

EXHIBIT “Y”



WES GUCKERT, PTP

President

Merging Innovation and Excellence®

Wes Guckert is a recognized and well respected expert in the field of traffic engineering and transportation planning. Serving as a technical advisor in the areas of traffic impact analysis, traffic signal design, traffic circulation, access studies and transportation planning, Mr. Guckert has played a major role in over 6,000 projects spanning both urban and suburban areas primarily in the Mid-Atlantic area. Mr. Guckert has also provided consultation on projects throughout the United States, as well as internationally including, Mexico City, Indonesia, Dubai, South Africa and Istanbul. Early in his career, Mr. Guckert served for five years with the Maryland State Highway Administration Traffic Division. Prior to founding The Traffic Group, Inc., Mr. Guckert served as a traffic engineering consultant for eight years.

Mr. Guckert has provided consultation on numerous T.O.D. and mixed-use projects; each containing one to four million square feet of development.

Since founding The Traffic Group, Inc., Mr. Guckert has been responsible for providing a variety of traffic engineering services to both the public and private sector. He has directed the design and implementation of traffic access systems for numerous regional projects such as the National Business Park, Cole Field House at UMCP (Comcast Center), Largo Town Center, Wheaton Plaza, Salisbury Centre, Bowie New Town Center, Maple Lawn Farms, Montgomery Mall, Annapolis Mall, National Harbor, Greenbelt Metro Park, Traville, Fallsgrove, and King Farm. Mr. Guckert has undertaken Traffic and Transportation Studies for retailers including, Wal*Mart, Sam's Club, Target, Lowe's, Best Buy, Costco, and Home Depot.

In addition to Mr. Guckert's technical expertise, as a renowned expert in the field, he is often asked to serve as an expert witness, testifying before County and Municipal Boards, District Courts, and Planning Commissions on traffic engineering and transportation planning issues.

Job History

1985 - Present

President, The Traffic Group, Inc.

1977-1985

Traffic and Transportation Planning Consultant

1972-1977

Assistant Regional Traffic Engineer

Maryland State Highway Administration-Traffic Division

Educational Background

- *Bachelor of Science*
University of the State of New York
- *Civil Engineering Preparation*
Johns Hopkins University
Towson State University
Essex Community College
- *Traffic Engineering Courses*
Northwestern University Traffic Institute
University of Tennessee Transportation Center
University of Maryland

Affiliations

- American Planning Association (A.P.A.)
- Essex Community College Foundation
Former Board of Directors
- Carson Scholars Fund – Chairman
- Mad Hatter's Charity Foundation – Co-chair
- Home Builders Association of Maryland (HBAM)
- Institute of Transportation Engineers (I.T.E.) - Fellow
- International Council of Shopping Centers (ICSC)
- Subcommittee on Planning of the Smart Growth Commission
appointed by Governor Parris N. Glendening
- The M.U.S.E. Foundation – Former Board Member
- Transportation Research Board (T.R.B.)
- Urban Land Institute (U.L.I.)

I.T.E. Professional Committees

- Committee No. 5P-5 - Capacities of Multiple
Left-Turn Lanes
- Committee No. 5P-07 - Traffic Counting Practices
- Committee No. 5S-1 - Capacities of Triple
Left-Turn Lanes
- Internal Transportation Systems for Majority

WES GUCKERT

President

Activity Centers

- Parking Facilities for Industrial Plants
- Traffic Considerations for Special Events

Publications

- *The Evolution of Adequate Public Facilities and Their Effectiveness as Growth Management Tools in Maryland* (Co-Author) - I.T.E. Annual Meeting
- *Trip Generation Comparisons of Club Warehouse Stores* - I.T.E.
- *Value-Oriented Retail Centers - A Follow-Up Report* - I.T.E.

Examples of places where Mr. Guckert has testified as an expert witness

CALIFORNIA

City of Milpitas - City Council, Planning Commission

MARYLAND

Allegany County - Planning Board, Board of Appeals

Anne Arundel County - Board of Appeals, Circuit Court, Zoning Hearing Examiner

City of Annapolis - City Council, Planning Commission, Board of Appeals

Baltimore City - Board of Zoning Appeals, City Council, Federal District Court, Planning Commission

Baltimore County - Board of Appeals, Circuit Court, County Council, Planning Board, Zoning Commissioner

Town of Bel Air - Board of Appeals, Planning Board, Town Commissioners

Calvert County - Board of Appeals

Carroll County - Board of Appeals, County Commissioners, Planning Board

Charles County Town of Indian Head - Mayor and City Council

Charles County - Board of Appeals, County Commissioners, Planning Board

City of Frederick - Board of Appeals, City Council, Planning Commission

Frederick County - Board of Appeals, County Commissioners, Planning Board

Harford County - Planning Commission, Zoning Hearing Examiner

Howard County - Board of Appeals Planning Board, Zoning Board

Montgomery County - Board of Appeals, County Council, Zoning Hearing Examiner, M-NCPPC (Planning Board)

Ocean City - Planning Commission, Board of Appeals

Prince George's County - Council, Zoning Hearing Examiner, M-NCPPC (Planning Board)

St. Mary's County - Planning Board

Washington County - Board of Appeals, Planning Board

Wicomico County - Planning Commission, Board of Appeals

Worcester County - Planning Commission, County

Commissioners

MINNESOTA

City of Brooklyn Center - Planning Commission

NEW JERSEY

Holmdel Township - Planning Board

PENNSYLVANIA

City of Scranton - Board of Appeals, Planning Board

West Whiteland Township - Planning Board, Town Council

VIRGINIA

Arlington County - Board of Supervisors

Loudoun County - Planning Board

Prince William County - Planning Board and Board of Supervisors

WASHINGTON, DC

Superior Court and Board of Appeals

Mr. Guckert's Representative List of Projects

RETAIL, MIXED-USE AND PARKING PROJECTS

Acibadem - Istanbul, Turkey

Annapolis Mall - Anne Arundel County, Maryland

Annapolis Town Ct@ Parole - Anne Arundel County, Maryland

Avenue at White Marsh - Baltimore County, Maryland

Belcrest Center Metro Station - Prince George's County, Maryland

Bowie New Town Center - Prince George's County, Maryland

Briarcliffe Mall - Myrtle Beach, South Carolina

Capital Center Retail - Prince George's County, Maryland

Center at Charlestown - South Carolina

Centre @ Hagerstown - Washington County, Maryland

Centre Pointe - Charleston, South Carolina

Dubai Festival City - United Arab Emirates

East Campus, UMCP - Prince George's County, Maryland

Fallsgrove - Montgomery County, Maryland

Great Mall of Arizona - Tempe, Arizona

Great Mall of the Bay Area - Milpitas, California

Greenbelt Metro Station - Prince George's County, Maryland

Human Genome Property-Traville - Montgomery County, Maryland

King Farm - Montgomery County, Maryland

Konterra T.C. - Prince George's County, Maryland

Largo Town Center - Prince George's County, Maryland

Mall at Steamtown - Scranton, Pennsylvania

Maple Lawn Farms - Howard County, Maryland

Menlyn Park Shopping Center - Pretoria, South Africa

Montgomery Mall - Montgomery County, Maryland

National Business Park - Anne Arundel County, Maryland

Owings Mills Metro Center - Baltimore County, Maryland

Pantai Kapuknaga - Jakarta, Indonesia

Potomac Mills - Prince William County, Virginia

Waccamaw Factory Shoppes - South Carolina

Washington Adventist Hospital - Montgomery County, Maryland

Westphalia T.C. - Prince George's County, Maryland

Wheaton Plaza - Montgomery County, Maryland

Woodmore Towne Centre @ Glenarden - Prince George' County, Maryland

Zonk 'Izizwe - Johannesburg, South Africa