

SOLANO FAIRGROUND NEW THOROUGHBRED RACING FACILITY

VALLEJO



CALIFORNIA

FINAL SUBMITTAL

FEB / 23 / 2007

PREPARED
by



FROEHLICH, KOW & GONG ARCHITECTS, INC.

969 COLORADO BOULEVARD

LOS ANGELES,

CALIFORNIA,

90041

U.S.A.



Froehlich, Kow & Gong Architects, Inc.

Feb. 23, 2007

Mr. Christopher Korby,
Executive Director,
The California Authority of Racing Fairs (CARF),
1776 Tribute Road, Suite 205,
Sacramento, CA 95815

Mr. Joseph Barkett,
General Manager,
Solano County Fair
900 Fairground Drive,
Vallejo, CA 94589

Dear Messrs. Korby & Barkett,

The office of Froehlich, Kow & Gong Architects, Inc. is pleased to submit our Conceptual Study for the transformation of a New Thoroughbred Racing Facility at the Solano County Fair, Vallejo, CA.

Presented here is the Program and Design Concept that have derived from meetings and discussion with both of you and your staff. With our extensive racing facility design experience, we believe that the concept presented will meet your Thoroughbred Racing needs for the coming years. The flexible design layout and the steel structural system used will provide easy expansion capability at any time when the demand dictates such need.

We appreciate your assignment for us to provide with you a functional, low maintenance and cost effective facility, and will have all of the modern day convenience and comfort for the racing patrons.

Very Truly Yours,

Gordon Gong, A.I.A., President
FROEHLICH, KOW & GONG ARCHITECTS, INC

TABLE OF CONTENTS

I.	INTRODUCTION
II.	DEVELOPMENT CONCEPT
III.	THE CONCEPTUAL PROGRAM AND AREA REQUIREMENT
IV.	CONCEPTUAL DESIGN DRAWINGS
	A. EXISTING SITE PLAN
	B. DEMOLITION SITE PLAN
	C. PHASE I SITE PLAN
	D. PHASE II SITE PLAN
	E. TRACK PLAN
	F. OVERALL SITE PLAN
	G. GRANDSTAND PLAN
	1. PLAZA PLAN
	2. GROUND FLOOR
	3. SECOND FLOOR
	4. THIRD FLOOR
	5. FOURTH FLOOR
	6. SECTION
	7. SECTION
	8. SECTION
	9. CONCEPTUAL IMPRESSION
	10. ENTRANCE GATEWAY
V.	CONSTRUCTION BUDGET COST ESTIMATE
VI.	CONSTRUCTION SCHEDULE

Introduction

The California Authority of Racing Fairs (CARF) and its member Fairs are anticipating that economic model of race track ownership in California will change significantly in the next few years as privately owned racing venues are developed for purposes other than horse racing. CARF envisions that existing, publicly-owned venues at Fairs will play an increasingly important role in the California racing calendar as this trend continues.

Bay Meadows, which has operated for a race track for over seventy years, will probably cease racing operations at the end of 2007 or during calendar year 2008. Bay Meadows' departure from racing will create a new demand for first-quality racing and training facilities in Northern California. CARF believes that their position as owners of race tracks, combined with their commitment to racing for the future, presents them with an opportunity to serve the best interest of racing by renovating, upgrading and improving their racing facilities. The Solano County Fair is selected as one of the suitable site for such a development. The Solano County Fair has two options, the Thoroughbred Racing or the Harness Racing.

The following Conceptual study is for the Thoroughbred Racing Option. The Study included the program requirements, Design Concept for the Renovations and Additions that are needed to transform the existing facility into a modern Thoroughbred Racing Facility that will provide the racing patrons with convenience and comfort. It also included Construction Budget Cost Estimate and the Construction and Phasing Schedules.

DEVELOPMENT CONCEPT

THE EXISTING FACILITY

The existing Solano County Fairground consists of three major components: the racing facility, fair facility and leased facility.

The Racing Facility, located in the east, south and portion of the west site, includes a 7 furlong dirt track in good condition; an 870 stalls backstretch facility in poor condition, in addition to its flooding problem; jockeys quarters and paddock in fair/poor condition; the southern portion of the 6000 seats grandstand is in poor condition, while the northern portion of the grandstand addition is in fair condition.

The Fair Facility occupies the north-east portion of the site, is in relatively good condition. The area is fully landscaped and paved for fair activities.

The Lease Facility included the Marriott Courtyard Hotel in the north - west corner of the Fairground. The hotel was recently renovated with fully landscaped parking.

The balance of the Site consists of paved parking for more than 1500 cars, and undeveloped land used for overflow parking and other temporary uses.

THE PROPOSED DEVELOPMENT CONCEPT

The Fair Facility:

The Fair Facility is grouped together in the north-east corner of the property, most of the buildings are in fair conditions with matured trees and lawns and paved roads. With proper maintenance and upgrade, the area is suitable for the Fair uses and to be kept as is.

The New Thoroughbred Racing Facility:

To satisfy the Thoroughbred Racing needs, the following development will need to take place:

The Tracks: Replace the existing 7 furlong dirt track with a mile synthetic track and a new 7 furlong turf track. A combination pedestrian and vehicular tunnel will be constructed to maximize the use as well as servicing the infield area.

The Backstretch: For the existing areas, provide new roofing for the barns that are in need of replacement, repair and paint exterior of all barns and tack rooms, and renovate stable area toilets. Add approximately 330 stalls and 66 tack rooms so that the facility will now have 1200 stalls. New Stable Administration and Cafeteria and new 240 beds Dormitory will be constructed. Storm water management system will be installed to serve the backstretch area for compliance and flood control.

The Grandstand: Replace the existing outdated grandstand with a new grandstand structure that will provide comfort and convenience for 6000 racing patrons. Besides grandstand seats and box seats, it will also include enclosed table terrace dining, luxury suites, private party rooms, sport bar and a Satellite Wagering Facility. The supporting facilities included the Administration, Tote and Mutuel Operations, Betting Mutuel Windows, Lounges, Kitchen and Service Kitchens, Storages, Bars, Concessions and Toilets throughout the floors. The Jockey's Quarter will be housed inside the ground floor of the grandstand adjoining the new Saddling Paddock. The new Saddling Paddock and Winner Circle will be incorporated in the apron area between the grandstand and the racetrack for convenient viewing and presentation.

The Leased Facility:

Along with the existing Marriott Courtyard Hotel, the north-westerly portion of the site is set assigned for future commercial development. It also will be served as overflow parking and other uses while it is being developed.

**THE CONCEPTUAL PROGRAM AND SPACE REQUIREMENT FOR
THE NEW SOLANO FAIRGROUND THOROUGHBRED RACING FACILITY
VALLEJO, CALIFORNIA**

Date 10/25/2006

Rev 11/3/2006

Rev 2/23/2007

Prepared by

Froehlich, Kow and Gong, Architects, Inc.

969 Colorado Blvd. Los Angeles, Ca. 91344

Tel. 323 257 0277

Fax. 323 256 2226

Gordon Gong AIA, President (ggong@fkg-a.com)

I. THE GRANDSTAND AND CLUBHOUSE FACILITY

A PROGRAM SUMMARY

The following program and space requirement is for the NEW GRANDSTAND facility to serve a maximum crowd of approximately 6000 patrons. The average attendance is estimated to be 1500.

1 Patrons Distribution:

Grandstand (GS seat, box seat, apron & milling)	64.00%	of	6000	equals	3840	
Table Terrace Dining	10.00%	of	6000	equals	600	
Owner/Trainer	3.00%	of	6000	equals	180	
Luxury Suites	3.00%	of	6000	equals	180	
Private Party room	6.50%	of	6000	equals	390	
Buffet	4.50%	of	6000	equals	270	
Sports Bar	2.50%	of	6000	equals	150	
Satellite Wagering	6.50%	of	6000	equals	390	
Total Capacity	100%					6000

2 Seating capacity:

A. Fixed Seating:

Grandstand - Alum bench seats with back			500	
Boxed Seats	total:	648		
Reserved Box Seats			396	
Owners/Trainers - Box Seats			180	
General Box Seats			72	
Sub - Total				1148

B. Table and Chairs:

Table Terrace Dining		600	
Lux Suites		180	
			780

B. Others

Private Party Rooms- Table and chair	390
Sports Bar	150
Buffet	270
Satellite Wagering Facility	390

Sub - Total**1200****Total Seating Capacity****3128****Total Milling Capacity****2872**

Ground level & Apron	2272
Second level	250
Third level	200
Fourth Level	150

TOTAL**6000****3 Patrons Dispersal per level of building:****Levels:****Ground floor:**

Ground floor Grandstand seats
Ground floor milling and Apron Area

Type of Patrons**No. of Patrons**

Grandstand	0
Grandstand	2272

Sub-Total**2272****Second Floor**

Second floor Grandstand seats
Grandstand Reserved Box Seats
Owners/Trainers - Box seats
Public Box Seats
Milling

Grandstand	500
Season Box holders	396
Owners/Trainers Reserved	180
General box seats	72
Betting/Lounge/bar	250

Sub-Total**1398****Third Floor**

Table Terrace Dining
Buffet
Satellite Wagering
Milling

Reserved and open seating	600
Open to all patrons	270
General patrons	390
Betting/Lounge/bar	200

Sub-Total**1460****Fourth Floor**

Luxury Suites
Private Party
Sports Bar
Milling

Season Suite holders	180
General/Corporate patron	390
General patron	150
Betting/Lounge/bar	150

Sub-Total**870****Total****6000**

B AREA REQUIREMENTS

1 Fixed Seating:

A Grandstand seats :

- a Grandstand bench seats w/ back
- b Grandstand box seats (ind. Chairs)

	Unit	Sf/Unit	Net Area	Gross Area
	500	6	3,000	3,900
	648	7.5	4,860	6,318
Sub-Total	1,148		7,860	10,218

2 Table and Chairs:

- a Table Terrace Dining
- b Lux Suites
- c Sports Bar
- d Private Party Room
- e Satellite Wagering
- f Buffet

	600	15	9,000	12,150
	180	20	3,600	486,000
	150	15	2,250	2,925
	390	15	5,850	7,605
	390	18	7,020	9,126
	270	15	4,050	5,265
Sub-Total	1,980		16,920	21,996

Total **3,128** **24,780** **32,214**

3 Mutuel windows:

A. Summary:

Patrons

Population

Patron/Unit

Req windows

1st Floor-

Milling and Apron

2272 50 45

Sub-Total **45**

2nd Floor-

Second floor Grandstand seats
Grandstand Reserved Box Seats
Owners/Trainers - Box seats
Public Box Seats
Milling

500 50 10
396 50 8
180 50 4
72 50 1
250 50 5

Sub-Total **28**

3rd Floor:

Table Terrace Dining
Buffet
Satellite Wagering
Milling

600 50 12
270 50 5
390 50 8
200 50 4

Sub-Total **29**

4th Floor -

Luxury Suites
Private Party
Sports Bar
Milling

180 50 4
390 50 8
150 50 3
150 50 3

Sub-Total **17**

TOTAL

6,000 **120**

B. Area Requirement for Mutuel Windows:

1st Floor:	45	26	1,181	1,418
2nd Floor:	28	26	727	872
3rd Floor:	29	26	759	911
4th Floor	17	26	452	543
Mutuel line up apace	120	65	7,800	9,360
Mutuel Break Area	4	112.5	450	540
Mut. Toilets (unit sex)	8	64	512	614
Storage	4	100	400	480
Subtotal			12,282	14,738

4 Toilet Facilities: (also check code compliance, use whichever is greater)

A. Summary:

Patrons		Population		W.C.		Urinal		Lav
1st Floor: Grandstand		2272						
Men @ 60%	60%	1363.2		13.63		17.04		17.04
Women @40%	40%	908.8		18.18		0		12.12
Sub-total 1 st flr			2272		32		17	29
2nd Floor: Grandstand		1398						
Grandstand seats		500						
Men @ 60%	60%	300		3.00		3.75		3.75
Women @40%	40%	200		4.00		0		3.33
			500		7		3.75	7.08
Grandstand Reserved Box Seats		396						
Men @ 60%	60%	237.6		2.38		2.97		2.97
Women @40%	40%	158.4		3.17		0		2.64
			396		5.54		2.97	5.61
Owners/Trainers - Box seats		180						
Men @ 60%	60%	108		1.08		1.35		1.35
Women @40%	40%	72		1.44		0		1.20
			180		2.52		1.35	2.55
Public Box Seats		72						
Men @ 60%	60%	43.2		0.43		0.54		0.54
Women @40%	40%	28.8		0.58		0		0.48
			72		1.01		0.54	1.02

Milling		250							
Men @ 60%	60%	150		1.50		1.88		1.88	
Women @40%	40%	100		2.00		0		1.67	
			250		3.50		1.88		3.54
Sub-total 2nd flr			1398		20		10		20
3rd Floor:		1460							
Table Terrace Dining		600							
Men @ 60%	60%	360		3.60		4.50		4.50	
Women @40%	40%	240		4.80		0		4.00	
			600		8.4		4.50		8.50
Buffet		270							
Men @ 60%	60%	162		1.62		2.03		2.03	
Women @40%	40%	108		2.16		0		1.80	
			270		3.78		2.03		3.83
Satellite Wagering		390							
Men @ 60%	60%	234		2.34		2.93		2.93	
Women @40%	40%	156		3.12		0		2.60	
			390		5.46		2.93		5.53
Milling		200							
Men @ 60%	60%	120		1.20		1.50		1.50	
Women @40%	40%	80		1.60		0		1.33	
			200		2.8		1.50		2.83
Sub-total 3rd flr			1460		20		11		21
4th Floor		870							
Luxury Suites		180							
Men @ 60%	60%	108		1.80		1.80		2.16	
Women @40%	40%	72		2.40		0		1.80	
			180		4.2		1.80		3.96
Private Party		390							
Men @ 60%	60%	234		2.34		2.93		2.93	
Women @40%	40%	156		3.12		0		2.60	
			390		5.46		2.93		5.53
Sports Bar		150							
Men @ 60%	60%	90		0.90		1.13		1.13	
Women @40%	40%	60		1.20		0		1.00	
			150		2.1		1.13		2.13
Milling		150							
Men @ 60%	60%	90		0.90		1.13		1.13	
Women @40%	40%	60		1.20		0		1.00	
			150		2.1		1.13		2.13
Sub-total 4th flr			870		14		7		14
TOTAL		6000			86		45		83

B. Area Requirement for Toilets:

	Population	wc	Unit Ur	lav	Sf./Unit	Net Area	Gross Area
1st Floor Grandstand - Men:	1363.2						
W.C.		14			15	204	460
Urinal			17		15	256	575
Lavatories				17	15	256	575
1st Floor Grandstand Women:	908.8						
W.C.		18			15	273	613
Lavatories				12	15	182	409
2nd Floor Grandstand - Men:	838.8						
W.C.		8			15	126	283
Urinal			10		15	157	354
Lavatories				10	15	157	354
2nd Floor Grandstand - Women:	559.2						
W.C.		11			15	168	377
Lavatories				9	15	140	315
3rd Floor Terrace Dining/Buffer etc - Men:	876						
Clubhouse Men							
W.C.		9			15	131	296
Urinal			11		15	164	370
Lavatories				11	15	164	370
3rd Floor Terrace Dining/Buffer etc - Women:	584						
W.C.		12			15	175	394
Lavatories				10	15	146	329
4th Floor Lux Suites - Men:	108						
W.C.		2			15	27	61
Urinal			2		15	27	61
Lavatories				2	15	32	73
4th Floor Lux Suites - Women:	72						
W.C.		2			15	36	81
Lavatories				2	15	27	61
4th Floor Private Party/Sports Bar - Men:	414						
W.C.		4			15	62	140
Urinal			5		15	78	175
Lavatories				5	15	78	175

4th Floor Private Party/Sports Bar - Women:	276							
W.C.		6			15	83	186	
Lavatories				5	15	69	155	
Subtotal	6000	86	45	83		3,218	7,240	

5 Concession, Bar and Buffet:

A 1st Floor Grandstand:								
Concession				1	270	270	338	
Bar				1	270	270	338	
Lineup area				2	810	1,620	2,025	
Storage				2	80	160	200	
				Subtotal		2,320	2,900	
B 2nd Floor Grandstand:								
Concession				1	180	180	225	
Bar				1	180	180	225	
Lineup area				2	540	1,080	1,350	
Storage				2	80	160	200	
				Subtotal		1,600	2,000	
C 3rd Floor Terrace Dining/Buffer/Sat. Wagering								
Concession				1	135	135	169	
Bar				1	135	135	169	
Lineup area				2	405	810	1,013	
Service Bar				1	90	90	113	
Storage				2	80	160	200	
Service stations				2	60	120	150	
Buffet servery				1	540	540	675	
				Subtotal		1,450	1,813	
D 4th Floor Private Party/Sports Bar								
Sports Bar				1	600	600	750	
Service Bar				2	90	180	225	
Storage				2	80	160	200	
Large Storage				1	120	120	150	
Service stations				2	100	200	250	
				Subtotal		1,260	1,575	
E Central Liquor Dispensing								
				1	350	350	438	
				Subtotal		350	438	
Concession, Bar and Buffet:				SUBTOTAL		6,980	8,725	

6 Other Grandstand and Clubhouse Supporting Facilities

a Administration

President/Gen Manager	1	180	180	234
VP finance	1	150	150	195
VP Marketing	1	150	150	195
VP Racing	1	150	150	195
VP Fair/Show	1	150	150	195
Admin Staff - 7	4	48	192	259

b Accounting/Finance

Accounting Manager	1	120	120	156
Chief cashier	1	120	120	156
Staff - 6				

c Marketing

Marketing Manager	1	120	120	156
Staff - 4	4	48	192	259

d Personnel

H.R.	1	120	120	156
Staff - 3	1	48	48	65

e Shared Spaces

Reception	1	250	250	300
Large Conference room	1	300	300	360
conference rooms	2	120	240	288
Copier	1	100	100	120
Storage	1	100	100	120
File	1	150	150	180
Computer	1	80	80	96
Break room	1	180	180	216
Toilets	2	120	240	288

SUBTOTAL

3,332 4,189

f Special Feature

Indoor paddock viewing area	1	2700	2,700	3,240
-----------------------------	---	------	-------	-------

Subtotal

2,700 3,240

g Official/Photo Finish

Judges	1	300	300	360
Stewards	1	300	300	360
Photo finish	1	120	120	144
CCTV	1	120	120	144
Announcer	1	60	60	72
Press box	1	300	300	360
Lounge	1	160	160	192

Toilets				
Men	1	64	64	77
Women	1	64	64	77
Mutuel - Self serve	2	18	36	43
Subtotal			1,524	1,829
h Mutuel Department				
Mutuel Mgr	1	120	120	144
Staff - 5	5	48	240	324
Receiving	1	140	140	168
Money Room	1	450	450	540
Storage	1	100	100	120
Toilets	2	80	160	192
Subtotal			1,210	1,488
I Tote Department				
Tote Mgr	1	120	120	144
staff - 5	5	48	240	324
Computer Room	1	250	250	300
Work room	1	400	400	480
Storage	1	120	120	144
Toilets	2	80	160	192
Subtotal			1,290	1,584
j Audio/Visual				
Office	1	100	100	120
Equipment Room/production	1	400	400	480
Staff - 2	2	64	128	154
Subtotal			628	754
k Kitchen and Concession Offices				
1 Kitchen				
Commissary Storage	1	1500	1,500	1,800
Receiving	1	250	250	300
Main Kitchen	1	4000	4,000	4,800
Service Kitchen @ 3rd flr	1	1500	1,500	1,800
Service Kitchen @ 4th flr	1	1200	1,200	1,440
Service Pantry @ Private Party	1	800	800	960
Service Bar	2	100	200	240
2 Concessionaire office				
Conc/Catering Mgr	1	100	100	120
Kitchen/Waiter Supv.	1	100	100	120
Conc Men's Locker room	1	240	240	288
Conc Women's Locker room	1	240	240	288
Uniform	1	120	120	144

	Restrooms	2	160	320	384
	Subtotal			10,570	12,684
3	Employee Locker/Lunch Rm				
	office	1	100	100	120
	Lockers	2	240	480	576
	Toilets/shwr	2	160	320	384
	Lunch Rm	1	500	500	600
	Check in	1	120	120	144
	Subtotal			1,520	1,824
l	Print Shop				
	Print Shop Mgr	1	80	80	96
	Printing /Copying/Work Area	1	240	240	288
	Supply	1	150	150	180
	Storage	1	120	120	144
	Subtotal			590	708
m	Security	1	300	300	360
	Subtotal			300	360
n	First aid				
	Waiting	1	120	120	144
	Exam Room	1	120	120	144
	Toilet	1	64	64	77
	Subtotal			304	365
o	Miscellaneous Areas				
	General storage	3	350	1,050	1,260
	Gift shop	1	300	300	360
	Racing Forum/Programs	1	100	100	120
	Mechanical/ Electrical/Comm. Rooms	1	1200	1,200	1,440
	Lounges and Lobbies				
	1st floor	2	1000	2,000	2,400
	2nd floor	2	600	1,200	1,440
	3rd floor	1	600	600	720
	4th floor	1	600	600	720
	Subtotal			7,050	8,460
	Sub-Total (1 through 6)			77,018	98,827

7	Vertical Circulation (Stairs,Elev/Esc): 15% (1-6)	15%		14,824
8	Miscellaneous others - allow (10%) (1-6)	10%		9,883
9	Design allowance (10%) (1-8)	10%		9,883
GRAND TOTAL GROSS AREA - GRANDSTAND (1 THROUGH 9)				133,416

II. PADDOCK AND JOCKEY QUARTERS:

A Paddock

Saddling stalls :	15	15	144	2,160	2,592
Paddock and walking ring		1	19080		19080
Viewing terrace plaza		1	3600		3600

B Standee Apron

A/C Paving Area		1	30000		30000
Lawn		1	9000		9000
Winner Circle		1	1200		1200

C Jockey's Quarters

Clerk of scale		1	120	120	144
Laundry		1	140	140	168
Truck		1	140	140	168
Color		1	200	200	240
Jockey's Lockers		1	1800	1,800	2,160
Toilet		1	200	200	240
Showers		1	150	150	180
Sauna		1	120	120	144
Steam		1	120	120	144
Drying		1	100	100	120
Massage		1	120	120	144
Bunk		1	400	400	480
Recreational		1	340	340	408
Kitchenette		1	120	120	144
Jockette's Quarter				0	-
Lockers		1	80	80	96
Toilet		1	80	80	96
Shower/Steam		1	60	60	72
Bunk		1	120	120	144

Subtotal			4,410	5,292
-----------------	--	--	--------------	--------------

III. RACETRACKS & INFIELD:

A ONE MILE SYNTHETIC TRACK

New synthetic track to replace existing 7 F dirt track

Length: 1 mile oval, with 6 F and 1/4 mile chutes

width: 80 feet track width throughout

Drainage: storm drainage system under track surfacing

Rails: safety rail, reuse existing and add new as needed

Track Lighting: Not provided

B 7 FURLONG TURF TRACK

New turf track

Length: 7 furlong oval, with 1 1/8 mile infield chute

width: 60 feet track width throughout

Drainage: storm drainage system under turf track

Rails: removeable safety rail

Track Lighting: Not provided

C INFIELD VEHICULAR AND PEDESTRAIN TUNNEL

New Pedestrian and Vehicular Tunnel to infield

width: 26 feet total width, 8 ft pedestrian, 18 ft vehicular

Lighting: Industrial type, exterior

Ventilation: mechanical ventilation

Drainage: storm drainage, pumps as needed

Handicapped accessible with ramps and stairs

D INFIELD DEVELOPMENT

New Tote board

Relocate existing Camera control towers (3)

Infield reclaim water retention ponds

Landscaping at finish line, maintain existing tree/grass as much as possible

IV. THE BACKSTRETCH:

A STABLES:

Existing stables:

Number of barns: 23

Number of stalls: 870 stalls

Number of tacks: 168 (1:5)

Renovation needed:

Replacing existing roof: 12 barns

painting throughout

New Added stables:

330 stalls

66 tacks

Total combined number of stalls: 1200

Total combined number of tacks: 234

B STABLE ADMINISTRATION AND CAFETERIA

STABLE ADMINISTRATION :

- Office
- Racing secretary
- Paymaster
- Reception
- Registration

Racing Officials:

- CHRB
- Owners Benevolent Association
- State Vet
- Stewards

Stable Cafeteria:

- Kitchen
- Dining
- Toilets
- Storage

C HOLDING & TESTING

Holding: 15 stalls

- Lab
- Vet office
- Office
- Men and Women toilets
- Storage

Testing:

- 5 stalls with one isolation stalls
- 1 stall for horse washing
- walking areas

D STABLE MAINTENANCE & CORPORATION YARD

Maintenance office:

- Superintendent office
- Assistant
- Gen office
- conference room
- Men & Women toilets:

Repair shops:

- Carpenter shop
- Electrical shop
- Plumbing shop
- mechanical shop

auto shop
Men & women Locker rooms
Men & Women toilets:

Corporation yard:

parking
outdoor storage for repair/replacement materials

E DORMITORY: Double occupancy bedrooms for 240 (1:5 ratio)

Number of Dormitory	8
Number of occ. Per Dormitory :	32
Each Dormitory to have:	
Men Toilet	
water closets	
urinal	
lavatory	
Women Toilet	
water closets	
lavatory	
Kitchen	
Recreation/Dining area	
Laundry	

V ACCESS AND PARKING

A ACCESS AND EGRESS

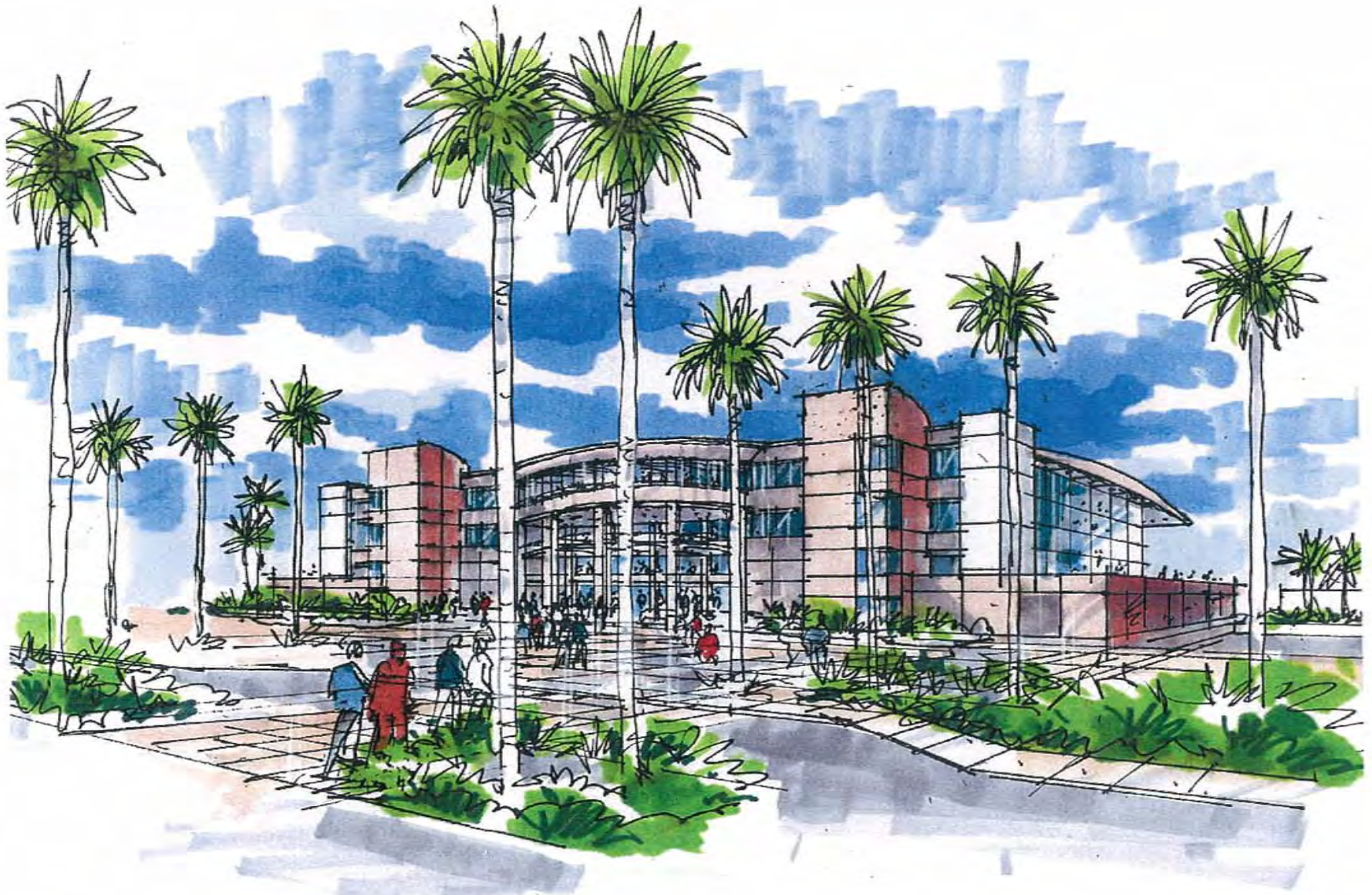
Primary Access/Egress: use existing main entrance from Fairground Drive
Provide improvement with landscape and marquee at entrance
Provide separate service entrance from Fairground Drive for delivery and service. This also is to be used as exit at conclusion of race
Provide separate entrance from Fairground Drive for the Backstretch area..
Provide landscaping along the Fairground Drive and the above entrances

B PUBLIC PARKING

Provide 1000 cars for normal patron use
Provide additionall of 1000 overflow cars for patron use at big event days
Provide drop off area at grandstand plaza area

C STABLE PARKING

Provide pathed area inside the Backstretch area for horse trailers loading and unloading
Provide auto parking inside the backstretch area for Owners and Trainers.



New Thoroughbred
Racing Facility
900 Fairgrounds Drive
Vallejo California

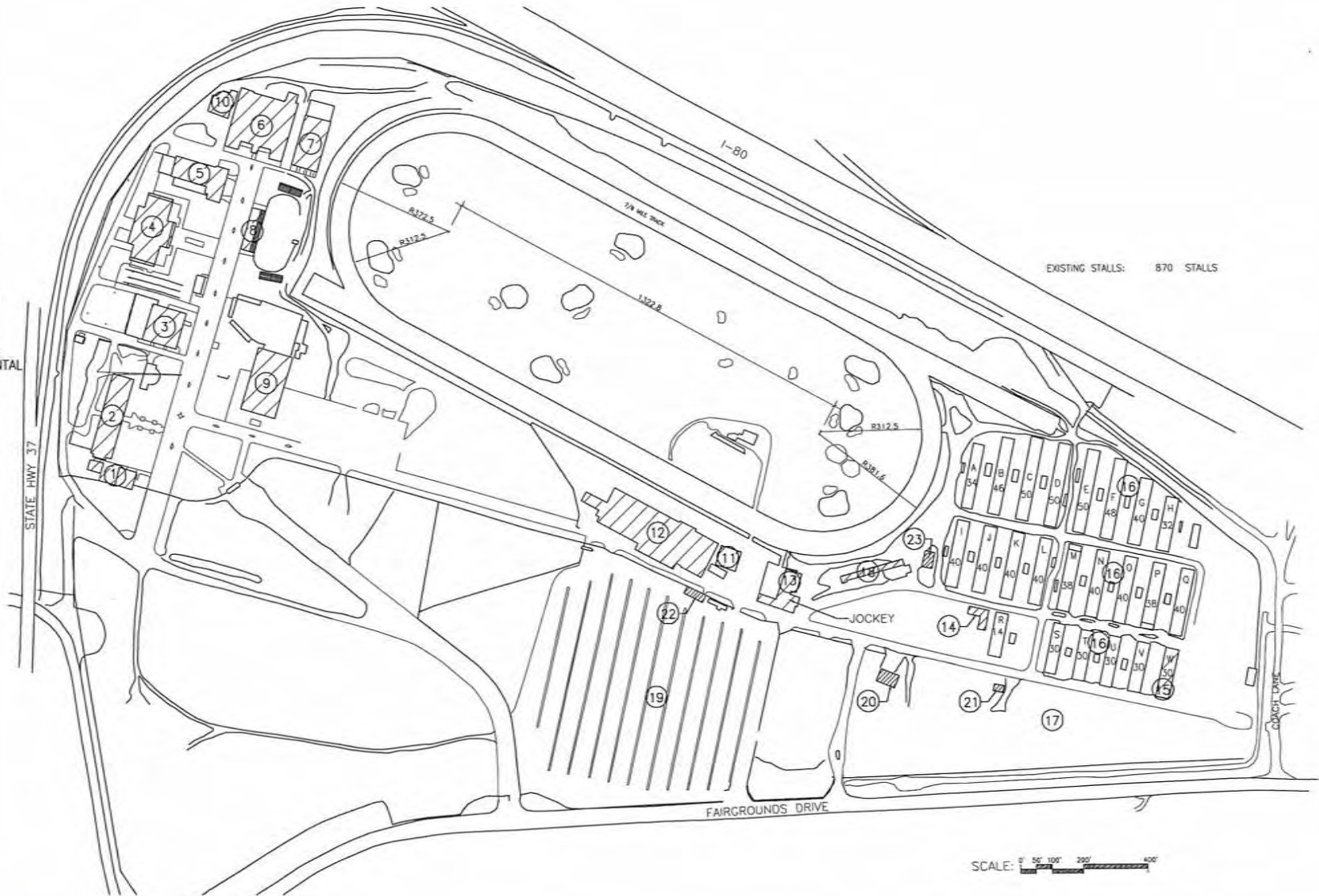
GRANDSTAND
SCALE: N.T.S.

FG Froehlich, Kow & Gong
Architects, Inc.
959 Colorado Boulevard
Los Angeles, California 90041
Tel: (323) 257-0277
Fax: (323) 255-2226
DATE: 12-08-06

LEGEND

1. ADMINISTRATION
2. COUNTY BUILDING - EXHIBITION
3. GIBSON HALL - SAT WAGERING
4. McCORMICK HALL - EXHIBITION
5. CIVIC BLDG. - PRESCHOOL
GEM / MINERAL / MAINT.
6. LIVESTOCK (ENCLOSED)
7. LIVESTOCK (SHEEP BARN)
(OPEN W/ ROOF)
8. GRANDSTAND FOR CONCERT ARENA
9. EXPO HALL(EXH.) COMMERCIAL RENTAL
10. MAINTENANCE YARD
11. CLUB HOUSE
12. GRANDSTAND
13. JOCKEY'S QUARTERS /
STABLE ADMINISTRATION
14. DORMITORY (34)
15. RECEIVING
16. STABLES (800)
17. R.V. PARK
18. HOLDING & TESTING
19. PAVED PARKING
20. STABLE MAINTENANCE
21. MEN & WOMEN TOILET
22. MEN & WOMEN TOILET
23. MEN & WOMEN TOILET

FAIR DATE - JULY 12 - 23



New Thoroughbred
Racing Facility
900 Fairgrounds Drive
Vallejo California

EXISTING SITE PLAN
SCALE: N.T.S.



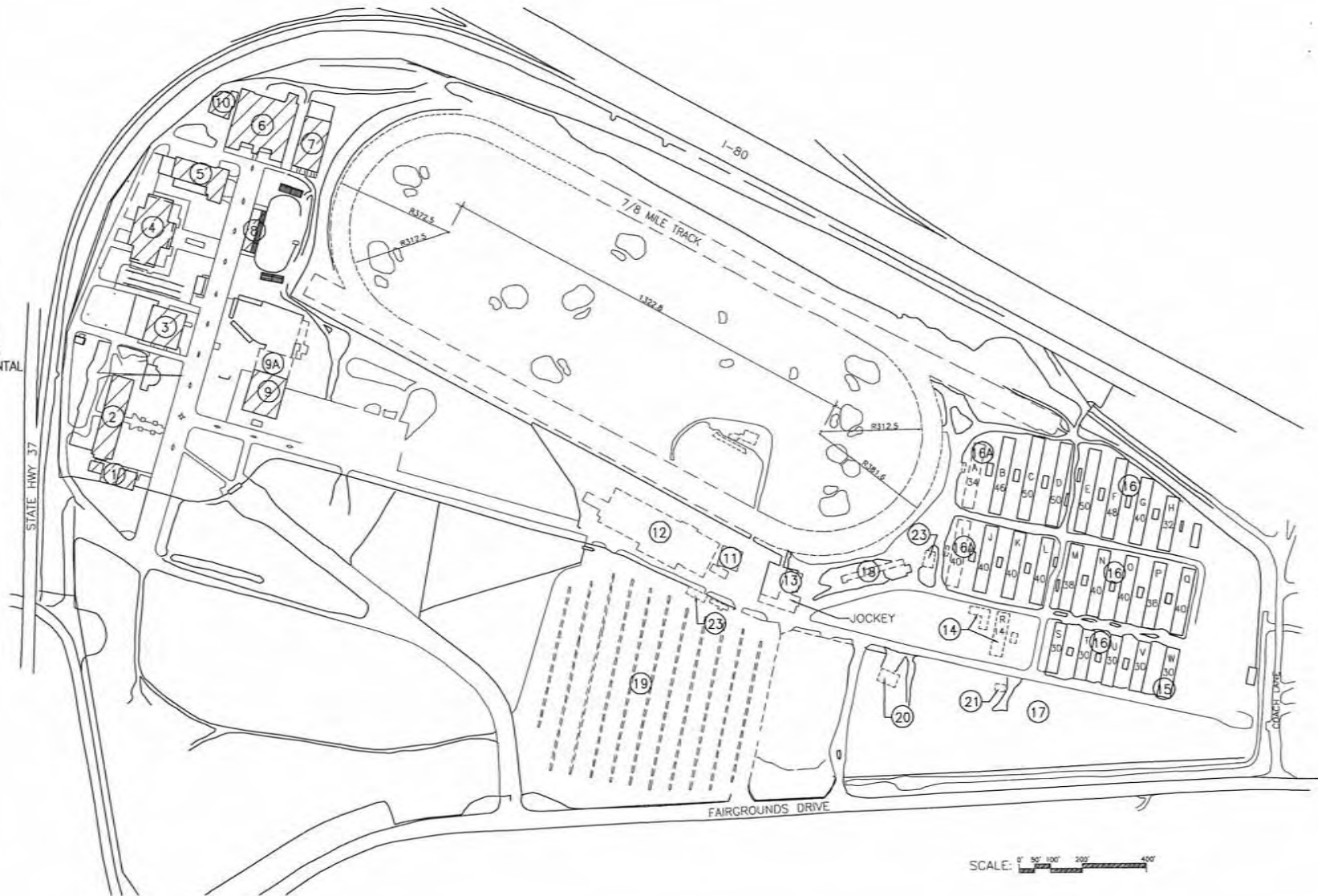
Frøehlich, Kow & Gong
Architects, Inc.

969 Colorado Boulevard
Los Angeles, California 90041
Tel: (323) 257-0277
Fax: (323) 256-2226

DATE: 12-08-06

LEGEND

1. ADMINISTRATION
2. COUNTY BUILDING - EXHIBITION
3. GIBSON HALL - SAT WAGERING
4. McCORMICK HALL - EXHIBITION
5. CIVIC BLDG. - PRESCHOOL
GEM/MINERAL/MAINT.
6. LIVESTOCK (ENCLOSED)
7. LIVESTOCK (SHEEP BARN)
(OPEN W/ ROOF)
8. GRANDSTAND FOR CONCERT ARENA
9. EXPO HALL(EXH.) COMMERCIAL RENTAL
- 9A. EXHIBIT BUILDING (PORTION)
10. MAINTENANCE YARD
11. CLUB HOUSE
12. GRANDSTAND
13. JOCKEY'S QUARTERS
14. DORMITORY (34)
15. RECEIVING
16. STABLES (800)
- 16A. RELOCATE BARN
17. R.V. PARK
18. HOLDING & TESTING
19. PAVED PARKING
20. STABLE MAINTENANCE
21. MEN & WOMEN TOILET
22. MEN & WOMEN TOILET
23. MEN & WOMEN TOILET



SCALE: 0' 50' 100' 200' 400'



**New Thoroughbred
Racing Facility**
900 Fairgrounds Drive
Vallejo California

SITE DEMOLITION PLAN

SCALE: N.T.S.



**Frøhlich, Kow & Gong
Architects, Inc.**

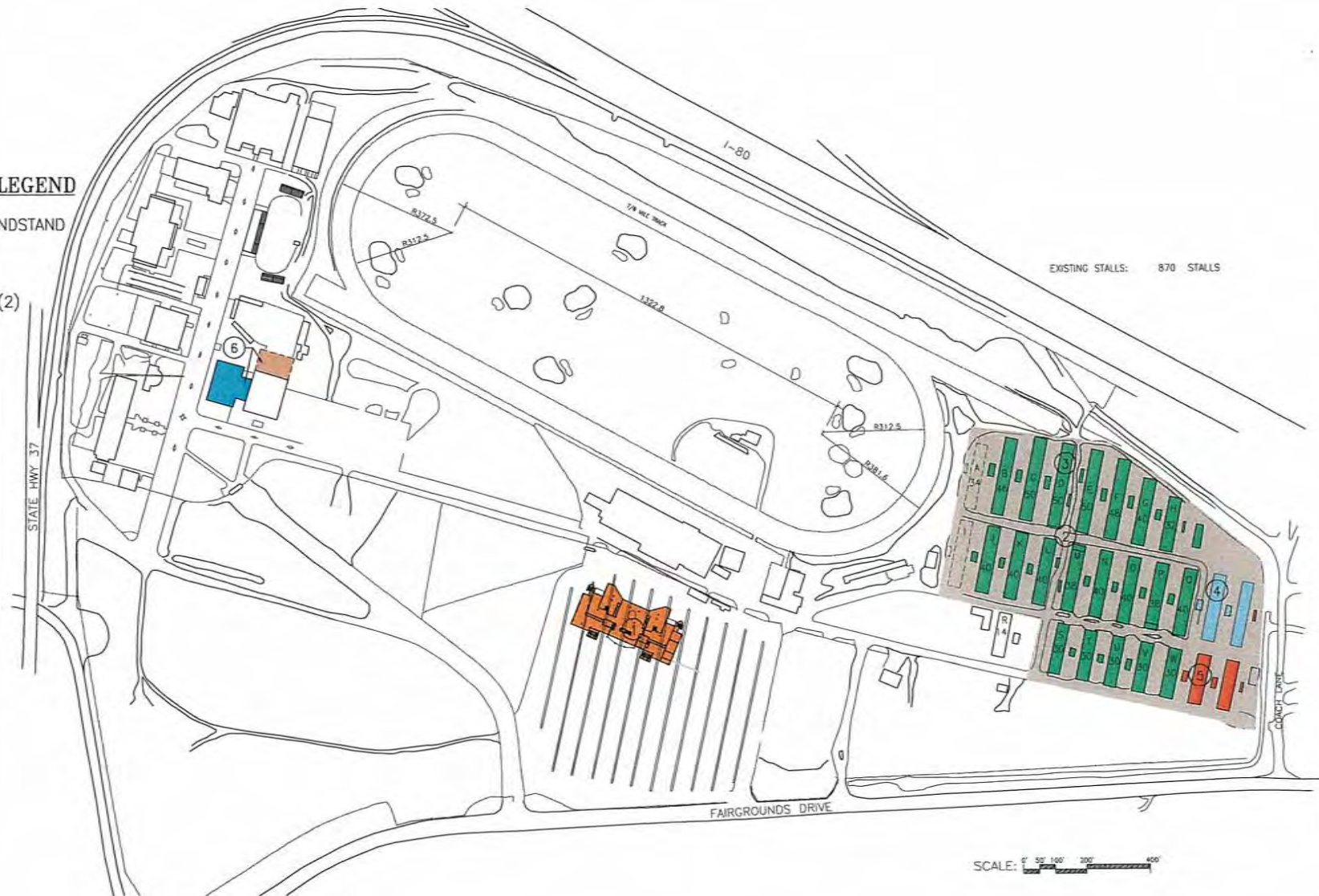
959 Colorado Boulevard
Los Angeles, California 90041

Tel: (323) 257-0277
Fax: (323) 256-2226

DATE: 12-08-06

PHASE I CONSTRUCTION LEGEND

1. CONSTRUCTION OF NEW GRANDSTAND
2. STORM WATER MANAGEMENT
3. REPLACE ROOFING & PAINT EXISTING STABLES
4. RELOCATE EXISTING STABLES(2)
5. CONSTRUCT NEW STABLES (60 STALLS)
6. DEMOLISH PORTION OF EXHIBIT BUILDING & CONTRUCT NEW EXHIBIT BUILDING



New Thoroughbred
Racing Facility
900 Fairgrounds Drive
Vallejo California

SITE PLAN - PHASE I
SCALE: N.T.S.



Frøhlich, Kow & Gong
Architects, Inc.

959 Colorado Boulevard
Los Angeles, California 90041

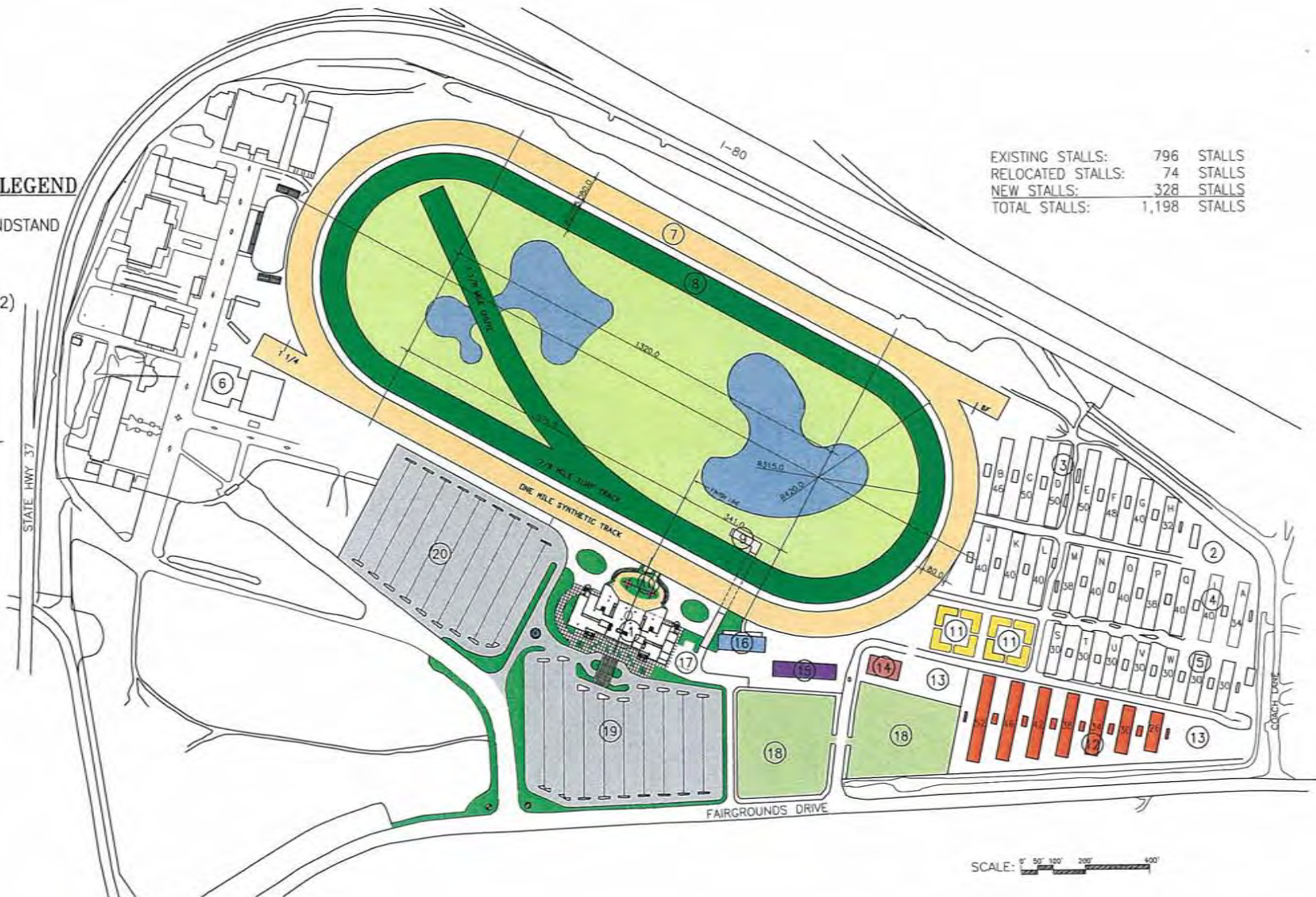
Tel: (323) 257-0277
Fax: (323) 256-2226

DATE: 12-08-06

PHASE II CONSTRUCTION LEGEND

1. CONSTRUCTION OF NEW GRANDSTAND
2. STORM WATER MANAGEMENT
3. REPLACE ROOFING & PAINT EXISTING STABLES
4. RELOCATE EXISTING STABLES(2)
5. CONSTRUCT NEW STABLES (60 STALLS)
6. DEMOLISH PORTION OF EXHIBIT BUILDING & CONSTRUCT NEW EXHIBIT BUILDING
7. CONSTRUCT 1 MILE SYNTHETIC TRACK
8. CONSTRUCT 7 FURLONG TURF TRACK
9. CONSTRUCT INFIELD TUNNEL
10. CONSTRUCT PADDOCK & APRON
11. CONSTRUCT DORMITORY
12. CONSTRUCT NEW STABLES
13. STABLE PARKING
14. STABLE ADMINISTRATION/ CAFETERIA
15. MAINTENANCE
16. HOLDING & TESTING
17. DELIVERY
18. R.V. PARK
19. MAIN PARKING LOT
20. OVERFLOW PARKING LOT

EXISTING STALLS:	796	STALLS
RELOCATED STALLS:	74	STALLS
NEW STALLS:	328	STALLS
TOTAL STALLS:	1,198	STALLS



**New Thoroughbred
Racing Facility**
900 Fairgrounds Drive
Vallejo California

SITE PLAN - PHASE II

SCALE: N.T.S.



**Frøehlich, Kow & Gong
Architects, Inc.**

959 Colorado Boulevard
Los Angeles, California 90041

Tel: (323) 257-0277
Fax: (323) 256-2226

DATE: 12-08-06



**New Thoroughbred
Racing Facility**
900 Fairgrounds Drive
Vallejo California

TRACK PLAN
SCALE: N.T.S.



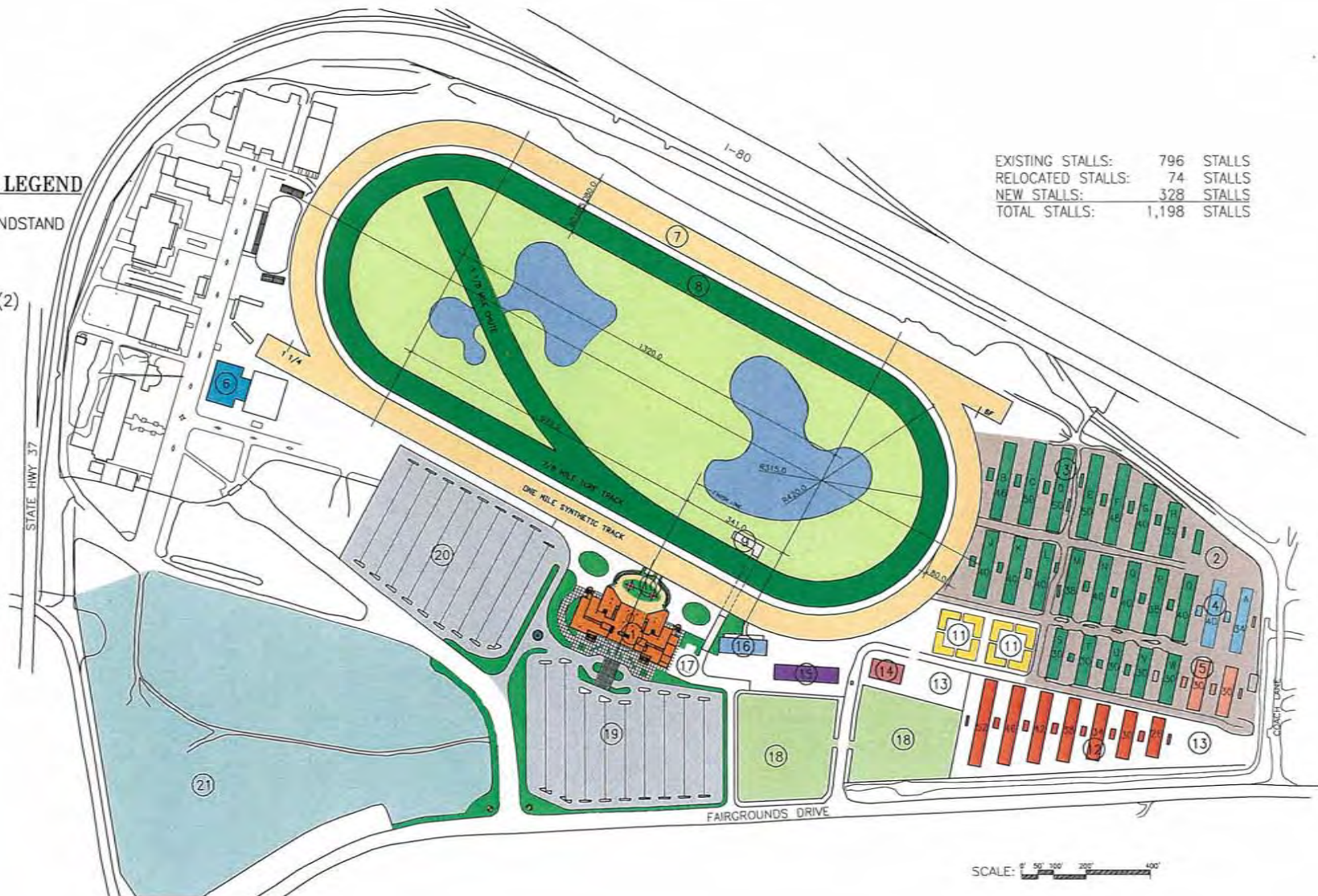
**Frøehlich, Kow & Gong
Architects, Inc.**
868 Colorado Boulevard
Los Angeles, California 90041
Tel: (323) 257-0277
Fax: (323) 256-2226

DATE: 12-08-06

PHASE II CONSTRUCTION LEGEND

1. CONSTRUCTION OF NEW GRANDSTAND
2. STORM WATER MANAGEMENT
3. REPLACE ROOFING & PAINT EXISTING STABLES
4. RELOCATE EXISTING STABLES(2)
5. CONSTRUCT NEW STABLES (60 STALLS)
6. DEMOLISH PORTION OF EXHIBIT BUILDING & CONSTRUCT NEW EXHIBIT BUILDING
7. CONSTRUCT 1 MILE SYNTHETIC TRACK
8. CONSTRUCT 7 FURLONG TURF TRACK
9. CONSTRUCT INFIELD TUNNEL
10. CONSTRUCT PADDOCK & APRON
11. CONSTRUCT DORMITORY
12. CONSTRUCT NEW STABLES
13. STABLE PARKING
14. STABLE ADMINISTRATION/ CAFETERIA
15. MAINTENANCE
16. HOLDING & TESTING
17. DELIVERY
18. R.V. PARK
19. MAIN PARKING LOT
20. OVERFLOW PARKING LOT
21. RESERVED FOR FUTURE COMMERCIAL DEVELOPMENT

EXISTING STALLS:	796	STALLS
RELOCATED STALLS:	74	STALLS
NEW STALLS:	328	STALLS
TOTAL STALLS:	1,198	STALLS



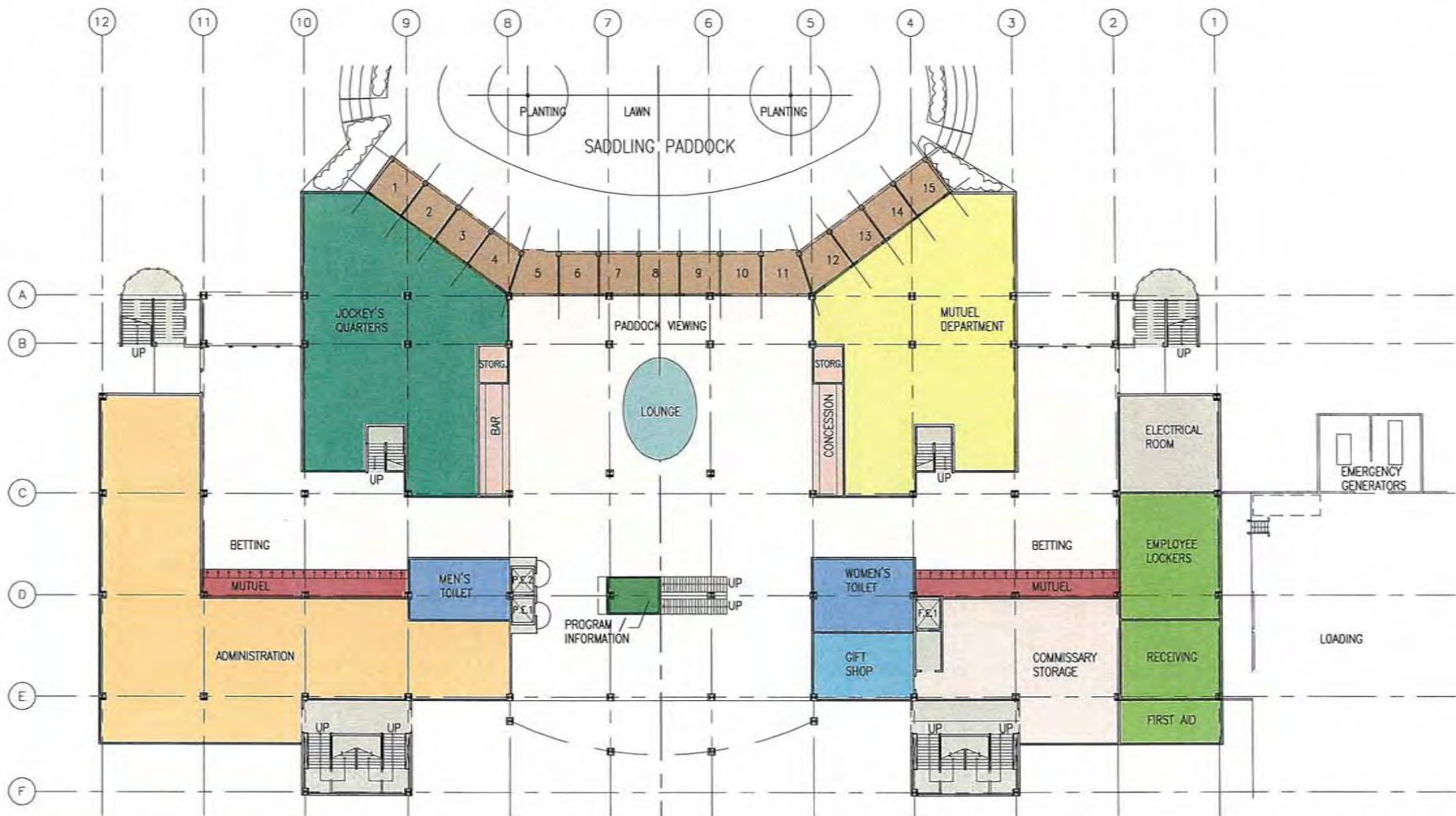
New Thoroughbred
Racing Facility
900 Fairgrounds Drive
Vallejo California

FINAL SITE PLAN
SCALE: N.T.S.



Fr Froehlich, Kow & Gong
Architects, Inc.
969 Colorado Boulevard
Los Angeles, California 90041
Tel: (323) 257-0977
Fax: (323) 256-2226

DATE: 12-08-06



42,872 S.F.
**New Thoroughbred
 Racing Facility**
 900 Fairgrounds Drive
 Vallejo California

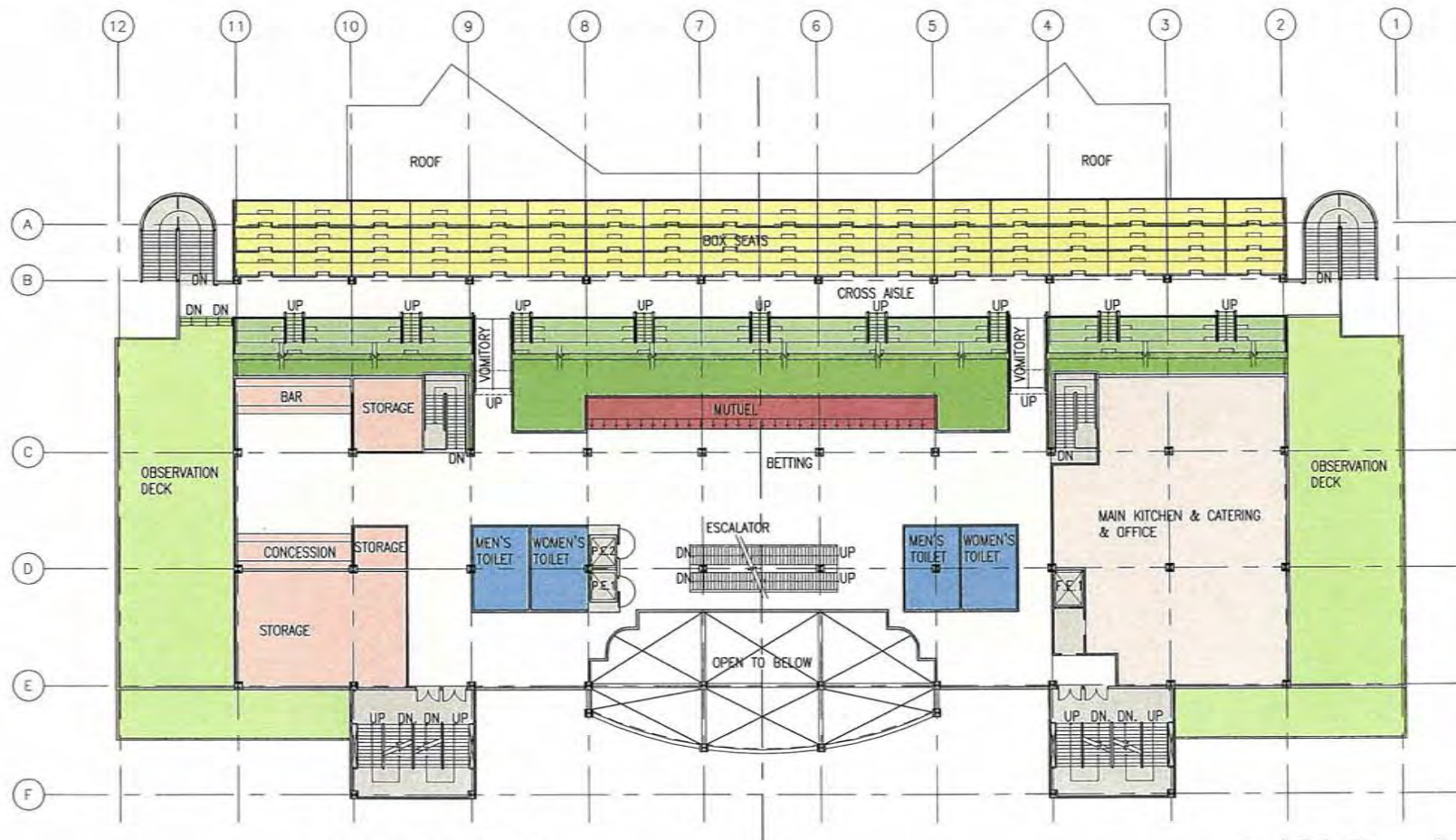
**GRANDSTAND
 GROUND FLOOR PLAN**
 SCALE: N.T.S.

SCALE: 1" = 10'

**Fröhlich, Kow & Gong
 Architects, Inc.**

999 Colorado Boulevard
 Los Angeles, California 90041
 Tel: (313) 257-0277
 Fax: (313) 256-2226

DATE: 12-08-06



3,730 S.F. - TOTAL FLOOR AREA
 4,007 S.F. - NOT USABLE SPACE
 29,723 S.F. - USABLE SPACE

SCALE: 1" = 10'



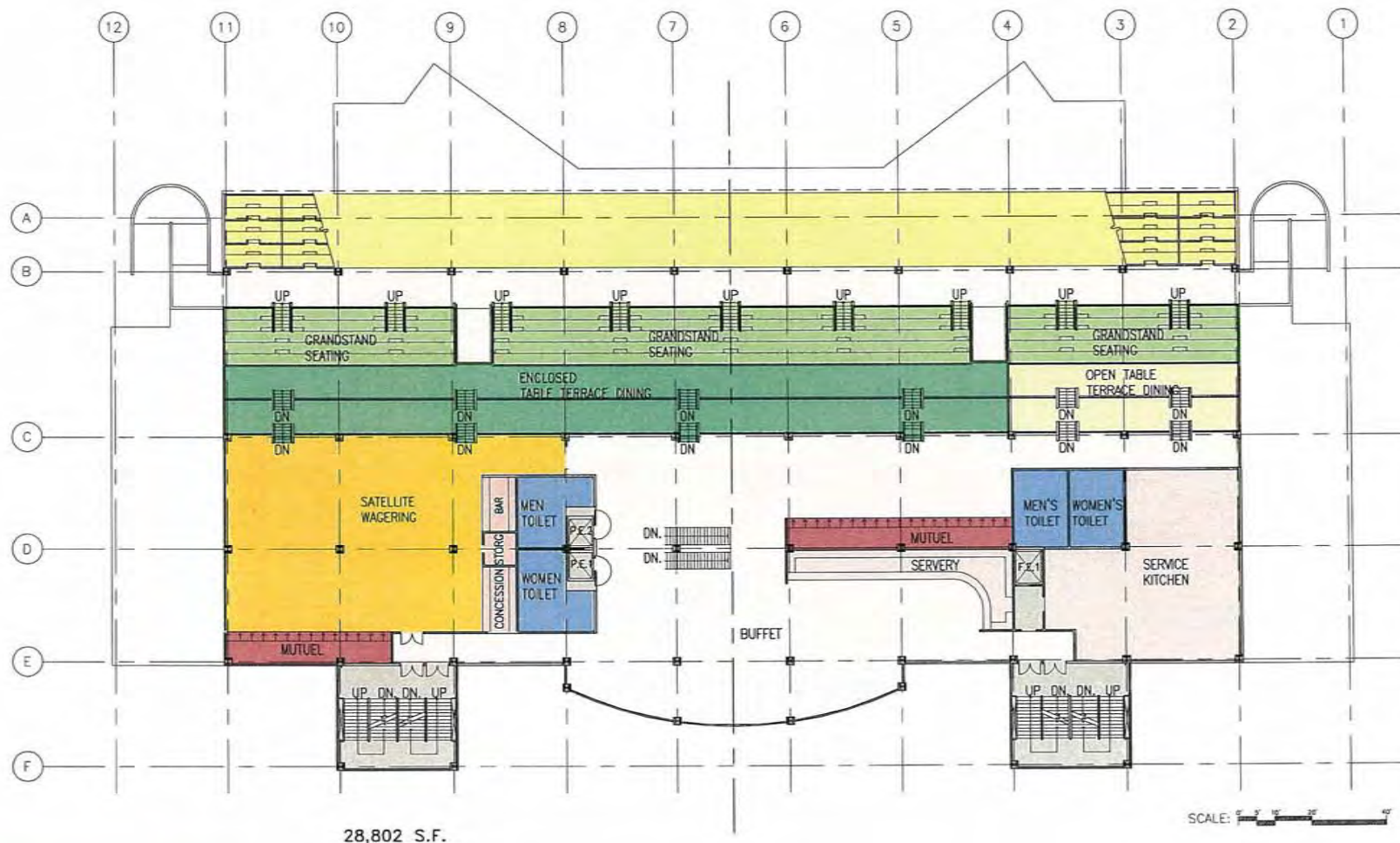
**New Thoroughbred
 Racing Facility**
 900 Fairgrounds Drive
 Vallejo California

**GRANDSTAND
 2ND FLOOR - MEZZANINE PLAN**
 SCALE: N.T.S.



**Fruehlich, Kow & Gong
 Architects, Inc.**
 969 Colorado Boulevard
 Los Angeles, California 90041
 Tel: (323) 257-0777
 Fax: (323) 256-2226

DATE: 12-08-06



New Thoroughbred
Racing Facility
900 Fairgrounds Drive
Vallejo California

GRANDSTAND
3RD FLOOR PLAN
SCALE: N.T.S.

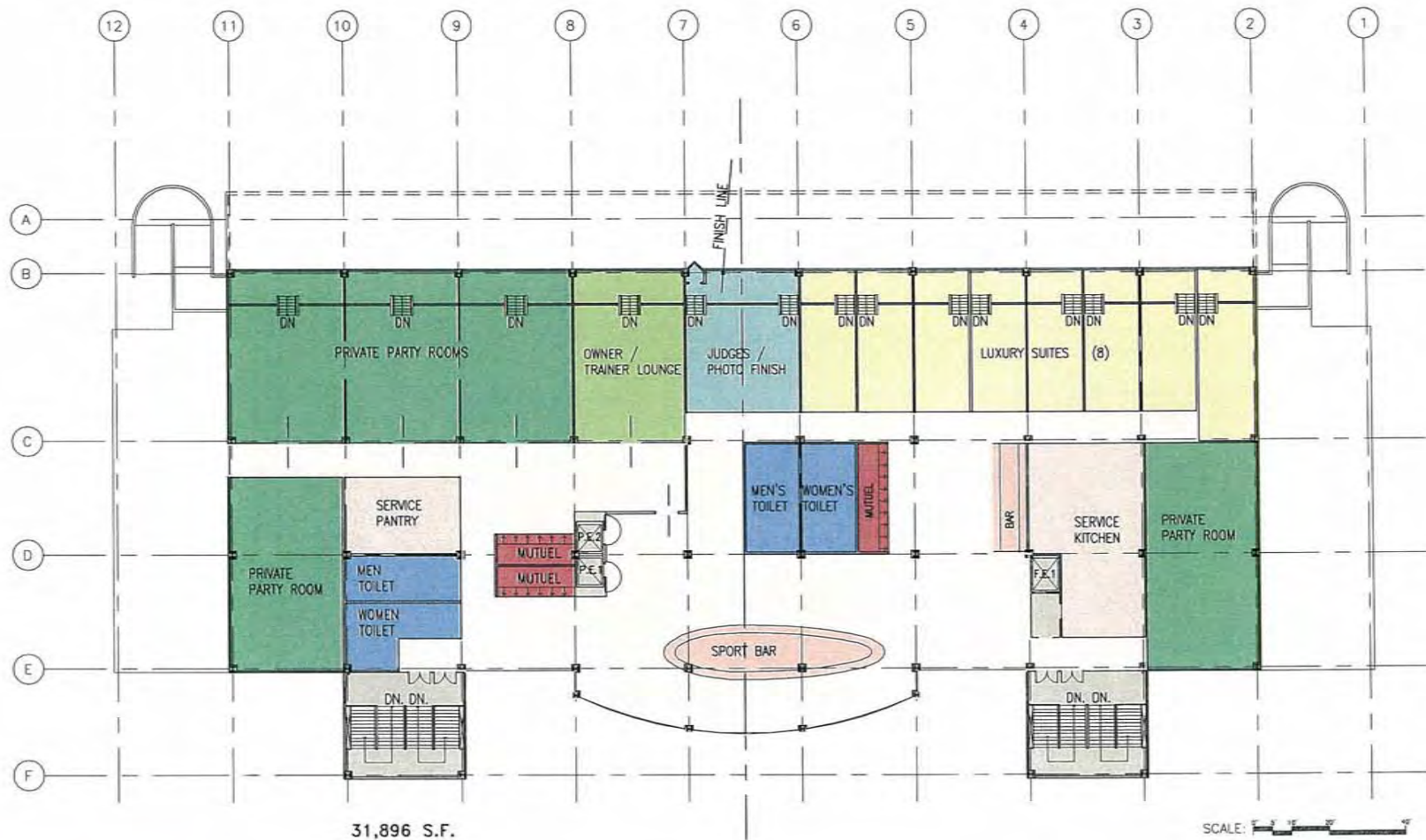


Fr Froehlich, Kow & Gong
Architects, Inc.

969 Colorado Boulevard
Los Angeles, California 90041

Tel: (323) 257-0277
Fax: (323) 256-2226

DATE: 12-08-06



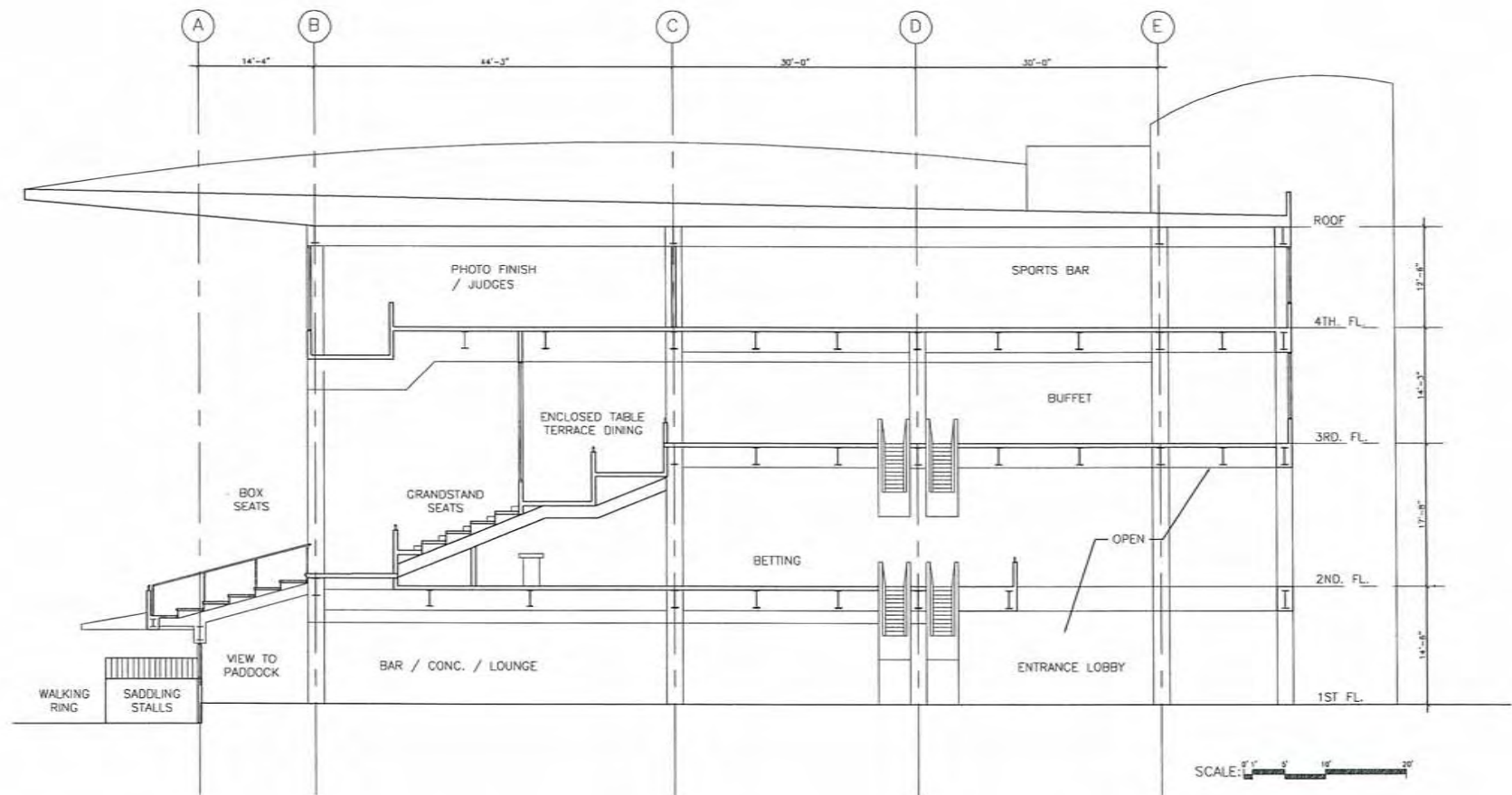
New Thoroughbred
Racing Facility
900 Fairgrounds Drive
Vallejo California

GRANDSTAND
4TH FLOOR PLAN
SCALE: N.T.S.



Fr Froehlich, Kow & Gong
Architects, Inc.
969 Colorado Boulevard
Los Angeles, California 90041
Tel: (323) 257-0277
Fax: (323) 256-2226

DATE: 12-08-06

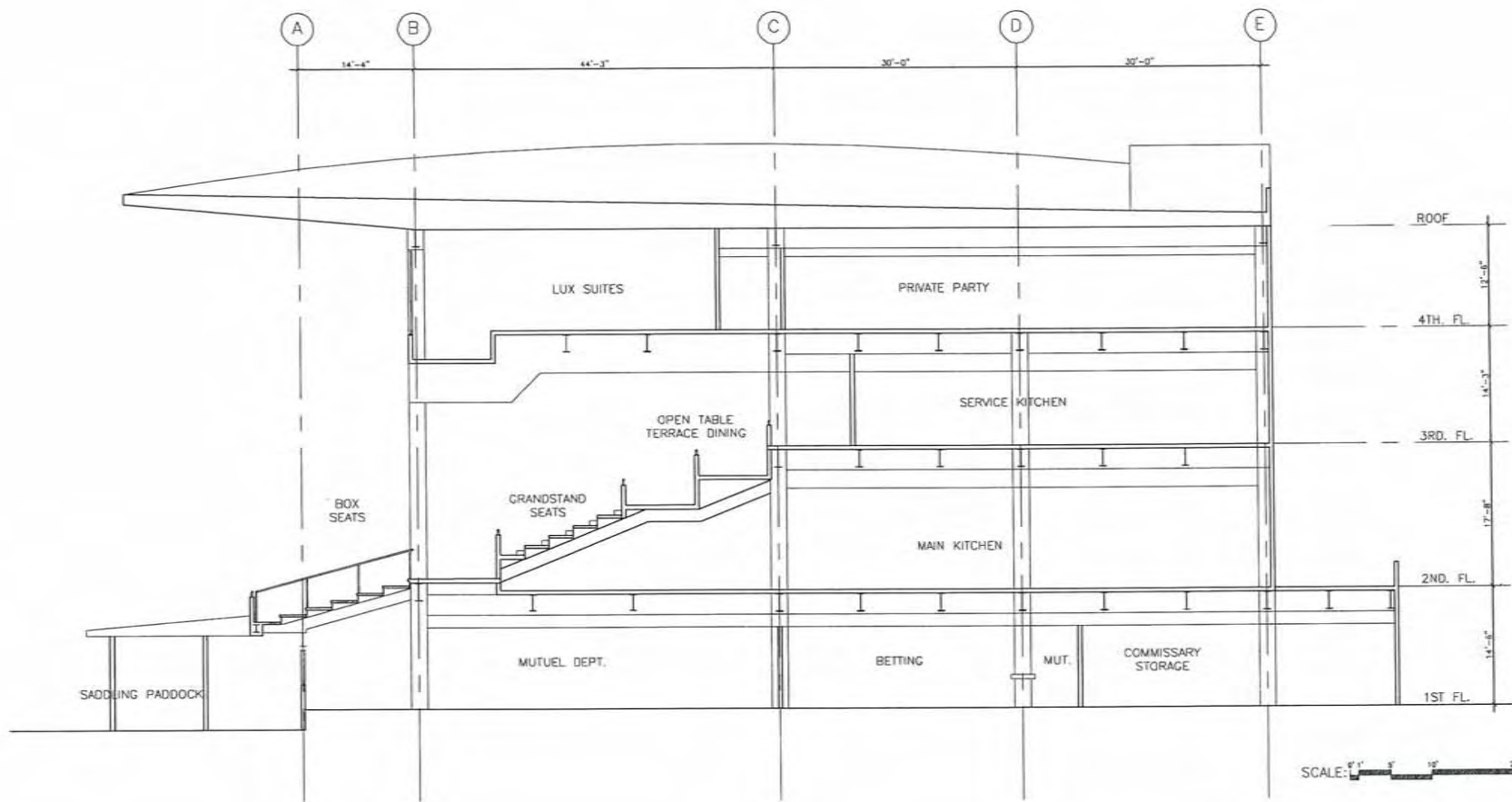


New Thoroughbred
Racing Facility
900 Fairgrounds Drive
Vallejo California

SECTION @ FINISH LINE
SCALE: N.T.S.

Frøehlich, Kow & Gong
Architects, Inc.
909 Colorado Boulevard
Los Angeles, California 90041
Tel: (323) 257-0277
Fax: (323) 256-2226

DATE: 12-08-06



New Thoroughbred
Racing Facility
900 Fairgrounds Drive
Vallejo California

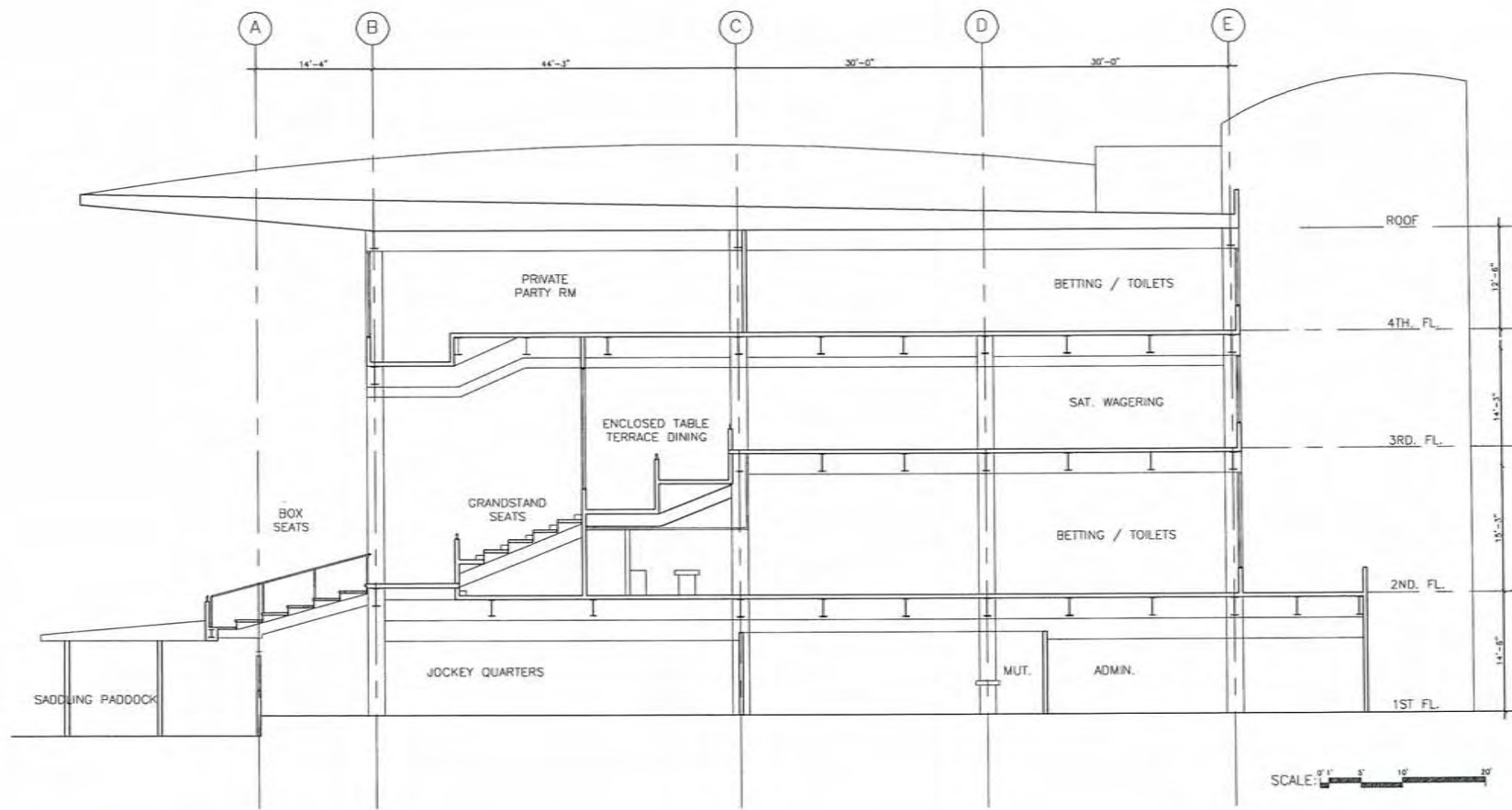
SECTION @ LUX SUITES
SCALE: N.T.S.

**Fruehlich, Kow & Gong
Architects, Inc.**

969 Colorado Boulevard
Los Angeles, California 90041

Tel: (323) 257-0277
Fax: (323) 256-2226

DATE: 12-08-06



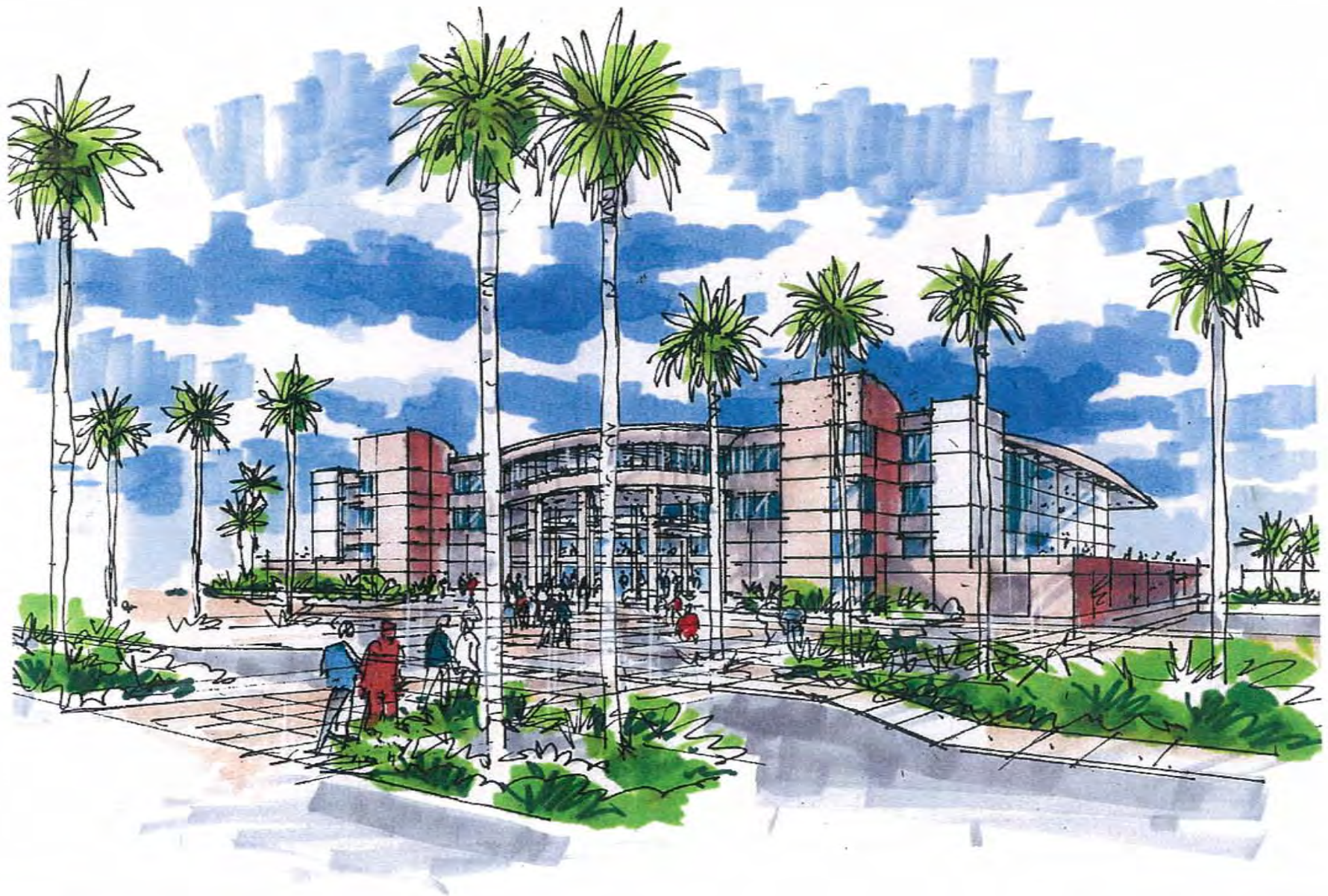
New Thoroughbred
Racing Facility
900 Fairgrounds Drive
Vallejo California

SECTION @ PRIVATE PARTY ROOM

SCALE: N.T.S.

Fruehlich, Kow & Gong
Architects, Inc.
969 Colorado Boulevard
Los Angeles, California 90041
Tel: (323) 257-0277
Fax: (323) 256-2226

DATE: 12-08-06



New Thoroughbred
Racing Facility
900 Fairgrounds Drive
Vallejo California

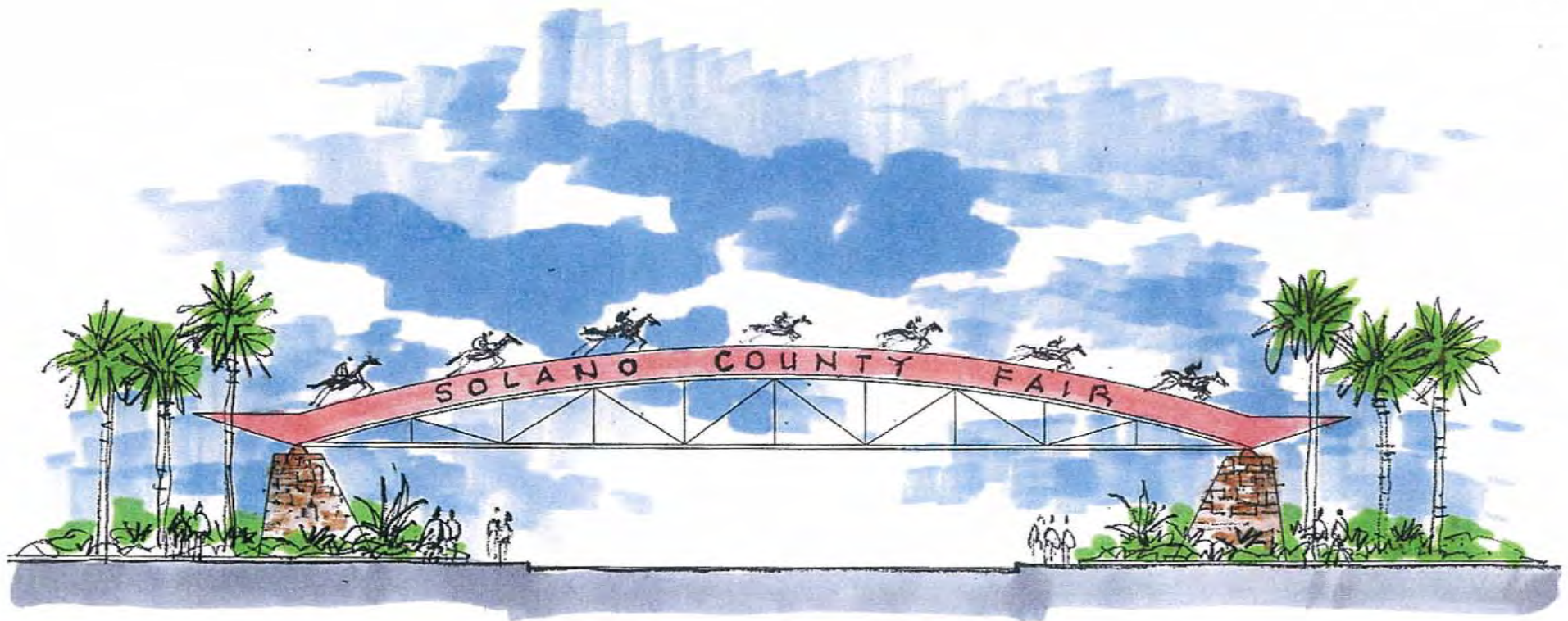
GRANDSTAND
SCALE: N.T.S.

KG Froehlich, Kow & Gong
Architects, Inc.

969 Colorado Boulevard
Los Angeles, California 90041

Tel: (323) 257-0277
Fax: (323) 258-2228

DATE: 12-08-06



New Thoroughbred
Racing Facility
900 Fairgrounds Drive
Vallejo California

ENTRANCE GATEWAY
SCALE: N.T.S.

FG Froehlich, Kow & Gong
Architects, Inc.
959 Colorado Boulevard
Los Angeles, California 90041
Tel: (323) 257-0277
Fax: (323) 256-2226

DATE: 12-08-06

SOLANO FAIRGROUND NEW THOROUGHbred RACING FACILITY

BUDGET COST ESTIMATE

11/11/2006
Rev. 11/28/06
Rev. 2/23/07

Prepared by
FKG - ARCHITECTS
969 Colorado Blvd, Los Angeles, CA. 90041
Tel 323 257 0277 Fax 323 256 2226
Email: ggong@fkg-a.com

Items	Description	Quantity	Unit	Unit Cost	Cost	Total
Site Preparation and demolition						
	Site Clearance and Non building Demolition	1	LS	200000	200000	
	Exhibition Building Partial Demolition	1	LS	15000	15000	
	Grandstand demolition	1	LS	200000	200000	
	Jockey's Quarter/Stable Admin building demo	1	LS	10000	10000	
	Misc buildings Demo	1	LS	20000	20000	
	Utilities Demolition	1	LS	120000	120000	
	RV Park Demolition	1	LS	25000	25000	
	Remove and stock pile:					
	Inside Safety Rails	4620	FT	10	46200	
	Outside rails	4620	EA	8	36960	
	Track Finish surface (reuse at stable area)	1	LS	150000	150000	
	Camera towers (3)	3	EA	5000	15000	
	Chain link fence	1	LS	50000	50000	
	Grading	24200	CY	7	169400	
	Sub-total				\$	1,057,560
Site work: utilities						
	Site Fire protection relocation and extension	1	LS	100000	100000	
	Site Water relocation and extension	1	LS	200000	200000	
	Site Sewer relocation and extension	1	LS	300000	300000	
	Site Storm Drainage relocation and extension	1	LS	250000	250000	
	Site Electrical relocation and extension	1	LS	200000	200000	
	Site Gas relocation and extension	1	LS	125000	125000	
	Site Tel/Comm relocation and extension	1	LS	150000	150000	
	RV park relocation	1	LS	250000	250000	
	Sub-total				\$	1,575,000

Site work: parking/roads

Paved Roads	36000	SF	4	144000	
A/C paving @ Parking lots	696960	SF	3	2090880	
DG parking @ stable area	142400	SF	1.25	178000	
DG @ Service Road	60000	SF	1.25	75000	
Sub-total					\$ 2,487,880

Racetrack - 1 M x 80 ft wide Polytrack

Grading	66667	CY	7	466667	
Drainage System	640000	SF	1.5	960000	
New base					
6" #2 aggregate	11852	CY	50	592593	
6" DGA	11852	CY	60	711111	
2 1/2" Macadam	7901	CY	120	948148	
8" Polytrack surfacing	15802	CY	250	3950617	
New Inside Rail	1560	LF	50	78000	
Reuse Inside Rail	4620	LF	18	83160	
New Outer Rail	1860	LF	24	44640	
Reuse Outer Rail	4620	LF	12	55440	
PCC Curbs	6280	LF	15	94200	
PCC Gutters	6180	LF	24	148320	
Storm Drains	6280	LF	45	282600	
Catch Basins	1	LS	100000	100000	
Others	1	LS	150000	150000	
Sub-total					\$ 8,665,496

Racetrack - 7/8 M Turf track

Grading	48611	CY	7	340278	
Inside Rail	6600	LF	40	264000	
Outer Rail	6000	LF	18	108000	
Surfacing					
Drainage base	29167	CY	12	350000	
Root Zone (Netlon)	19444	CY	60	1166667	
Turf	525000	SF	1	525000	
Drainage system	525000	SF	1.25	656250	
Irrigation system	525000	SF	0.75	393750	
PCC Curbs	6600	LF	12	79200	
PCC Gutters	6600	LF	24	158400	
Storm Drains	7920	LF	45	356400	
Catch Basins	1	LS	100000	100000	
Others	1	LS	150000	150000	
Sub-total					\$ 4,647,944

Racetrack Related:

Re-install camera towers	3	EA	5000	15000	
New infield tote board	1	LS	500000	500000	
Infield landscaping	1	LS	150000	150000	
Infield retention ponds	1	LS	350000	350000	
Other misc utilities/structures etc	1	LS	150000	150000	
Sub-total					\$ 1,165,000

Combination Ped and Veh Tunnel (1) - 24 ft wide

Excavation	2773	CY	7.00	\$	19,413
Structure	24'x360'				
inside tunnel	190	LF	4832	\$	918,080
outside tunnel	170	LF	1968	\$	334,560
Mech	4560	SF	12.00	\$	54,720
Plumbing	4560	SF	5.00	\$	22,800
Electrical	4560	SF	24.00	\$	109,440
sub-total	ib-total				\$ 1,459,013

Relocated two existing Stables -74 stalls

Remove and Relocate two stalls Barns (40+34) (74 Stalls)	2	EA	40000	80000	
Conc. Footings	2	EA	10000	20000	
Structural upgrade/Repair	1	LS	10000	10000	
DG surfacing	11520	SF	0.5	5760	
Electrical	11520	SF	2.5	28800	
Electrical for hot walkers	2	EA	2500	5000	
Plumbing - Water and sprinklers(reuse)	11520	SF	2	23040	
Tel/comm	1	LS	4000	4000	
Fire Alarm System(reuse)	11520	SF	0.5	5760	
Sub-total					\$ 182,360

New Stables: 328 stalls & 66 tacks

Pre-Manuf. Sht mtl stalls	328	EA	3737.5	1225900	
Pre-Manuf. Sht mtl roof structure	47232	SF	5	236160	
Footings	437	CY	350	153067	
DG surfacing	241632	SF	0.5	120816	
Electrical	47232	SF	7	330624	
Electrical for hot walkers	24	EA	2500	60000	
Plumbing - Water and sprinklers	47232	SF	6	283392	
Fire Alarm system	47232	SF	2.5	118080	
Tel/comm	1	LS	75000	75000	
Construction for tack	9446.4	SF	45	425088	
Toilets and Showers (fixtures)	43.7	Fix	1200	52480	

Construction for toilets	656	SF	100	65600		
Fire Hydrants	4	EA	7500	30000		
Site Water system	1	LS	100000	100000		
Site Drainage system	1	LS	100000	100000		
Site Sewer system	1	LS	150000	150000		
Sub-total					\$	3,526,207
Upgrade of existing barns						
New Footing for 12 existing barns	103,680	sf	2.00	207,360		
Painting of all existing barns	154,000	sf	0.75	115,500		
Repair of existing barns	22	es	5000.00	110,000		
Miscl	1	ls	50000.00	50,000		
sub-total					\$	482,860
Holding & Test Barn						
Pre-manuf. Bldg	10,080	ea	27.50	277,200		
Stalls	22	ea	3737.50	82,225		
Structural	10,080	sf	5.00	50,400		
Architectural	10,080	sf	6.00	60,480		
Plumbing/mech	10,080	sf	7.00	70,560		
Electrical	10,080	sf	8.00	80,640		
Mill work/others	1	ls	20000.00	20,000		
Lab/Office/Toilet	500	sf	150.00	75,000		
sub-total					\$	716,505
Provide Storm Water Treatment System						
Total system for the backstretch area	1	allow	3500000.00	3,500,000		
sub-total					\$	3,500,000
Stable Admin., Cafeteria, Race Offices & Training Office (Metal bldg)						
Metal Building shell	16,000	sf	27.50	440,000		
Kitchen	1,200	sf	100.00	120,000		
Dining	2,250	sf	50.00	112,500		
Office	4,000	sf	50.00	200,000		
Toilets	896	sf	120.00	107,520		
Others	7,654	sf	40.00	306,160		
Mechanical	16,000	sf	16.00	256,000		
Plumbing	16,000	sf	16.00	256,000		
Plumbing Fixtures	40	ea	1200.00	48,000		
Electrical	16,000	sf	20.00	320,000		
Kitchen Equip	1	ls	350000.00	350,000		
sub-total					\$	2,516,180

Winner Circle and Extend Standee ramp

New winner circle	1	ls	250000.00	250,000		
New A/C standee ramp	50,000	sf	4.00	200,000		
Railing	1,500	lf	25.00	37,500		
sub-total					\$	487,500

Water station

	1	ls	15000.00	15,000		
sub-total					\$	15,000

Manure storage

Manure Storage slab - (6)	1440	sf	8.00	11,520		
Walls	2088	sf	22.00	45,936		
Sewer conn	1200	lf	50	60,000		
Clarifiers	3	ea	30000	90,000		
sub-total					\$	207,456

Exhibit Building

Demo of portion of exist Exhibit Hall	1	ls	20000.00	20,000		
Construction of new exhibit building	11,200	sf	135.00	1,512,000		
Construction of new concession/bar/toilet common spaces	1,800	sf	250.00	450,000		
Misc	1	ls	25000.00	25,000		
sub-total					\$	2,007,000

Construction of New Living Quarters

Grading	2,667	cy	7.00	18,667		
Living Area	24,576	sf	85.00	2,088,960		
Toilets/Shower/kitchen etc	8,192	sf	175.00	1,433,600		
sub-total					\$	3,541,227

New Grandstand

Demo of existing GS building	1	ls	200000.00	200,000		
building pad preparation	1	ls	120000.00	120,000		
Building structure	131,490	sf	150.00	19,723,500		
Architectural						
Office	25000	sf	55.00	1,375,000		
Toilets	4,500	sf	225.00	1,012,500		
Kitchen/concession/bar	8,100	sf	200.00	1,620,000		
mutuel	2,660	sf	120.00	319,200		
Box seats	5,130	sf	10.00	51,300		
Gen.Seating	4,050	sf	15.00	60,750		
Table Terrace seating	4,860	sf	120.00	583,200		
lux suite	4,800	sf	140.00	672,000		
Sat. Wagering	5,400	sf	125.00	675,000		

Dining/private	70,500	6,000	sf	75.00	450,000	
Public/other		60,990	sf	45.00	2,744,550	
FF&E						
KITCHEN EQUIPMENT		1	ls	500000.00	500,000	
TABLE AND CHAIRS		1	ls	350000.00	350,000	
FURNITURES		1	ls	250000.00	250,000	
sub-total						30,707,000

Paddock

Grading/drainage		1	ls	25000.00	25,000	
New concrete viewing tiers		2400	sf	10	24,000	
15 stalls		2,160	sf	60.00	129,600	
Walking Ring and lawn		1	ls	100000.00	100,000	
Landscaping		1	ls	50000.00	50,000	
elec/communications		1	ls	25000.00	25,000	
Misc		1	ls	15000.00	15,000	
sub-total						\$ 368,600

Maintenance Building

Demo existing buildings		1	ls	10000.00	10,000	
Site preparation		1	ls	20000.00	20,000	
New metal building		11520	sf	40	460,800	
Architectural		11520	sf	15	172,800	
Plumbing/mech		11520	sf	9	103,680	
Electrical		11,520	sf	12.00	138,240	
A/C pavement		21,000	sf	3.00	63,000	
Misc		1	ls	20000.00	20,000	
sub-total						\$ 988,520

Phase One Racing Facility

sub-total						\$ 70,304,308
Contractor OH&P = 10%+5% = 15%						10,545,646
Contingency = 15%						10,545,646

TOTAL PHASE ONE CONSTRUCTION COST:						\$ 91,395,600
---	--	--	--	--	--	----------------------

OTHER COSTS:

Soil report, survey, traffic studies, EIR etc		1	Est	150000.00	150,000	
A/E fee		1	Est	5255247	5,255,247	
Specialty Consultant		1	Est	250000	250,000	
Plan check and other agency fees		1	Est	1370934	1,370,934	
Inspection and testing		1	Est	200000	200,000	
others		1	ls	250000	250,000	
sub-total						\$ 7,476,181

TOTAL PHASE ONE BUDGET PROJECT COST:						\$ 98,871,781
---	--	--	--	--	--	----------------------

Solano Fairground New Thoroughbred Racing Facility

PROJECT SCHEDULE:

Date -2/23/2007

THREE YEARS PHASED SCHEDULE: FROM NOV. 2006 - OCT. 2009

Prepared by Froehlich, Kow & Gong Architects, Inc.

969 Colorado Blvd. L.A. CA.

Tel. 323 257-0277

Fax 323 256 2226

