

LAND ACQUISITION & DEVELOPMENT

The Department of Veterans Affairs CBOC – Yuba City, CA

The Yuba City VA Community Based Outpatient Clinic (CBOC) is an approx. 24, 000 s.f. building designed and constructed to meet the medical needs of service veterans. The project features a unique patient accessed care floor plan where the operational aspects of the clinic are managed 'back stage', outside of the view of the VA's clients. This first of its kind model is anticipated to be the prototype for future clinic designs nationwide. The project was constructed as a build to suit with the Department of Veterans Affairs as a long term tenant.



The land on which the building is located was purchased by California Gold Development Corporation from the City of Yuba City's Redevelopment Agency. Part of the equity used to launch this project was sourced from private investors who invest directly with California Gold on a non-project specific basis as they seek higher, yet predictable returns. Throughout California Gold's history, the company has added value to the trust its investors have shown in them by consistently meeting their expectations as evidenced by the company's long term, proven track record of performance and project success.

From our investor's perspective, they are able to preserve the value of their capital while generating a return they could not achieve by conventional, commercial means. California Gold's ability to



deliver marketable properties give investors the option to choose a short term exit strategy, or roll over their earnings for longer terms. In fact, most of the investors who have worked with California Gold in this way have stayed with us because they know the company performs as anticipated. As one investor Buzz Garvin said himself of California Gold, ***"My experience investing with California Gold Development Corporation has been exceptional. Over the past several years I've been fortunate to be a partner in a number of successful, well-run projects. It is reassuring to***

work with a team of professionals that communicate regularly and provide me with the trust and confidence to know that they will meet or exceed my expectations."