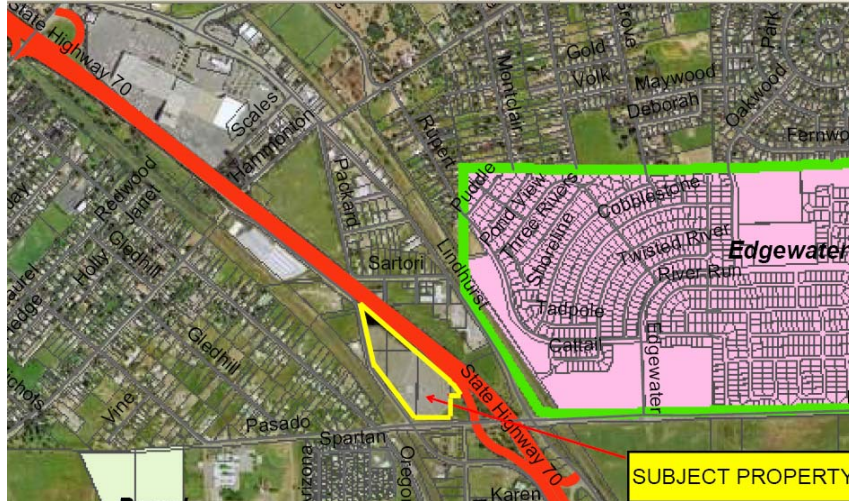


LINDA RETAIL CENTER LINDA, CA

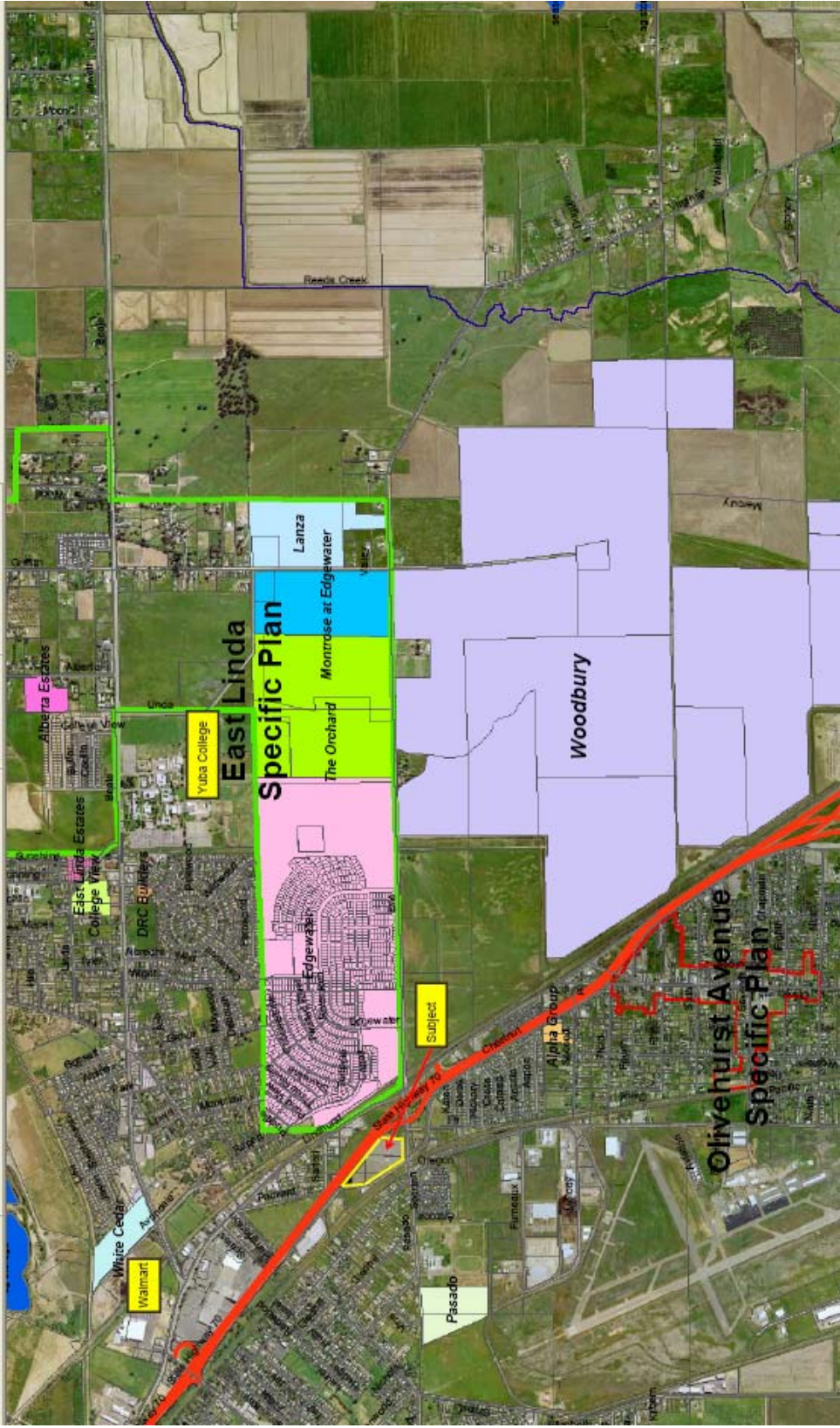


- Location: The property is situated along the north side of Erle Road, west of State Highway 70, east of Chestnut Road.
- Traffic Count: 44,500+ ADT (Caltrans, 2009) Highway 70.
- Size: Eight (8) parcels totaling 10.1 acres (439,956sf).
- Zoning: Commercial.
- Price: \$3,519,648.00 (\$8.00/sf.)
- Comments: Unique opportunity for developer and/or user. Property is very well located and highly visible.

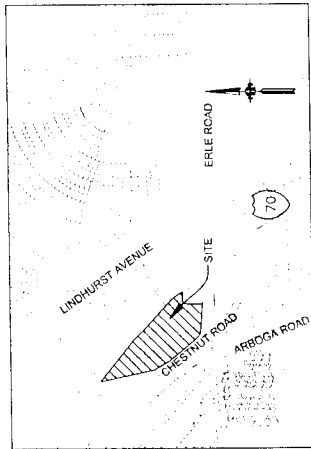
For Further Information Contact:
Fred Northern
Office: (530) 671-0000
Fred Cell: (530) 701-5216
CA BRE LIC. #01075027

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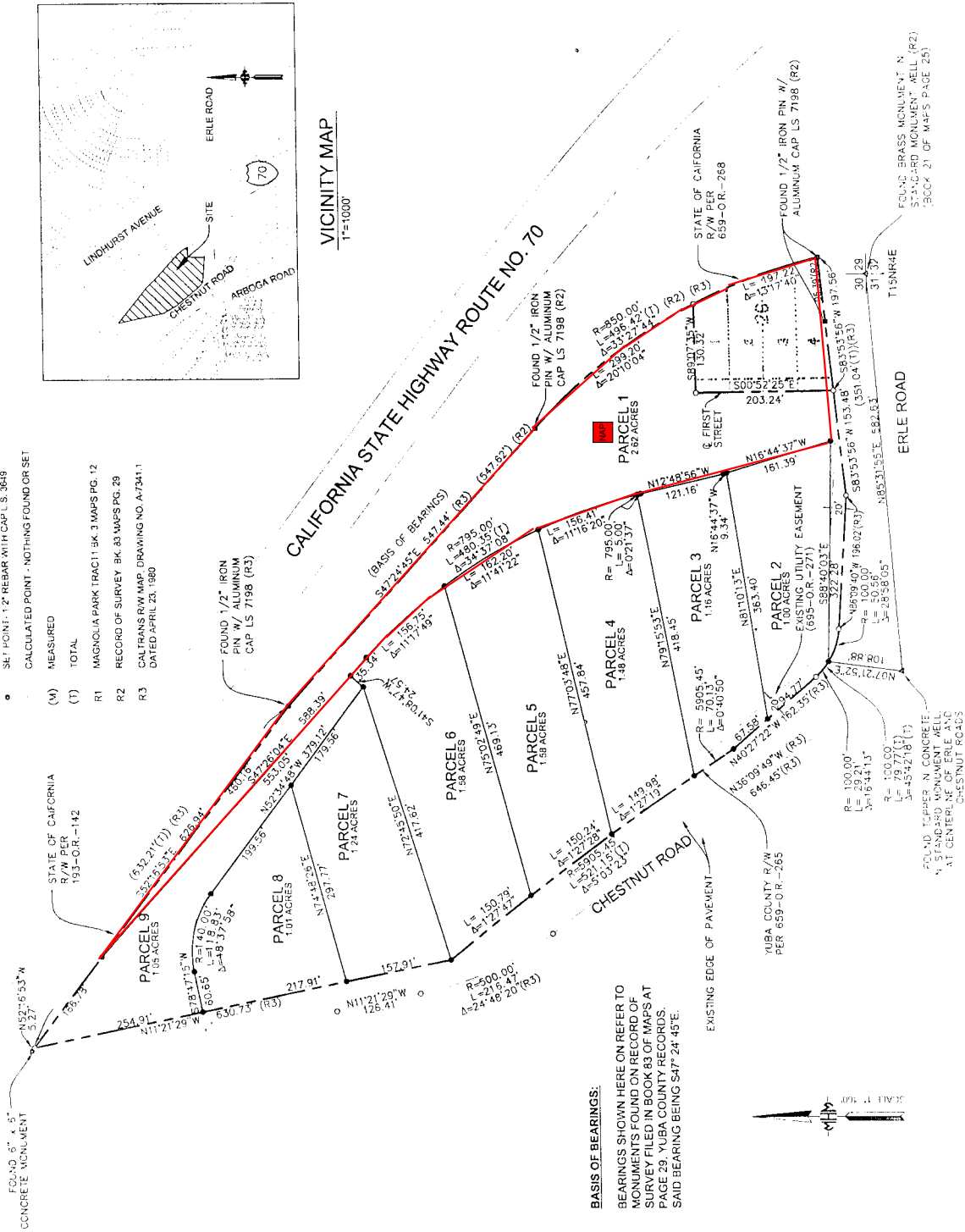
COMMERCIAL REAL ESTATE BROKERAGE · CA BRE#00656378



A	FOUND TOPPER 1" IRON PIPE W/ 3" BRASS DISC TOP IN STANDARD MONUMENT WELL	FOUND MONUMENT AS SHOWN	SELF POINT 1" 2" REBAR WITH CAP L.S. 3648	CALCULATED POINT - NOTHING FOUND OR SET	MEASURED	(U)
D					TOTAL	(T)
					R1	MAGNOLIA PARK TRACT 1 BK. 3 MAPS PG. 12
					R2	RECORD OF SURVEY BK. 23 MAPS PG. 29
					R3	CAL TRANS RW MAP DRAWING NO. A7241.1 DATED APRIL 23, 1980



VICINITY MAP
1"=1000'



PARCEL MAP
NO. 2009-08

FOR YUSA GARDENS ASSOCIATES
 12000 PARK TRACT SUBDIVISION NUMBER
 ONE FILED IN BOOK 3 OF MAPS AT PAGE 12 IN THE CH-CE OF YUSA
 COUNTY RECORDER ALSO BEING A PORTION OF "THE SE ONE-QUARTER
 OF SECTION 30 T. 5N. R. 4E. MD.M.
 YUSA COUNTY
 CALIFORNIA

SEPTEMBER 2009
 CA 95001

PREPARED BY W.H.M. INC. 1204 E STREET MARYSVILLE CA 95957
 29437 MAST

RK 91 Pa 51