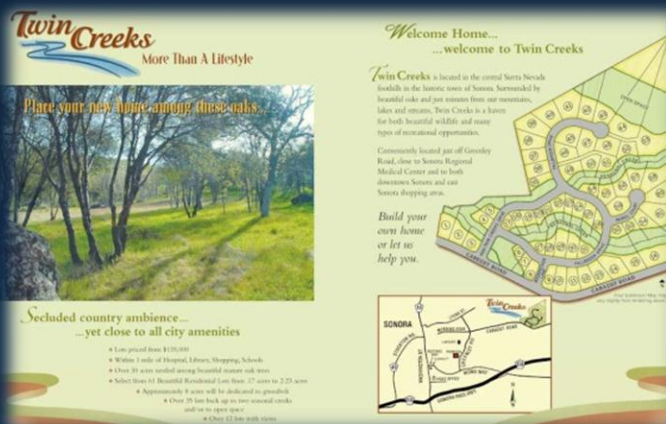


LAND SUBDIVISIONS

Twin Creeks – Sonora, CA

The Twin Creeks Subdivision consists of a 61 lot development on approximately 30 acres of residentially zoned land in Sonora, CA. It was developed under a Limited Liability Company with California Gold Development Corporation hired to secure the necessary entitlements to permit its construction.

In addition to the Tentative Parcel Map created under the Subdivision Map Act, development services for the subdivision included processing a Mitigated Negative Declaration under the California Environmental Quality Act (CEQA), an Encroachment permit, a Streambed Alteration Agreement through California State Department of Fish & Game, a Section 401 permit through the California Regional Water Quality Control Board, and a Nationwide Permit through the Army Corps of Engineers.



The Twin Creeks subdivision once again exemplifies the depth and breadth of entitlement experience California Gold brings to every project it undertakes. The skill set required to manage and develop land subdivisions is entirely different than those to entitle other commercial projects, yet represents California Gold's solution oriented aptitude for any real estate develop need.

The Twin Creeks subdivision also underscores California Gold's tenacity to finish what it starts as the initial approval took two years to entitle and the State & Federal approvals added an additional two years to complete. Throughout these processes, California Gold added value to the venture by adeptly negotiating conditions of approval that would maintain the project's viability when it is brought to market.