



MEET EMBARC



Deep Local Roots



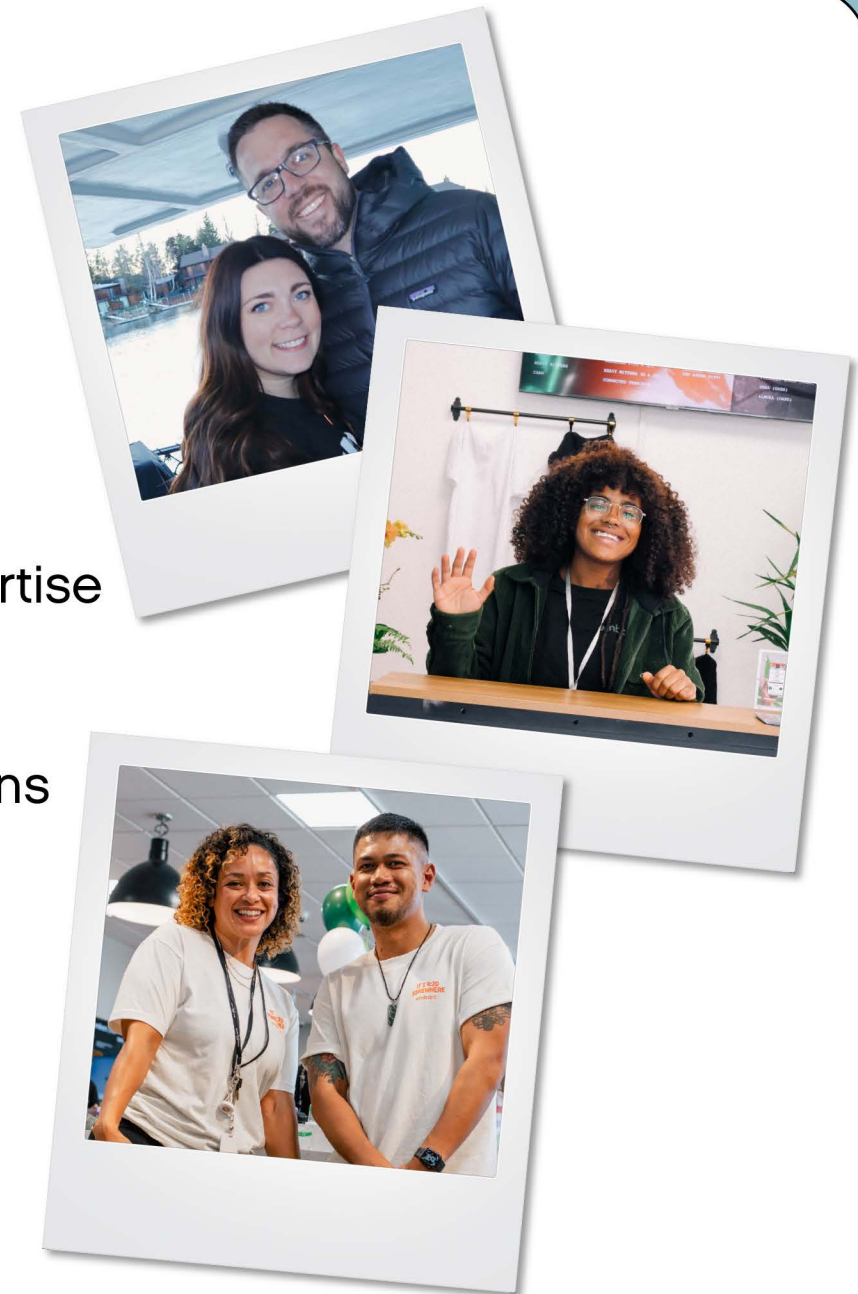
Demonstrated Industry Leadership & Operational Expertise



Secure, Compliant & Tested Through Existing Operations



Ready to Execute Efficiently on Our Proposal



PROVEN RETAIL OPERATOR



**MORE THAN
450 PAGES
OF SOPS**



**PROPRIETARY
TRAINING &
EDUCATION**



**LOCAL HIRING &
A CBA WITH
UFCW UNION**



**COMPLIANCE
AUDITING
SOFTWARE**



**GENERATES MORE
REVENUE PER SQ/FT
THAN NATION'S
LEADING RETAILERS**

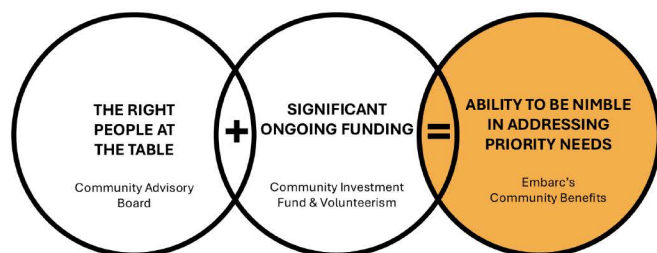


**PROVEN MULTI-
MARKET
OPERATOR**

A PROVEN REGIONAL BRAND



COMMUNITY BENEFITS: PROVEN & FUNDED



	Year 1	Year 2	Year 3	Year 4	Year 5	TOTAL
Community Benefits Fee to the City (8%)	\$498,316	\$553,131	\$713,447	\$777,657	\$847,646	\$3,390,198
Internal Community Investment Fund (1%)	\$62,290	\$69,141	\$89,181	\$97,207	\$105,956	\$423,775
TOTAL	\$560,606	\$622,272	\$802,628	\$874,864	\$953,602	\$3,813,972



~\$14 MILLION
INVESTED IN SUTTER CREEK OVER FIRST 5 YEARS



Volunteerism Value
\$2,602,312



Voluntary 1% Community Investment Fund
\$423,775



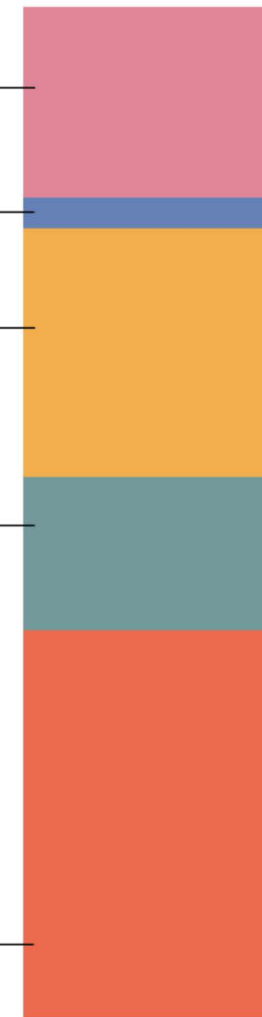
8% Direct Community Benefits Fee
\$3,390,198



Employee Benefits
\$2,100,752



Net Compensation of Employees
\$5,323,264



THOUGHTFULLY VETTED LOCATION



Thoroughly vetted and compliant with all municipal and state regulations



Demonstrated potential to bolster the Sutter Hill business corridor



Maximizes public health and safety

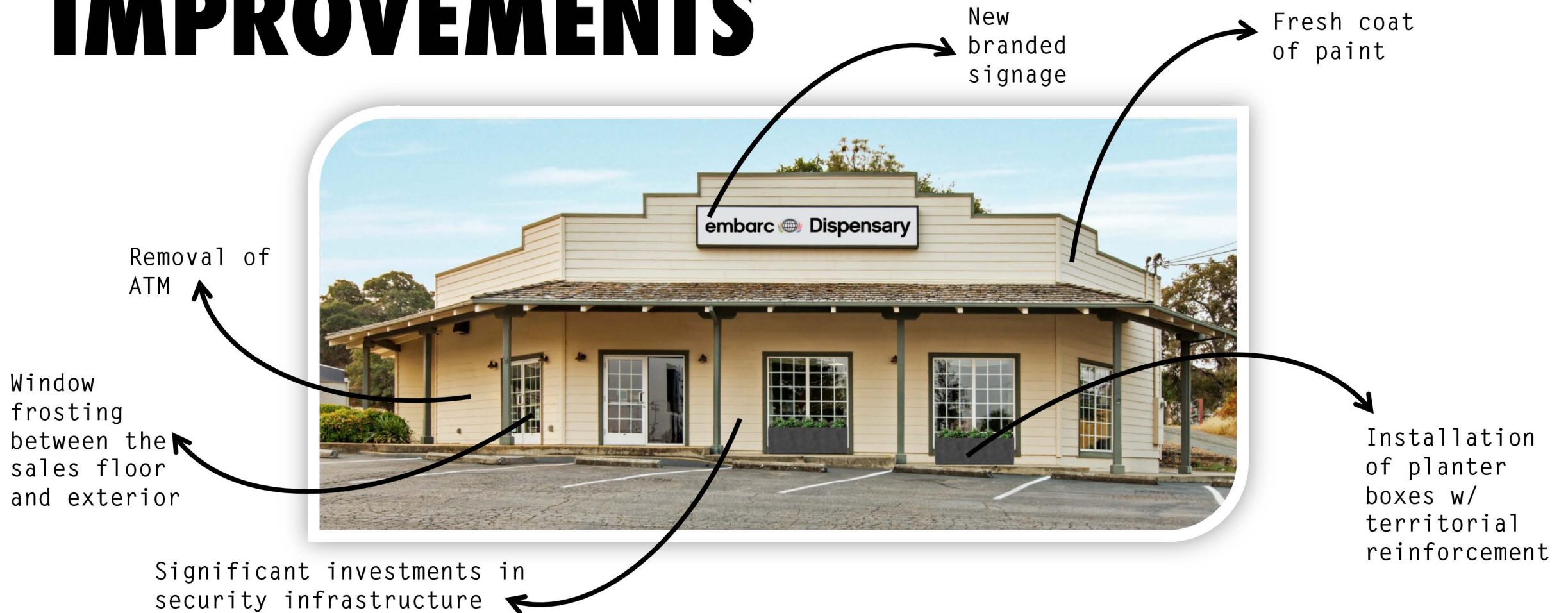


Appropriately accessible to enhance municipal revenue generation and community investment



Extensive engagement to understand redevelopment potential

11 RIDGE ROAD SITE IMPROVEMENTS



LAYERED SECURITY — 360° APPROACH



Robust
Security Plan



Secure Delivery
Protocols



Fully
Banked



Accept Electronic
Payments At All
Locations Reducing
Cash By 50%



Secure Car
Currency
Pickups



CPTED Approach With
Territorial
Reinforcement



UL Listed
Alarm



Secure Product Vault
with Sensors, Fire
Code-Compliant 5-point
Door



Real-Time Shared
Camera Access With
Police Department



Talk Down
Feature



24 Hour Security
Through Combination of
Onsite Guards & Live
Monitoring



Analytical
Cameras



5 Point
Locks On Doors



A Proven Partner To
Law Enforcement



Uniformed Guards &
PPSO Managers



Access
Controls



Private Patrol
Alarm Response



Panic
Buttons

THOUGHTFUL LAYOUT BUILT ON CPTED PRINCIPLES

SECURITY ROOTED IN CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)



Natural Surveillance:
Clear sightlines maximize visibility.



Target Hardening:
Layered, discreet security deters crime.



Territorial Reinforcement:
Defined spaces establish ownership and control.

1 GREETED



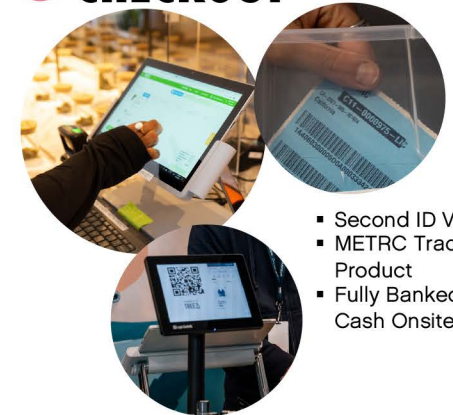
- Locked Front Entrance
- Exterior Security Patrols
- Age Verification

2 GUIDED



- Secure Door to Sales Area
- Tested & Compliant Products

3 CHECKOUT

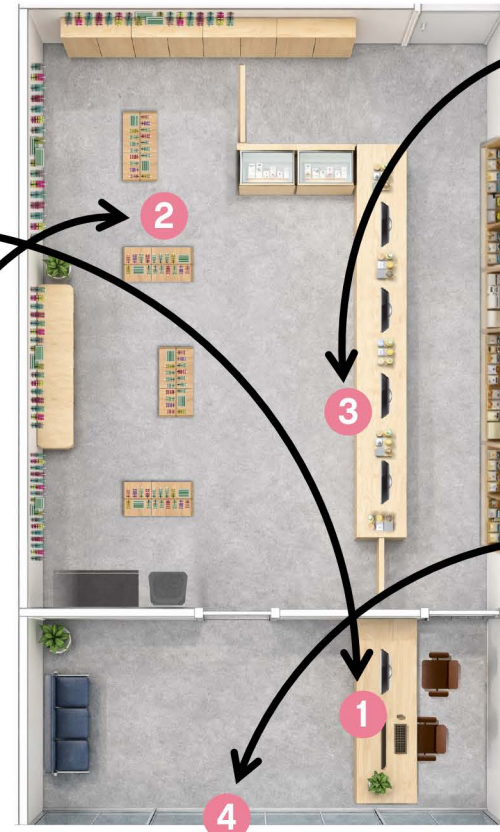


- Second ID Verification
- METRC Tracked Product
- Fully Banked to Limit Cash Onsite

4 EXIT



- Opaque Shopping Bags
- Security to Prevent Loitering
- Dozens of Surveillance Cameras





Always accessible to you

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Sutter Creek