

GOLD COUNTRY PLAZA

Shopping Center
Sutter Creek, California

The Griffin Company

50 Main Street - P.O. Box 1690, Sutter Creek, CA 95685
Phone: (209) 267-1999, Fax: (209) 267-1555

dennisg@thegriffincompany.com

REAL ESTATE OFFICE:

Phone: (209) 267-1911, (800) 255-8124, Fax: (209) 267-1555



The Griffin Company is building the Gold Country Plaza at Sutter Hill shopping center. The center is located at the intersection of Highway 104 (Ridge Road) and Highway 49. This corner has the highest traffic count in Amador County per Caltrans 2003 report. This will only increase with the completion of the Highway 49 bypass, which starts near this site. Caltrans broke ground on this bypass in May 2004.

Amador County is one of the fastest growing counties in Northern California. The City of Sutter Creek and Jackson form the hub of the population explosion in Amador County.

The shopping center will have the following building sizes:

- Building at 55,355 sq.ft.
- Building at 48,875 sq.ft.
- Building at 8,000 sq.ft.
- Building at 9,600 sq.ft.
- Building at 6,000 sq.ft.
- Building at 9,600 sq.ft.
- Building at 6,000 sq.ft.
- Total building area 142,430 sq.ft.
-

Businesses near Gold Country Plaza @Sutter Hill

Albertson's	JC Penney Catalog Store
Amador Motors (Chrysler/Dodge/Jeep)	Jeff Holman Auto Sales
Amador Toyota	Les Schwab Tire Co.
Auto Club	Longs
Bank of Amador	Lowes
Bank of America	Mail Boxes, Etc.
Barron's Floor Covering	McDonalds
Barron's Furniture	Meeks Building Center
Baskin & Robbins	Mountain Mike's Pizza
Best Western/Amador Inn	Napa Auto Parts
Big "O" Times	Payless Shoes
Blockbuster	Perko's Restaurant
Burger King	Prospect Motors
Central Sierra Bank	Quizino's
Chevron/Mini Mart	Radio Shack
Curves	Raley's
Dollar Tree	Round Table Pizza
Gold Country Lanes (Bowling Alley)	Safeway
Golden State Cellular	Sears Catalog Store
Guaranty Bank	Shell Gas Station/Mini Mart
El Dorado Savings Bank	Staples
Holiday Inn Express	Star Bucks Coffee
KFC	Subway
K-Mart	Taco Bell
Kragen	True Value Hardware
Jack in the Box	Wal-mart
Jackson-Ford-Mercury	Wells Fargo Bank
Jackson Cinemas	
Jackson Mini-Storage	

City and County Services

Amador County Airport (Westover Field)	
Amador County Library	Amador County Court House
Jackson Post Office	Sutter Amador Hospital
Sutter Creek Post Office	Department of Motor Vehicles
Jackson City Hall	California Highway Patrol
Sutter Creek City Hall	Amador County Government Center

Residential Developments Proposed and Under Construction:

Amador County

Silver Pointe, Pioneer, 46 lots	Kerns Subdivision, 2 lots
Ponderosa Ridge, Pine Grove, 35 lots	Cambra Pines, Pioneer, 26 lots
Ilona Mountain, 10 lots	Christina Pines, Pioneer, 12 lots
Butte Mountain Estates, Jackson, 13 lots	Slate Point Estates, 10 lots
Jackson Valley Estates, Ione, 90 lots	Mason Pines, Pioneer, 2 lots
Eagles Ranch Estates, Ione, 5 lots	Sixteen Fairway, Pioneer, 5 lots
La Mel Grand Estates, Volcano, 7 lots	Ponderosa Ridge 2, Pine Grove, 32 lots
Vintage Estates, West Jackson, 9 lots	Quail Ridge, Pioneer, 73 lots
	Pines at Mace Meadows, Pioneer, 12 lots
	Lemke (200 acres), Jackson, Unknown

In addition to the above developments, less than a mile from the Gold Country Plaza in Sutter Hill on Ridge Road, there is to be built two 18-hole golf courses with 350 homes around the golf courses. This project is due to break ground in 6 to 8 months. Any information needed, contact the City of Sutter Creek, 209-267-5647.

The City and County has ample sewage treatment facilities and ample water for growth over the next 20 years.

City of Jackson

Gold Ridge, 71 lots
Argonaut 11, 39 lots
Kennedy Meadows Apartments, 56 units
Jackson View, 106 lots (127 units)
Pine Meadows, 28 lots (single family)
Pine Meadows, 15 lots (bungalows)
Jackson Country Club, 540 units

City of Sutter Creek

Power House Estates, 53 units (SFR family)
Power House Estates, 54 units (multi-family)
Golden Hills, 74 lots
Jackson Rancheria, 108 units (apartments)
Bryson Town Homes, 27 units
Noble Ranch Golf Course, 300 units

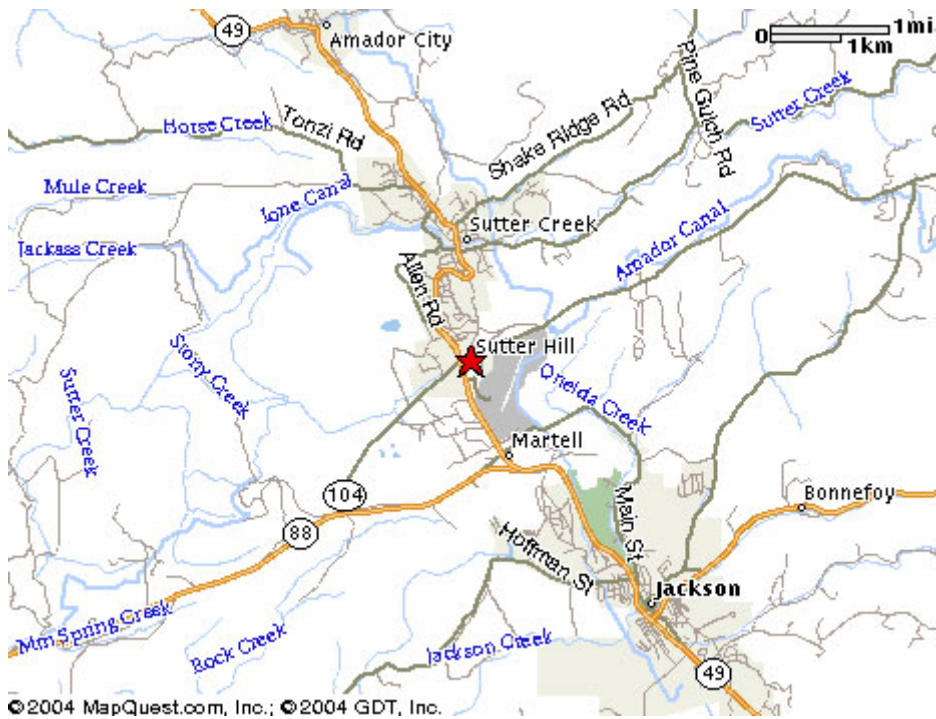
City of Lone

Quail Oaks, 26 lots

Lone Oaks/Phase II, 36 lots

Continued...

Sutter Hill Map



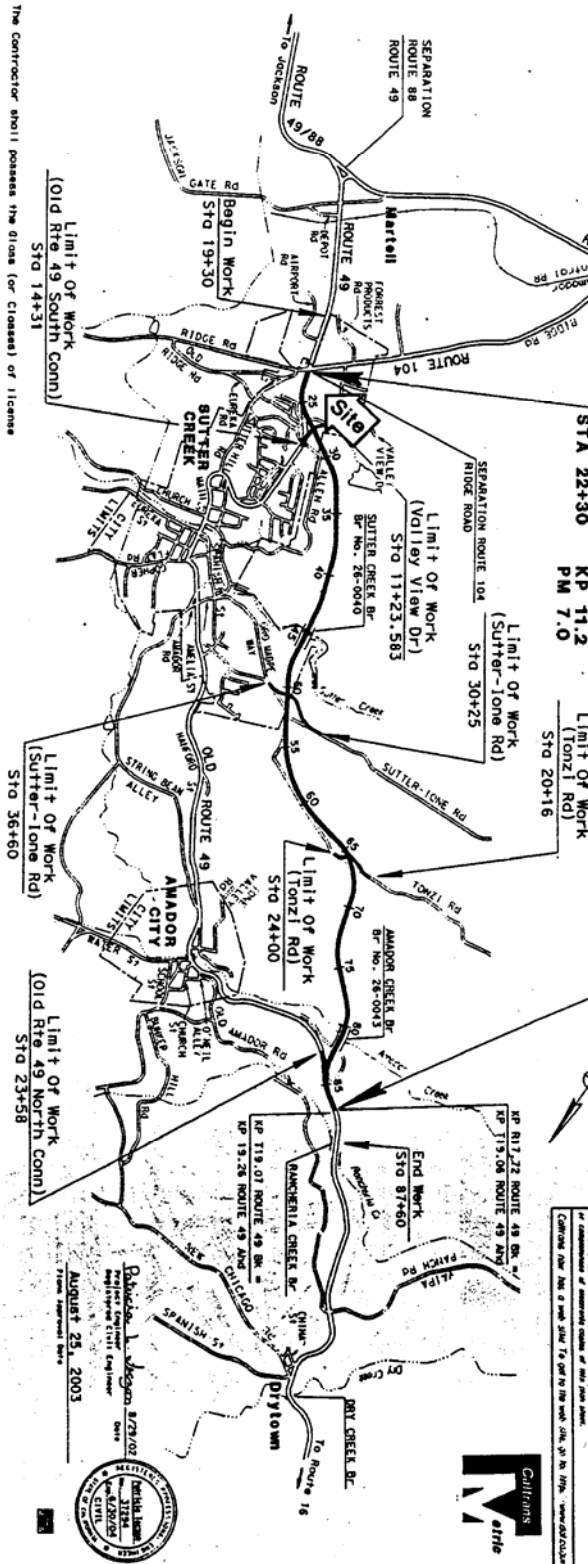
DATE	BY	PROJECT	SCALE
1/02	Robert Ertelinger	1/02	1/02

INDEX OF SHEETS

- Sheet No. 1 Title and Location Map
- 2-9 Typical Cross Sections
- 10 Key Maps and Line Index
- 10-29 Profiles
- 30-48 Super-elevation Diagram
- 48-57 Construction Details
- 58-68 Drainage Plans, Profiles, Details and Quantities
- 69-158 Construction Details
- 159-171 Construction Area Signs
- 172-193 Pavement Detailing Plans, Details and Quantities
- 194-201 Summary of Quantities
- 202-203 Sign Plans, Details and Quantities
- 204-212 Erection and Installation Plans
- 213-224 Revised Standard Plans
- 225 New Standard Plans

STRUCTURE PLANS
 226-247 Sutter Creek Br No 26-0040
 248-269 Amador Creek Br No 26-0043

THE STANDARD PLANS LIST APPLICABLE TO THIS CONTRACT IS INCLUDED IN THE NOTICE TO CONTRACTORS AND SPECIAL PROVISIONS BOOK.

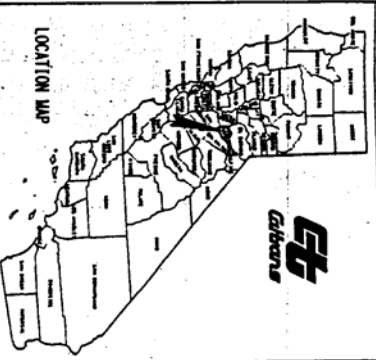


STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
PROJECT PLANS FOR CONSTRUCTION ON
STATE HIGHWAY
IN AMADOR COUNTY
IN AND NEAR SUTTER CREEK AND AMADOR CITY
FROM JUNCTION ROUTE 104
TO 0.3 KM SOUTH OF RANCHARIA CREEK BRIDGE

To be supplemented by Standard Plans dated July, 1999

BEGIN CONSTRUCTION
 STA 22+30 KP 11.2 PM 7.0
 Limit of Work (Tonzl Rd) Sta 20+16

END CONSTRUCTION
 STA 87+20 KP R17.7 PM R11.0
 Limit of Work (Sutter-Lone Rd) Sta 30+25



The State of California or its officers or agents shall not be responsible for the accuracy or completeness of information of any kind shown hereon.

Contractor shall take all other steps to be taken by the State, its officers, agents or employees.

August 28, 2003
 Robert Ertelinger
 Project Engineer
 DATE



MEMORANDUM

Date: August 13, 2004
 To: Dick Stenstrom
 The Griffin Company
 From: Jason D. Pack

Subject: *Amador County Gold County Plaza Volume Data Collection* 1042-1983

Fehr & Peers has completed collecting traffic counts on State Route (SR) 49, SR-104, and Ridge Road in Amador County, California. We have also completed estimating future traffic volumes on these roadway segments based on the Amador County travel demand forecasting model. The purpose of this memorandum is to summarize our results.

Existing Counts

Seven days of machine counts were conducted at the following locations from July 26, 2004 to August 3, 2004:

1. SR-104, west of Bowers Drive¹
2. SR-104, west of SR-49^{1,2}
3. SR-49, north of SR-104
4. SR-49, south of SR-104
5. Ridge Road, east of SR-49.

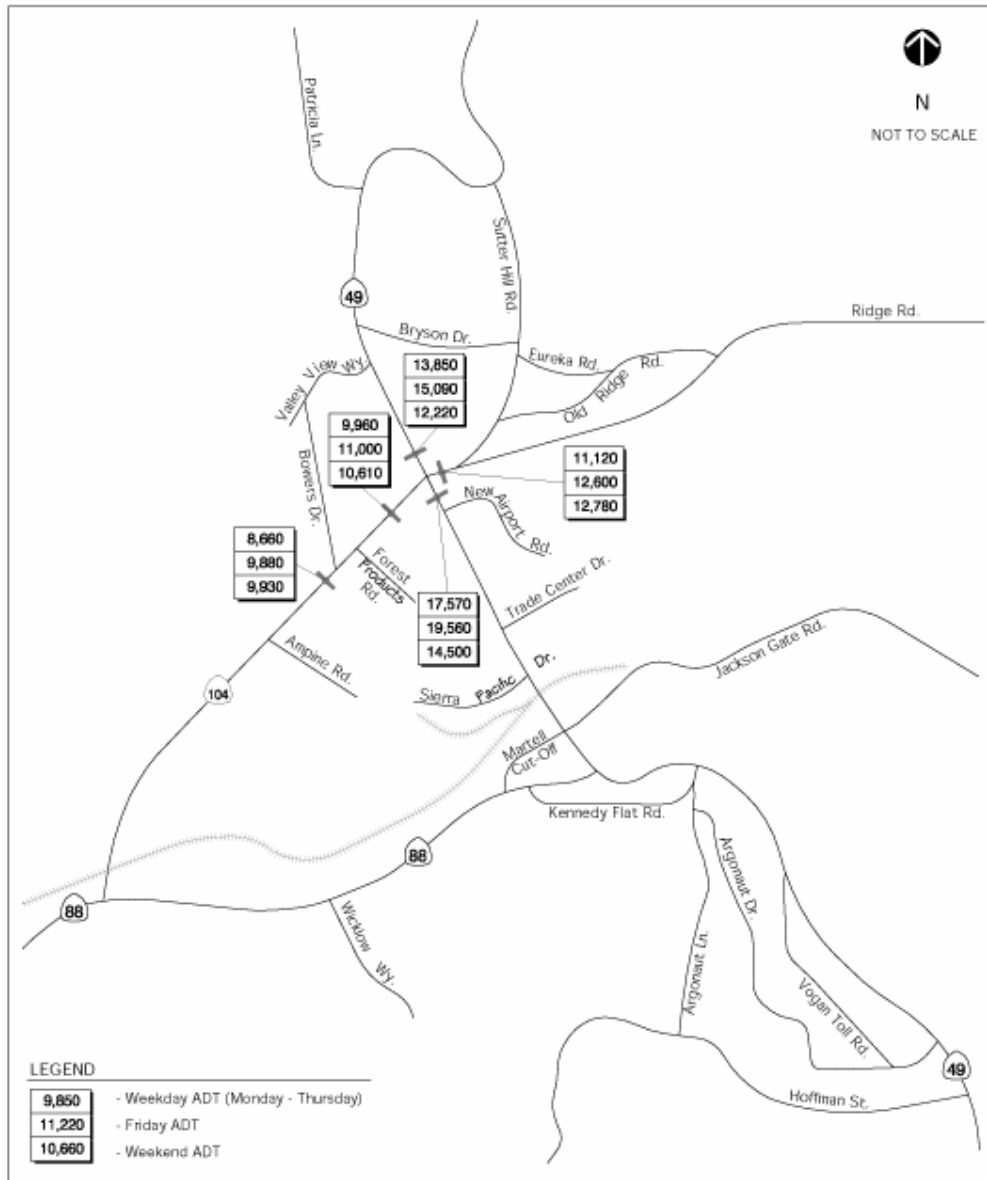
The results of the count data are summarized in Table 1 and shown on Figure 1. The raw count data is attached.

Count Location	Weekday ADT ¹	Friday ADT ²	Weekend ADT ³
SR-104 west of Bowers	8,660	9,880	9,930
SR-104 west of SR-49	9,960	11,000	10,610
SR-49 north of SR-104	13,850	15,090	12,220
SR-49 south of SR-104	17,570	19,560	14,500
Ridge Road east of SR-49	11,120	12,600	12,780

Notes:
¹ Average of weekday ADT counts from Monday through Thursday.
² ADT counts collected on Friday.
³ Average of Saturday and Sunday ADT counts.
 Count data collected from July 26, 2004 to August 3, 2004.
 ADT = Average Daily Traffic volume.

¹ These locations were also counted from August 4th through August 8th.

² The tube used for this machine count was severed on Tuesday July 27th at approximately 6:45 AM. The tube was replaced on Thursday July 29th at approximately 2:30 PM.



The results of the count data collection effort indicate that SR-104 and Ridge Road have higher average daily traffic (ADT) on Friday, Saturday, and Sunday than on weekdays. Although segments of SR-49 had their highest ADT on Friday, weekday volumes were higher than on weekends.

Future Growth

The Amador County travel demand forecasting (TDF) model was reviewed under base year (Year 2000) and future year (Year 2025) conditions. The TDF model estimates the increase in traffic volumes on area roadways based on multiple data inputs including land use projections and planned roadway network improvements. The Amador County TDF model develops weekday ADT volumes.

The base year and future year TDF estimates were reviewed to develop growth projections from Year 2004 to Year 2025. Since the Amador County model only projects weekday ADT volumes, it is assumed that the incremental growth projected during the weekday will be the same for Friday and the weekend. The results of the future growth estimates are summarized in Table 2 and shown on Figure 2.

Count Location	Weekday ADT ¹	Friday ADT ²	Weekend ADT ³
SR-104 west of Bowers	10,600	12,500	12,500
SR-104 west of SR-49	12,900	14,700	14,000
SR-49 north of SR-104	21,700	23,700	19,200
SR-49 south of SR-104	26,500	29,500	21,900
Ridge Road east of SR-49	16,800	19,000	19,300

Notes:
¹ Average of weekday ADT projections using existing count data and growth estimates from the Amador County travel demand forecasting model.
² Based on growth estimates from the Amador County travel demand forecasting model and applied to the existing Friday ADT counts.
³ Based on growth estimates from the Amador County travel demand forecasting model and applied to the average of the existing Saturday and Sunday ADT counts.
ADT = Average Daily Traffic volume.

