and has 11 years of survey experience.

As Chief of Parties at Azure Green, Rex's responsibilities include field preparation and the daily activities in field surveying and drafting in the office.

Rex's educational background includes a G.E.D. through Green River Community College. Rex has completed several training seminars through the Land Surveyors of Washington. Rex is currently pursuing his Professional License.

After High school, Rex worked in construction before being hired by the Department of Natural Resources in 1989. He worked as a helicopter crewman fighting forest fires for DNR. In 1990, Rex was promoted to helicopter supervisor where he was responsible for the safety of his crew and others during fire operations. During the winter, Rex was in charge of the Washington Conservation Corps Crew located in North Bend Washington. Rex's responsibility was to teach persons 18 to 25 years of age about work ethics and responsibilities. Rex led a crew of 10 to 12 people. In June of 1994, Rex was hired by Leroy Surveyors in the field as a chainman for two years learning the survey trade. After a brief stint with DNR, Rex returned to surveying in 1999 when he was once again employed by Leroy Surveyors where he worked in the field as a chainman until February of 2002. In February of 2002, Rex was hired by Evergreen Precision Surveying where he remained until July of 2007. He gained valuable experience as a party for Evergreen. Reduction in their workforce allowed us to hire him in July 2007.

Rex is married to Vanessa who is employed with R.E.I. and they have four children, three daughters, the oldest Janyce who works for R.E.I., Jessica, who works as a personal care assistant and is in schooling to become a nurse, Joanna who is in junior high school and his son, Jacob, who is in the 9th grade.

Rex enjoys the outdoors and sharing his outdoor experience with children and those who have not had the chance. Rex has coached youth Baseball for 8 years.

+ Rex Gallion

Specialties:

Surveying

Survey Research

Construction Staking

As-Builts

Short Plats

Boundary Line Adjustments

Boundary Surveys





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Mark Galvin was born in Syracuse, New York. His family moved to Tacoma Washington in 1989. His mother was a drafter for New York telephone in Syracuse worked with mylars and power erasers for 15 years. In his schooling, Mark enjoyed the craft of blowing glass. After blowing glass for less than a year, he was asked to join the prestigious production team to help create pieces for annual sales. Mark continued to blow glass for 5 ½ years creating everything from chandeliers, to vases, bowls, paperweights, and even urns.

Balancing a job and school, Mark graduated from Stadium High School in 2003 with 2 years of drafting classes under his belt. Mark took a job offer at Leroy Surveyors and Engineers where he became a chain-man. He learned many things in the next two years, the basics of land surveying including: construction staking, topography, road, utility, wetland, tree and fence location, boundary research, survey monument excavation and placement, as-builts for houses, septic systems, roads, sewer, storm, curb, sidewalk, and many others. He also learned how to use modern global positioning systems.

In July of 2006 Mark accepted a job offer to work with Azure Green Consultants, and has worked with them since formation. He has acquired new skills not only as a chain man outside running the Trimble S6 but also as a drafter inside learning the engineering drafting program known as TerraModel. Recently he has attended 48 hours of class taught by the Washington On-site Septic Association learning how to design on-site septic systems. His knowledge about septic systems stretch from the basics to the biology, design of tanks, drain fields, soil study, matching systems to site conditions. Mark is working towards being a certified septic designer in Pierce County.

Mark currently lives in Tacoma with his girlfriend, Danielle, and his dog, Sugar.

+ Mark Galvin

Specialties:

Surveying

Construction Staking

As-Builts

Septic Design

Drafting





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Tammy has been with Azure-Green Consultants since its formation in July of 2006. She has over 34 years of experience in customer service and 13 years of customer service in the Engineering and Surveying field.

As Administrative Director at Azure Green Consultants Tammy's responsibilities include providing the administrative coordination for our Director of Planning and Engineering, General Manager and our Project Managers.

Tammy is responsible for providing prompt customer service to our clients, government and county officials when requested or required. She also performs mapping and data acquisition using our direct connection to the Pierce County GIS system.

Tammy's educational background includes a High School Diploma and she graduated from International Air Academy in Vancouver, Washington.

Tammy's customer service experience was gained in the Restaurant Industry for 16 years, Cosmetology for 3 years, Airline Industry for 6 years and Engineering and Surveying for 12 years with Leroy Surveyors & Engineers located in Puyallup, Washington from 1994 to 2006.

Tammy is married with three children. Her daughter is in accounts payable for an international company. Her oldest son is currently continuing his education for sports medicine and her youngest son who is a senior in High School.

+ Tammy Sorensen

Specialties:

Customer Service

Land Use Applications

Scheduling

GIS Mapping





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Shirley has been with Azure Green Consultants since its formation in July of 2006 as an accounts manager. She has over 30 years experience in the accounting field. At Azure Green she functions as a full charge bookkeeper and her responsibilities include payroll, receivables, payables and all corresponding tax filings. An accurate financial report is a valuable tool to measure the success of Azure Green Consultants and Shirley provides the necessary information to make sound business decisions.

Prior to entering the accounting field she had eight years experience as a loan officer at Federal Credit Union.

Over the course of a 25 year span, Shirley has owned two HVAC firms, Pacific Air Systems, Inc. and Puyallup Heating and Air Conditioning, Inc. She also owned family style restaurant. She was responsible for the accounting in all of the companies. In addition, she has supervised office staff, HVAC installers and service technicians and developed service departments. She developed procedures for ordering parts and equipment, selling service contracts, maintaining proper inventory and a customer service policy.

Shirley has been married to Bill for 43 years and has two sons, Dave and Eric, two wonderful daughters-in-law and five terrific grandchildren.

+ Shirley Smith

Specialties:

Accounts receivable

Bookkeeping/Accounting

Financial Reporting

Land Use Submittals



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Member: Master Builders Association of Pierce County



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