

BATTOGLIA LANZA ARCHITECTURAL GROUP PC

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To Whom It May Concern:

The green building movement is transforming our world's built environment. Our built environment is now mindful of climate change, sustainable / renewable energy sources, and the quality of life for today's and tomorrow's generations.

James Greenfield of Casa de las Olas in Tulum, Mexico is incorporating today's innovative sustainable building technologies and practices of operations to minimize his resort's impact on our natural environment and the economy. In turn the health and productivity of the community, the nation, and the globe are benefited and protected.

Casa de las Olas is located adjacent to the Sian Ka'an Biosphere Reserve, a UNESCO World Heritage Site. Sian Ka'an is 1.3 million acres of grass savannas, mangrove lagoons, white sand flats, and 70 miles of the Mesoamerican Barrier Reef System, the second largest barrier reef in the world. Sian Ka'an serves as a model for sustainable development in sensitive tropical ecosystems, by integrating low-impact human activities and sustainable development in a limited area to scientifically study the human impact on the other forms of life within its boundaries. Mr. Greenfield very carefully employs the concept of environmental stewardship at Casa de las Olas to protect the Riviera Mayan community and the planet as a whole.

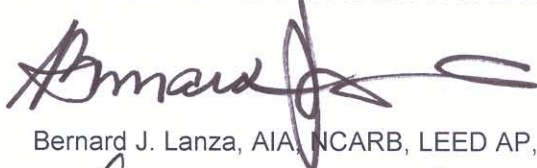
James Greenfield is consciously making our world a better place to live in. He has taken into consideration factors that would otherwise endanger our natural environment and jeopardize humanity's health and productivity. In doing so Mr. Greenfield has willfully employed many inventive sustainable building technologies and operations that have and will continue to preserve Tulum's beautiful natural resources (many of which are historically indigenous, and in some instances were implemented by the ancient Mayan's).

The main house at Casa de las Olas was designed over 40 years ago to be sustainable since it was constructed in a region without community utilities. Mr. Greenfield refurbished the buildings and property with the use of local builders, contractors and tradesmen.

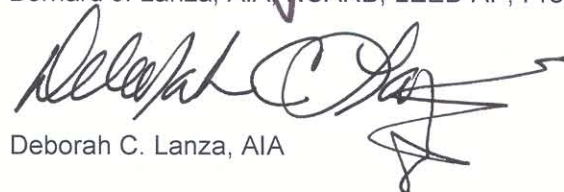
As a testament to James Greenfield's commitment to preserving our precious natural environment he has implemented building technologies and operation practices that, in our opinion could award Casa de las Olas an impressive **LEED Certifiable Platinum** status. A listing of Mr. Greenfield's achievements is attached hereto.

Very truly yours,

BATTOGLIA LANZA ARCHITECTURAL GROUP PC



Bernard J. Lanza, AIA, NCARB, LEED AP, President



Deborah C. Lanza, AIA

**LEED BUILDING TECHNOLOGIES AND OPERATIONS PRACTICED BY
 JAMES GREENFIELD AT CASA de las OLAS:
 (Based upon LEED 2009 for Existing Buildings)**

CREDIT	DESCRIPTION	CERTIFIABLE POINTS
<i>The following analysis represents the professional opinion of Bernard J. Lanza as an Architect and Architectural Professional (as certified by the US Building Council – LEED AP).</i>		
SUSTAINABLE SITES		
SS Credit 1:	<i>LEED Certified Design and Construction:</i> Casa de las Olas has no construction projects at this time.	0 Points
SS Credit 2:	<i>Building Exterior and Hardscape Management Plan:</i> A low impact site and green building exterior plan has been enacted. Same addresses site management, chemicals, and building exterior cleaning and maintenance.	1 Point
SS Credit 3:	<i>Integrated Pest Management, Erosion Control and Landscape Management Plan:</i> A low-impact site and green building exterior plan has been enacted. Same addresses site management, chemicals, fertilizers, landscape waste and pest management. Power equipment use is reduced, stormwater control is improved, fertilizers are not necessary, landscape waste is composted, pests are controlled by nature's natural order, wildlife habitat is preserved as well as created, natural areas are protected, and trees have been planted to reduce mechanical heating and cooling needs.	1 Point
SS Credit 4:	<i>Alternative Commuting Transportation: Alternative Compliance Path for Projects Outside the U.S. (ACP):</i> All local staff uses alternative transportation (bicycles) for commuting to and from work. Bicycle racks and shower facilities are provided. In addition Casa de las Olas is located across the street from a public bus stop. Same is used by staff as well as guests.	15 Points
SS Credit 5:	<i>Site Development – Protect or Restore Open Habitat:</i> The site has been maintained and restored with indigenous plant species. Plant propagation is practiced through cutting of these native plants. Restoration of the dunes and stabilization of other areas of erosion on the property were achieved with the propagated plants.	1 Point
SS Credit 6:	<i>Stormwater Quality Control: ACP:</i> Stormwater collectors feed 20,000 liter cisterns which pump water from an underground source and is gravity fed thereafter. Captured water is used for all landscape irrigation, toilet flushing, showerheads, and custodial uses.	1 Point
SS Credit 7.1:	<i>Heat Island Reduction – Nonroof:</i> The main structure incorporates the architectural feature of a palapa (grass) mansard roof on its west side. Same shades the west exterior	

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	wall, and rental unit entrances from the afternoon sun. The property to the east of the main structure is planted with coconut trees to protect from the morning sun. Alternative surfaces are incorporated throughout 90 percent of the site. Some are indigenous pervious materials. The sites buildings, walks, and parking areas are all shaded with native tree species.	1 Point
SS Credit 7.2:	<i>Heat Island Reduction – Roof:</i> None.	0 Points
SS Credit 8:	<i>Light Pollution Reduction:</i> The night sky access and the nocturnal environment are protected with the use of timers on all exterior lighting from dusk to midnight. All evening lighting is for unit entrances only, therefore extremely minimizing night sky pollution. No automatically controlled interior lighting.	0 Points
 WATER EFFICIENCY		
WE Prerequisite 1:	<i>Minimum Indoor Plumbing Fixture and Fitting Efficiency:</i> Potable water is eliminated from indoor plumbing fixtures. Indoor water-conserving plumbing fixtures are installed throughout. Some operate from nonpotable water supplies. All domestic nonpotable water is harvested rainwater and stormwater.	Required
WE Credit 1:	<i>Water Performance Measurement:</i> All of the potable water is separate and its use is measured daily.	1 Point
WE Credit 2:	<i>Additional Indoor Plumbing and Fitting Efficiency:</i> The intent of this credit is to reduce the use of potable water. At Casa de las Olas potable water has been reduced to consumed water only.	5 Points
WE Credit 3:	<i>Water Efficient Landscaping: ACP:</i> Irrigation is accomplished 100 percent through the use of harvested rainwater and stormwater. The site is 100 percent watered by hand to control water waste.	5 Points
WE Credit 4.1 & 4.2:	<i>Cooling Tower Water Management:</i> 4.1 <i>Chemical Management: ACP:</i> 4.2 <i>Nonpotable Water Source Use: ACP:</i> Casa de las Olas has no cooling tower.	2 Points

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ENERGY & ATMOSPHERE		
EA Prerequisite 1:	<i>Energy Efficiency Best Management Practices – Planning, Documentation and Opportunity Assessment:</i> Energy-efficient operating strategies are maintained.	Required
EA Prerequisite 2:	<i>Minimum Energy Efficiency Performance: ACP:</i> Energy waste has been reduced to minimize the building's environmental impact. Casa de las Olas operates 100 percent on renewable energy.	Required
EA Prerequisite 3:	<i>Fundamental Refrigerant Management:</i> Casa de las Olas operates no HVAC&R systems.	Required
EA Credit 1:	<i>Optimize Energy Efficiency Performance: ACP:</i> Casa de las Olas is 100 percent solar powered (3,000) watts. It is backed up with a 5k Honda generator and supplemented with solar powered flashlights when necessary.	18 Points
EA Credit 2.1:	<i>Existing Building Commissioning – Investigation and Analysis:</i> The house was designed over 40 years ago to be sustainable since it was constructed in a region without services. Mr. Greenfield investigated and assessed the property to improve and enhance the buildings performances.	2 Points
EA Credit 2.2:	<i>Existing Building Commissioning – Implementation:</i> The house was designed over 40 years ago to be sustainable since it was constructed in a region without services. Mr. Greenfield refurbished the property improving and enhancing the buildings performances.	2 Points
EA Credit 2.3:	<i>Existing Building Commissioning – Ongoing Commissioning:</i> Mr. Greenfield addresses ongoing changes and maintenance needs throughout the buildings.	2 Points
EA Credit 3.1:	<i>Performance Measurement – Building Automation System:</i> None.	0 Points
EA Credit 3.2:	<i>Performance Measurement – System-Level Metering:</i> None.	0 Points
EA Credit 4:	<i>On-site and Off-site Renewable Energy:</i> Casa de las Olas is 100 percent solar powered (3,000) watts. It is backed up with a 5k Honda generator and supplemented with solar powered flashlights when necessary.	6 Points
EA Credit 5:	<i>Enhanced Refrigerant Management: ACP:</i> Casa de las Olas operates no HVAC&R systems.	1 Point

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CREDIT	DESCRIPTION	CERTIFIABLE POINTS
EA Credit 6:	<i>Emissions Reduction Reporting: ACP:</i> Casa de las Olas is 100 percent solar powered (3,000) watts. It is backed up with a 5k Honda generator and supplemented with solar powered flashlights when necessary.	1 Point
 MATERIALS & RESOURCES		
MR Prerequisite 1:	<i>Sustainable Purchasing Policy:</i> The house was designed over 40 years ago to be sustainable since it was constructed in a region without services. Mr. Greenfield refurbished, furnished, and maintains the property employing environmentally friendly alternative products.	Required
MR Prerequisite 2:	<i>Solid Waste Management Policy:</i> Mr. Greenfield's solid waste management policy encourages the reuse, recycling and composting of items, where possible.	Required
MR Credit 1:	<i>Sustainable Purchasing – Ongoing Consumables: ACP:</i> All soaps and shampoos are bio-degradable and locally produced.	1 Point
MR Credit 2.1 – 2.2:	<i>Sustainable Purchasing: ACP:</i> All exterior and interior lighting is energy conserving low watt fluorescent bulb lighting. Indoor water-conserving plumbing fixtures are installed throughout. Natural locally processed charcoal is used in conjunction with a charcoal starting chimney for the barbeque and the kitchen flat griddle. All lighting fixtures and décor items were created by local Mayan craftsmen. All site hardscape was accomplished using local materials. <i>Furniture: ACP:</i> All interior and exterior wood furniture was made by local Mayan tradesmen.	1 Point 1 Point
MR Credit 3:	<i>Sustainable Purchasing – Facility Alterations and Additions: ACP:</i> All building materials were locally harvested and processed using primarily wood, glass, and concrete.	1 Point
MR Credit 4:	<i>Sustainable Purchasing – Reduced Mercury in Lamps: ACP:</i> No mercury lamps used in buildings or on site.	1 Point
MR Credit 5:	<i>Sustainable Purchasing – Food: ACP:</i> All food is purchased within 100 mile radius of the site.	1 Point
MR Credit 6:	<i>Solid Waste Management – Waste Stream Audit:</i> Audit conducted.	1 Point

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CREDIT	DESCRIPTION	CERTIFIABLE POINTS
MR Credit 7:	<i>Solid Waste Management – Ongoing Consumables:</i> Food waste is collected and composted on a daily basis. Seaweed is raked and composted on a daily basis.	1 Point
MR Credit 8:	<i>Solid Waste Management – Durable Goods:</i> Mr. Greenfield encourages a high level of reuse and recycling.	1 Point
MR Credit 9:	<i>Solid Waste Management – Facility Alterations and Additions:</i> Casa de las Olas has no construction projects at this time.	0 Points

INDOOR ENVIRONMENTAL QUALITY

IEQ Prerequisite 1:	<i>Minimum Indoor Air Quality Performance: ACP:</i> Casa de las Olas has 100 percent natural ventilation. The design of the structure incorporates passive air flow within voids constructed in the structures walls. The constant movement of air provides natural ventilation and cooling.	Required
IEQ Prerequisite 2:	<i>Environmental Tobacco Smoke (ETS) Control: ACP:</i> Smoking is only permitted in remote outdoor areas.	Required
IEQ Prerequisite 3:	<i>Green Cleaning Policy:</i> Mr. Greenfield has a policy to use sustainable bio-degradable products that are locally made.	Required
IEQ Credit 1.1:	<i>Indoor Air Quality Best Management Practices – Indoor Air Quality Management Program:</i> Operable wall and roof openings are inspected and maintained on a regular basis.	1 Point
IEQ Credit 1.2:	<i>Indoor Air Quality Best Management Practices – Outdoor Air Delivery Monitoring: ACP:</i> None.	0 Points
IEQ Credit 1.3:	<i>Indoor Air Quality Best Management Practices – Increased Ventilation:</i> Casa de las Olas has 100 percent natural ventilation. The design of the structure incorporates passive air flow within voids constructed in the structures walls.	1 Point
IEQ Credit 1.4:	<i>Indoor Air Quality Best Management Practices – Reduce Particles in Air Distribution:</i> None.	0 Points

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CREDIT	DESCRIPTION	CERTIFIABLE POINTS
IEQ Credit 1.5:	<i>Indoor Air Quality Best Management Practices – Indoor Air Quality Management for Facility Alterations and Additions:</i> Casa de las Olas has no construction projects at this time.	0 Points
IEQ Credit 2.1:	<i>Occupant Comfort – Occupant Survey:</i> An evaluation survey is conducted with all departing guests addressing their comfort and the buildings performance issues.	1 Point
IEQ Credit 2.2:	<i>Controllability of Systems – Lighting:</i> Casa de las Olas has no multi-occupant spaces.	0 Points
IEQ Credit 2.3:	<i>Occupant Comfort – Thermal Comfort Control Monitoring:</i> None.	0 Points
IEQ Credit 2.4:	<i>Daylight and Views:</i> Occupied spaces possess fenestration that maximizes interior daylighting as well as provide fantastic views. Sky lighting is incorporated within some or the interior spaces.	1 Point
IEQ Credit 3.1:	<i>Green Cleaning – High-Performance Cleaning Program:</i> All cleaning products are sustainable bio-degradable products that are locally made. All furniture is maintained with linseed oil.	1 Point
IEQ Credit 3.2:	<i>Green Cleaning – Custodial Effectiveness Assessment:</i> None.	0 Points
IEQ Credit 3.3:	<i>Green Cleaning – Purchase of Sustainable Cleaning Products and Materials:</i> All cleaning products are sustainable bio-degradable products that are locally made. All furniture is maintained with linseed oil. Toilet tissue is bio-degradable. All soaps are bio-degradable.	1 Point
IEQ Credit 3.4:	<i>Green Cleaning – Sustainable Cleaning Equipment:</i> All cleaning is performed by hand. No powered cleaning equipment is used.	1 Point
IEQ Credit 3.5	<i>Green Cleaning – Indoor Chemical and Pollutant Source Control:</i> A water spigot is located at the building entrance. Mats are provided at each unit entrance. Surfaces at each unit are designed to drain away from entrances.	1 Point
IEQ Credit 3.6:	<i>Green Cleaning – Indoor Integrated Pest Management:</i> Pest management inside the building as well as the grounds is controlled with nature’s checks and balances (a cat). Supplementary exterminated is accomplished with all natural products applied by a local Mayan company.	1 Point

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INNOVATION IN OPERATIONS		
IO Credit 1:	<i>Innovation in Operations:</i>	
	<i>Path 1:</i> Irrigation water is also produced through the bio-generator septic system that screens all the waste to create usable gray water.	1 Point
	<i>Path 2:</i> The site has been maintained and restored with indigenous plant species. Plant propagation is practiced through cutting of these native plants. Restoration of the dunes and stabilization of other areas of erosion on the property were achieved with the propagated plants. The Mexican Caribbean coastline is pristinely preserved with daily removal of the garbage that accumulates.	1 Point
	Casa de las Olas is 100 percent solar powered (3,000) watts. It is backed up with a 5k Honda generator and supplemented with solar powered flashlights when necessary.	1 Point
	Casa de las Olas has 100 percent natural ventilation. The design of the structure incorporates passive air flow within voids constructed in the structures walls. Casa de las Olas is completely cooled and heated naturally by the sun, sea, and wind, which does not impact ozone depletion or climate change.	1 Point
	<i>Path 3:</i> None.	0 Points
IO Credit 2:	<i>LEED Accredited Professional:</i> Casa de las Olas has no construction projects at this time.	0 Points
IO Credit 3:	<i>Documenting Sustainable Building Cost Impacts:</i> Mr. Greenfield proudly maintains records documenting operation costs that identify and quantify the positive impacts to his buildings and operations resulting from the implementation of his sustainable improvements.	1 Point

REGIONAL PRIORITY

RP Credit 1:	<i>Regional Priority:</i> <i>Priority Credit 1: WE Credit 1: Water Performance Measurement.</i>	1 Point
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CREDIT	DESCRIPTION	CERTIFIABLE POINTS
	Priority Credit 2: WE Credit 2: Additional Indoor Plumbing Fixture and Fitting Efficiency:	1 Point
	Priority Credit 3: WE Credit 3: Water Efficient Landscaping:	1 Point
	Priority Credit 4: EA Credit 1: Optimize Energy Performance:	1 Point
TOTAL CERTIFIABLE POINTS:		90 Points

LEED 2009 FOR EXISTING BUILDINGS: OPERATIONS & MAINTENANCE

100 BASE POINTS; 6 POSSIBLE INNOVATION IN OPERATIONS AND 4 REGIONAL PRIORITY POINTS

CERTIFIED	40-49 POINTS
SILVER	50-59 POINTS
GOLD	60-79 POINTS
PLATINUM	80 POINTS AND ABOVE

4-9-12 Testimonial for James Greenfield