



**Modular Buildings,
On-Site Workforce Facilities
& Job Site Communities**



The Benefits of Working With Ellis

Everything You Need for On-Site Workforce Facilities

Specializing in customized on-site modular buildings, Ellis Modular fulfills all of your personnel accommodation needs. Our modular offices, educational facilities and communities feature quality-built, comfortable, climate-controlled, secure sleeping quarters with private rest rooms and showers, as well as common recreational areas, complete laundry facilities, kitchens and cafeterias, and office space for an unlimited number of personnel. Ellis offers complete staffing and management of these “living community facilities” through our affiliate partners. In addition we offer executive living facilities for your on-site management personnel. Whether you have general business modular facilities needs, or specialized needs for education and training, complete oil & gas “man-camps”, military deployment, medical-dental offices, ranch and farming bunk-houses, civilian government centers or other special requirements, our workforce fleet is available for rapid deployment and is tailored to meet your specific needs.

With a commitment to high-quality construction and rapid, dependable service that fits your site and budget, Ellis Modular is the only choice for your business and educational facilities and workforce community space needs.

Quality Assured

At Ellis Modular, we pride ourselves on delivering only superior materials and craftsmanship for our products because anything less is unacceptable. Ellis monitors every aspect of the modular building manufacturing and assembly process to assure delivery of an exemplary product. Superior materials and expert installation result in quality-built, reliable and comfortable accommodations for your workforce. And a content, well-rested workforce helps create the peace of mind essential to maintaining a safe and efficient work environment or job site.

Design-Build-DeploySM - an End-to-End Solution

We believe in not only fulfilling your base needs, but in also actively supporting your facilities for the life of your project. Our dedicated staff of construction and logistics experts will work one-on-one with you to assure that your current and future needs are met by planning your custom office/training space or community design, selecting the optimal geographic location, configuring your site and floor plans for your specific needs and industry, and ensuring that your project budget remains on target. Our unparalleled customer service doesn't end when your order is placed. We'll be available to you throughout the duration of your project and beyond, ensuring continuity from beginning to end. Because we're only satisfied when you are.

Benefits of On-site, Modular Construction:

- Custom Designed to Your Job Site and Project Needs
- Consistent High Quality Manufacturing
- Speed of Construction
- Energy Efficiency
- Flexibility of Design
- Cost Advantage over Frame and Stick-built Sites



From planning through installation and management, Ellis custom modular solutions can meet all your project requirements.

About Ellis Modular

Ellis Modular – Your Modular Workforce Facilities Partner

With over 12 years of experience in the modular industry, Ellis Modular provides an end-to-end solution for all your workforce and on-site housing needs. We offer secure, quality-built, comfortably-designed, and affordably priced custom accommodations for any number of personnel, be it for business, training and education or on-site workforce communities. Because Ellis provides the materials, oversees installation and can maintain continual management of your project, our overhead remains low. This allows us to tailor product packages to meet your specific needs and your project budget. Our commitment to value works hand-in-hand with our commitment to quality. In fact, the independent nature of Ellis guarantees an unparalleled level of excellence in tandem with value. Utilizing the latest technologies in manufacturing, construction and logistics, Ellis is more than simply your facilities provider – we will be your true partner in office space and workforce community development. Whatever your requirements, our Design-Build-DeploySM system provides the components you need, craftsmanship you demand, delivery, and setup you can count on.



Ellis provides an integrated End-to-End solution which ensures quality at every stage of your project.

Quality, value and on-going customer service is our commitment to you.

Our Mission

Ellis Modular was established as a smarter alternative to the modular facilities presently offered on the market today. Ellis is an end-to-end solutions provider that designs, builds, deploys and manages flexible on-site facilities for businesses and industries of all kinds. Our goal is to provide versatile, reliable and cost-effective resources for customers with modular on-site needs. We believe our unflagging commitment to quality, expediency, reliability, safety and unequalled customer service is essential to your success and the ultimate success of your project. With ongoing support from project inception through completion, Ellis' job isn't done until yours is. That's our promise to you.



The Ellis/Nash team has over 20 years of experience in the modular industry.

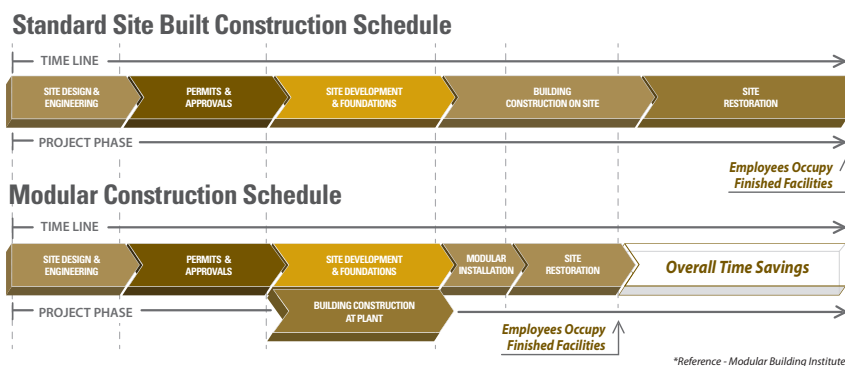
Why Modular

Flexibility

Modular buildings, partially pre-constructed on-site take full advantage of the job site workspace by creating a controlled environment utilizing the most up-to-date technologies to ensure a safe, efficient, and cost-effective solution. Whether you need specialized offices, classrooms, barracks, executive living, command centers, recreation or break rooms, laundry facilities, cafeterias or kitchens - modular designs offer flexibility, allowing the custom development of work space and communities that meet virtually any job site requirements, regardless of the size of your workforce, your industry specialization or budget.

Expediency

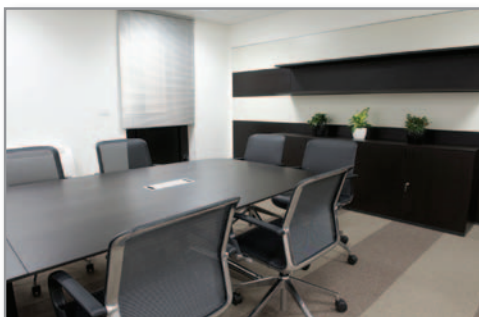
Time is always a factor in any endeavor and we know you and your staff need to get your project up and running as fast as possible. Modular facilities allow your workforce to be on-site quickly so you can begin implementation of your project with little delay. Because our products are built in an indoor manufacturing facility, environmental concerns that cause construction delays are never a factor. Modular buildings arrive on-site in ready-to-construct components that can be assembled quickly - and that means your team can begin working sooner.



Modular facilities have a shorter construction cycle than traditional construction.

Budget

Ellis Modular is an independently owned and operated provider. What does this mean to you? Our extremely low overhead results in a substantial value to you without compromising quality. It also means that Ellis runs at an unparalleled level of efficiency - so you pay less. We'll work with you to develop a custom-designed product package that satisfies your job site, personnel and financial requirements. A single phone call to Ellis Modular will provide you the materials and services you need with the quality you expect at a price that won't break your budget.



Office and Meeting Space.



Classroom and Training Facilities.



Adaptive and open configurations for just about any need you may have.

Modular Buildings: 101

10 Things You Need to Know About Modular Construction

- Modular construction is one of the fastest growing forms of building in the market today. The recognition of its increased efficiency and ability to apply modern technology to the needs of the market place are what make it better and more efficient than frame and stick construction.
- Our custom modular facilities are built with components constructed in a controlled factory environment to the same building codes as traditional site-built housing.
- Superior quality control of modular building reduces waste and provides a faster completion time (30-60 days) over site-built construction.
- The increased efficiency of modular facilities construction generally results in greater value for the project owner and easier planning and construction for the facilities management team.
- Computerization has enabled us to take a mass customization approach and design any modular facility to meet the particular needs of a project owner.
- The combination of reduced cycle time, more efficient construction, unlimited customization and a growing shortage of skilled trade's people are the primary reasons many builders are switching from traditional frame and stick building to modular unit construction.
- Our modular designs encompass the entire spectrum of market needs and demands, from affordable multi-person living quarters to high-capacity commercial facilities like on-site retail stores and cafeterias. If your job site requires it, we can build it all with modular.
- Modular-based job site facilities industry has grown at almost a 10% rate over the last five years.
- Forecasters see the modular housing and building industry increasing its market share by 12% annually. (Frost & Sullivan)



The flexibility of modular construction allows for customization at a reduced cost compared to traditional building methods.

Manufacturing

Ellis modular units are constructed in-factory, away from your job site or property, in an Ellis-controlled environment, and delivered to your job site where the units are assembled with other elements of the modular project. Ellis adheres to strict building code requirements, as published by the International Code Council and as adopted by Local Authority having jurisdiction for any particular project. This ensures safe and quality structures for complete customer satisfaction.

The construction of our modular building components are approximately 85% completed when leaving the manufacturing facility. Once the units are delivered to your job site, the Ellis deployment team will erect your facilities as specified by the engineered site plan. The Ellis team will then complete the approximate remaining 15% of the construction and finish-out on site. This may include all site work, including garages, porches, decking, access ways, driveways, sidewalks, sewer, water and septic systems, landscaping and yard areas, etc. Some job sites and facilities will require more or less on-site finish-out work than others, depending on location, scope, number and type of personnel, and so forth. Ellis recognizes that each project presents its own unique challenges, and our trained site engineers and project managers will ensure detailed completion.



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High-quality Building Products Inside and Out

We know project owners expect the best when buying on-site, modular workforce facilities. That is why we proudly feature products from the finest manufacturers in the business including many elements from these suppliers:

- GE® Appliances
- MOEN® Faucets
- Shaw® Carpeting
- Progress® Lighting
- Interceramic® Tiles
- Merillat® Cabinets
- Lasco® Fiberglass and Acrylic Bath Fixtures
- Owens Corning® Roof Shingles
- West Window® Patio Doors and Windows
- Moss Windows®
- Pella Windows® and Patio Doors
- THERMA TRU® Door Exterior & Interior Doors
- Owens Corning® Insulation
- LG® Hi-Macs Solid Surface Counter Tops
- Briggs® Toilets
- Stylecrest® Fireplaces
- Broan/Nutone® Exhaust Fans
- Dupont® Tyvek® House-wrap
- Fypon® Exterior Millwork
- Schlage® Locksets
- CraftMaster® Interior Doors
- Rannai® Tankless Water Heaters
- Bose® Audio

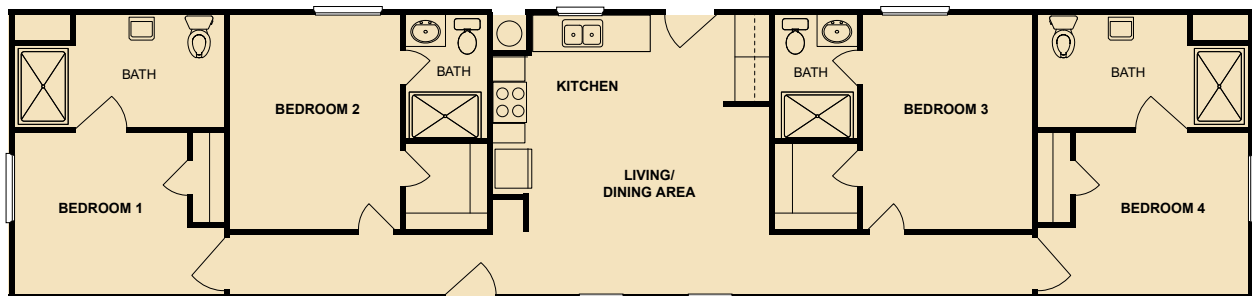
Floor Plans

Ellis Modular offers a variety of workforce facilities and component structures that satisfy the needs of just about any customer requirement or on-site workforce community. Our modular living units, command centers, office buildings and community support facilities adhere to strict building code requirements, as published by the International Code Council and as adopted by Local Authority having jurisdiction for any particular project.

Each job site is unique and will require a different group of facilities to meet its specific set of requirements. The floor plans presented here are just a sampling aimed at providing an overview of the range and type of facilities we offer and of Ellis Modular's capabilities. Each workforce module or job site module can be custom tailored to meet your specific needs.

Multi-Personnel Living Facilities

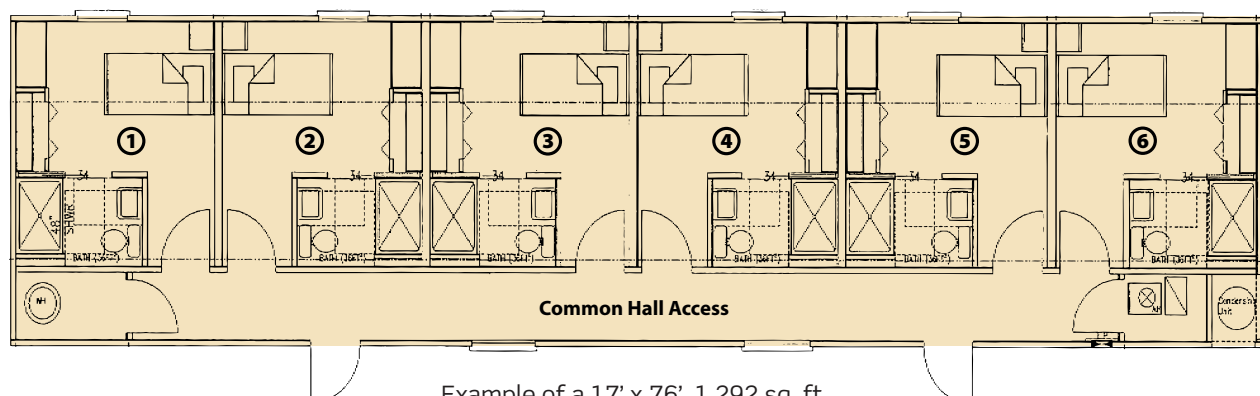
Designed for extended stays with all the comforts of home, Living Facility units include amenities such as full kitchens, laundry, and living/dining areas. Each bedroom typically features its own bathroom and shower.



Example of a 17' x 76', 1,292 sq. ft.,
4-Person Living Facility

Workforce Bunk House

With secure private quarters that feature card-key entry, personal safes, full bathrooms and shower facilities, Ellis can provide executive and "bunk house" style living facilities for on-site workforce communities and job-site personnel. Comfortable, long-term on-site accommodations that will allow managers and workers access to quality built and secure facilities with many of the comforts of home.

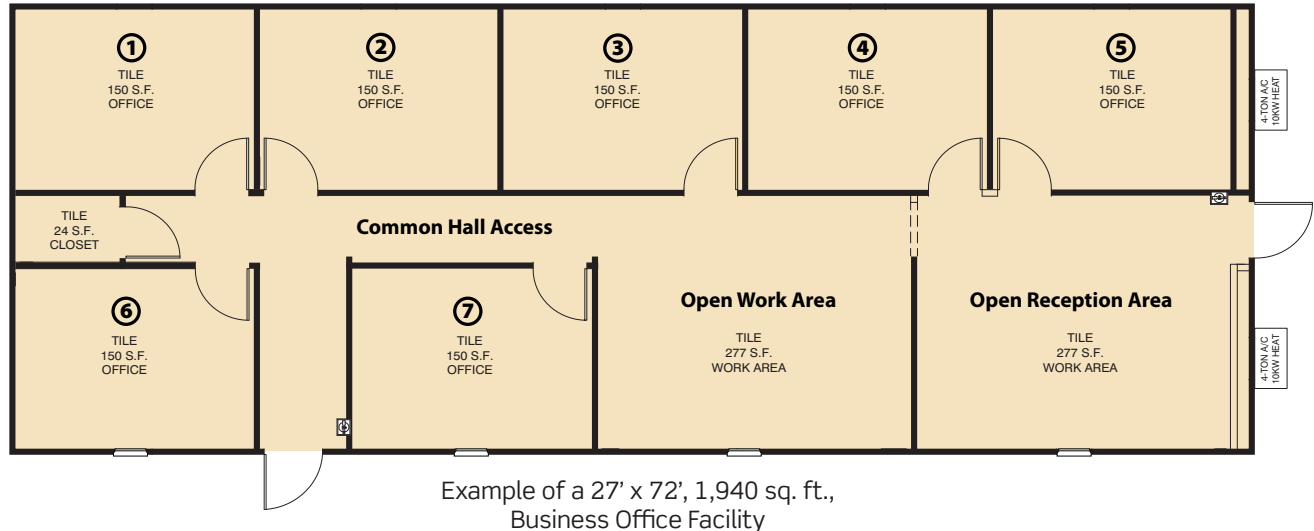


Example of a 17' x 76', 1,292 sq. ft.,
6-Person Bunk House Style Facility

Floor Plans

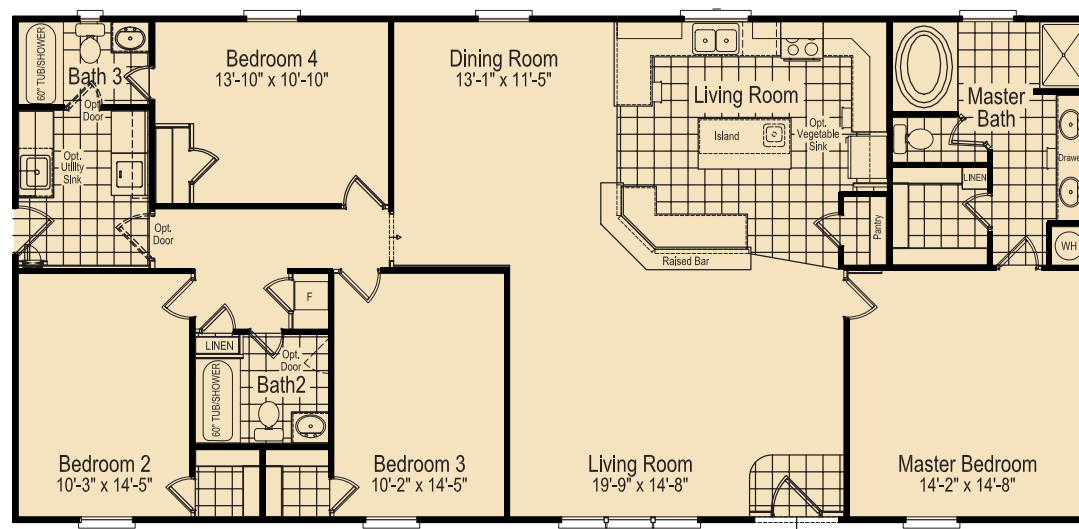
Business Office Facilities

Ellis offers modular business facilities to expand the capacity of just about any office or business. This often includes needed capacity for sales force, work group meetings, product demonstration rooms or training and instructional facilities. Shown is a typical layout of a seven-office, modular business facility.



Executive & Management Residences

Layout of an on-site executive suite or management group residential facility. The layouts and configurations for these units are almost endless addressing the needs of employee-residents while providing all the comforts of home.

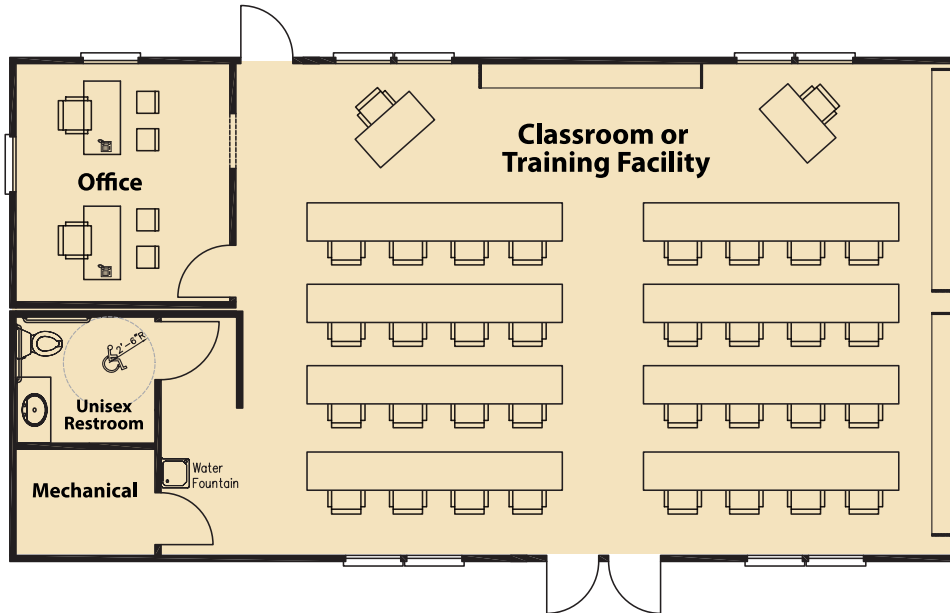


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Floor Plans

Educational & Training Facilities

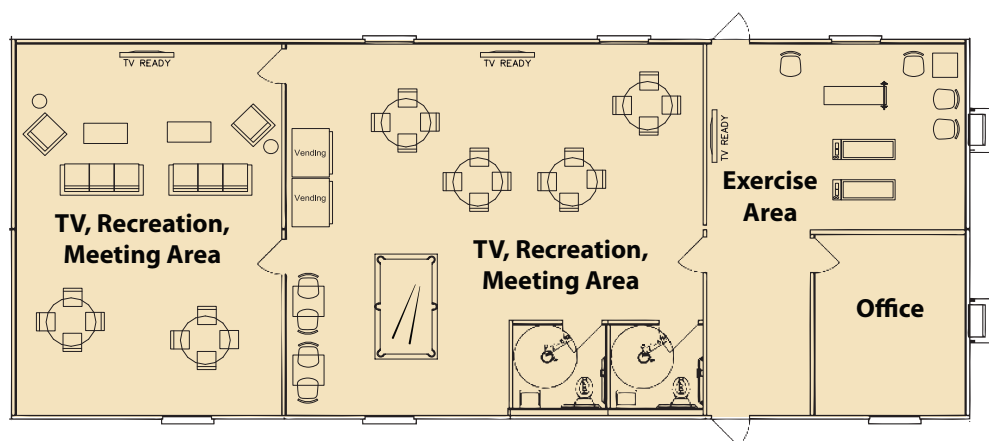
On-site training facilities are often overlooked or deemed an unnecessary expense for many companies. Adding modular training or classroom units can augment existing business and educational facilities at a reduced cost per square foot. Businesses and school districts can save time and money in travel, coordination and leasing costs, with tremendous savings experienced over time with on-going use.



Example of a 35' x 64',
2,240 sq. ft., Classroom
or Training Facility

Recreation Centers

Whether you're in need of office or meeting space, a place to shoot pool or catch a movie, the Recreation Center has what your employees need to relax during their off-hours. Typical layouts feature multiple common areas large enough to accommodate meetings, gaming tables, exercise rooms, rest rooms and offices.



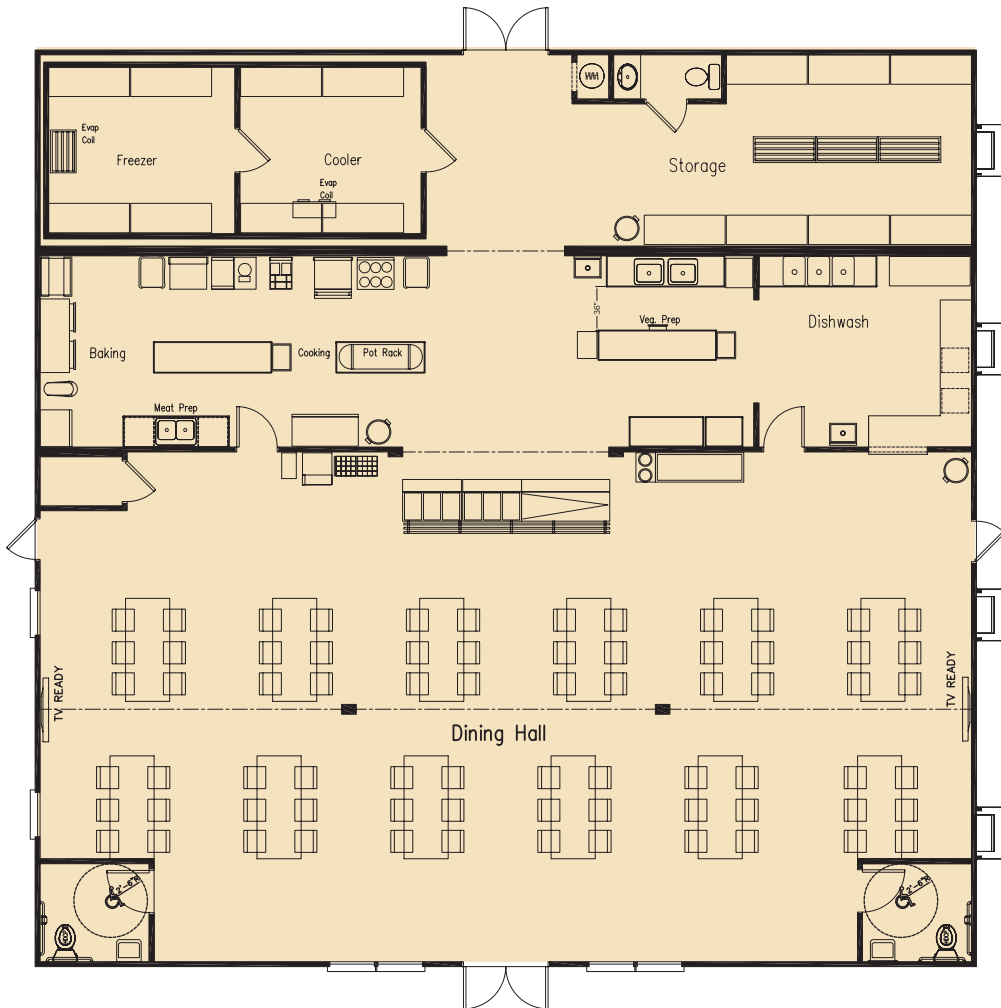
Typical example of a
30' x 76', 2,280 sq. ft.,
Recreation Center

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Floor Plans

Cafeteria Facilities

No one will go hungry in our full-service, Ellis/ARAMARK® team-operated and managed dining facilities, which feature commercial-grade kitchens with ample storage for a variety of dry goods. Full-size walk-in freezers and coolers will store enough meat, poultry, seafood, fresh produce and dairy to satisfy the appetites of your entire workforce.



Typical example of a
62' x 64', 3,989 sq. ft.,
Job Site Cafeteria Unit

Ellis Modular is proud to have its preferred vendor ARAMARK® provide hospitality solutions for your job site's dining and laundry needs. With more than 30 years of experience as a provider of on-site workplace services, you can rely on ARAMARK to maintain the same commitment to quality and safety you expect from Ellis Modular.



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Site Plan

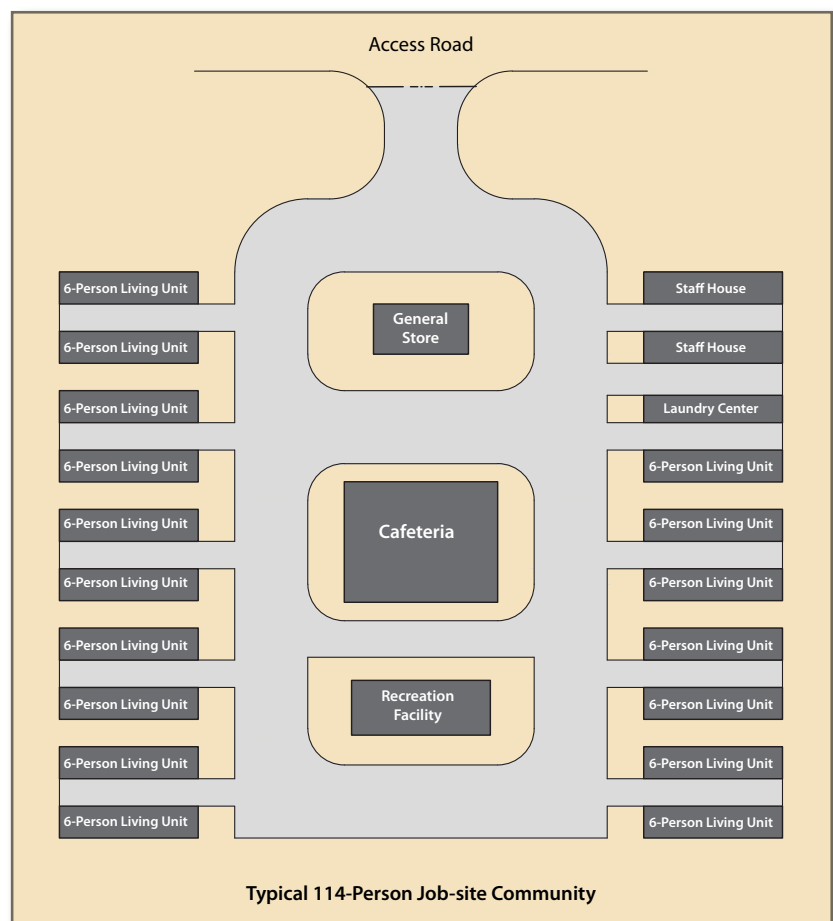


Ellis can site-plan and custom design workforce and housing/living facilities solutions for your team be it remote construction crews, oil and gas exploration and drilling crews or any personnel that would benefit from on-site facilities for an extended period of time.

Pictured below is a typical 100+ man, job-site living community. Shown here are 17, 6-person bunk houses complete with bed and private bath facilities for each occupant. In addition, there are typically two staff facility units on site to house cafeteria and maintenance personnel. A general store, cafeteria, laundry and recreation facility make the community self-contained and virtually self-sufficient, giving your employees everything they might need to live comfortably while working on-site.

Ellis will design and engineer each community to a specific job-site and geographic location. We strive to maximize use of available space to keep costs at a minimum for our customers. No site is too large or too small - even the smallest job sites deserve the utmost attention and detail to maximize cost savings. And since Ellis is an end-to-end provider, from the site design to the manufacture to the deployment, you can be assured your project will run as smoothly as possible.

Ellis will work with local and regional agencies and regulatory bodies to ensure your workforce living community meets all necessary compliance. Our extensive experience and working knowledge of local and regional regulations allows a smooth Design-Build-DeploySM process that will help get your workforce community up and running as soon as possible.



Safety - From Manufacturing through Deployment

Industrial injuries create a no-win situation for everyone involved. Employees experience pain, suffering and incapacitation while the company suffers from the loss of the employee's contributions as well as a reduced performance and delivery schedule.

Ellis Modular has had a long-standing commitment to the safety of our employees and our customers. From manufacturing to maintenance, Ellis believes safety is the top priority at all times. All employees are briefed on our Health and Safety handbook upon hiring and we hold regular safety meetings to keep our employees up to date. We perform random work site inspections to ensure that our employees are following the proper procedures. Our project managers have completed the 30-hour OSHA safety course and each member of our crew has completed the 10-hour course. That means we will provide guidance for the establishment and ongoing maintenance of an injury-free work environment.



Ellis is Your On-Site Workforce Solutions Provider

Whether your project is large or small, and whether you are an oil field facilities manager or school district and city planner, Ellis is committed to providing a custom-tailored package of unparalleled quality along with on-going customer service and support. Ellis' promise to you is a partnership that goes beyond providing raw materials. We will work with you every step of the way to ensure your company's needs are met, from start to finish. Because at Ellis, our job isn't done until yours is.

For more information on Ellis Modular and Workforce Solutions, visit our web site at ellismodular.com or call us at **972-722-3718**.



Ellis Modular – Design-Build-DeploySM

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