

EAGLE MEADOWS AT THE ORCHARD COMMERCIAL CENTER LINDA, CA



- Location: Northside of Erle Road, Linda, CA. The property is situated east of Highway 70 and west of Griffith Avenue.
- Traffic Count: 43,500+ ADT (Caltrans, 2004) Highway 70.
- Size: 3.44 acres± (149,847sf)
- Zoning: Commercial.
- Price: @ \$12.00/sf= \$1,798,157.00
- Comments: Property is situated well for future commercial center.

FOR MORE INFORMATION CONTACT:

FRED NORTHERN
(530) 671-0000

THE ABOVE INFORMATION WAS FURNISHED BY THE OWNER AND/OR FROM PUBLIC RECORDS, AND IS BELIEVED TO BE RELIABLE, HOWEVER, THIS INFORMATION IS NOT WARRANTED OR GUARANTEED ACCURATE OR CORRECT, AND NO WARRANTY OR GUARANTEE IS EXPRESSED OR IMPLIED. ALL INFORMATION IS SUBJECT TO INDEPENDENT VERIFICATION BY PROSPECTIVE TENANTS/BUYERS TO DETERMINE TO TENANTS/BUYERS SATISFACTION THE SUITABILITY OF THE PROPERTY FOR THEIR INTENDED USE.

COMMERCIAL REAL ESTATE BROKERAGE AND DEVELOPMENT

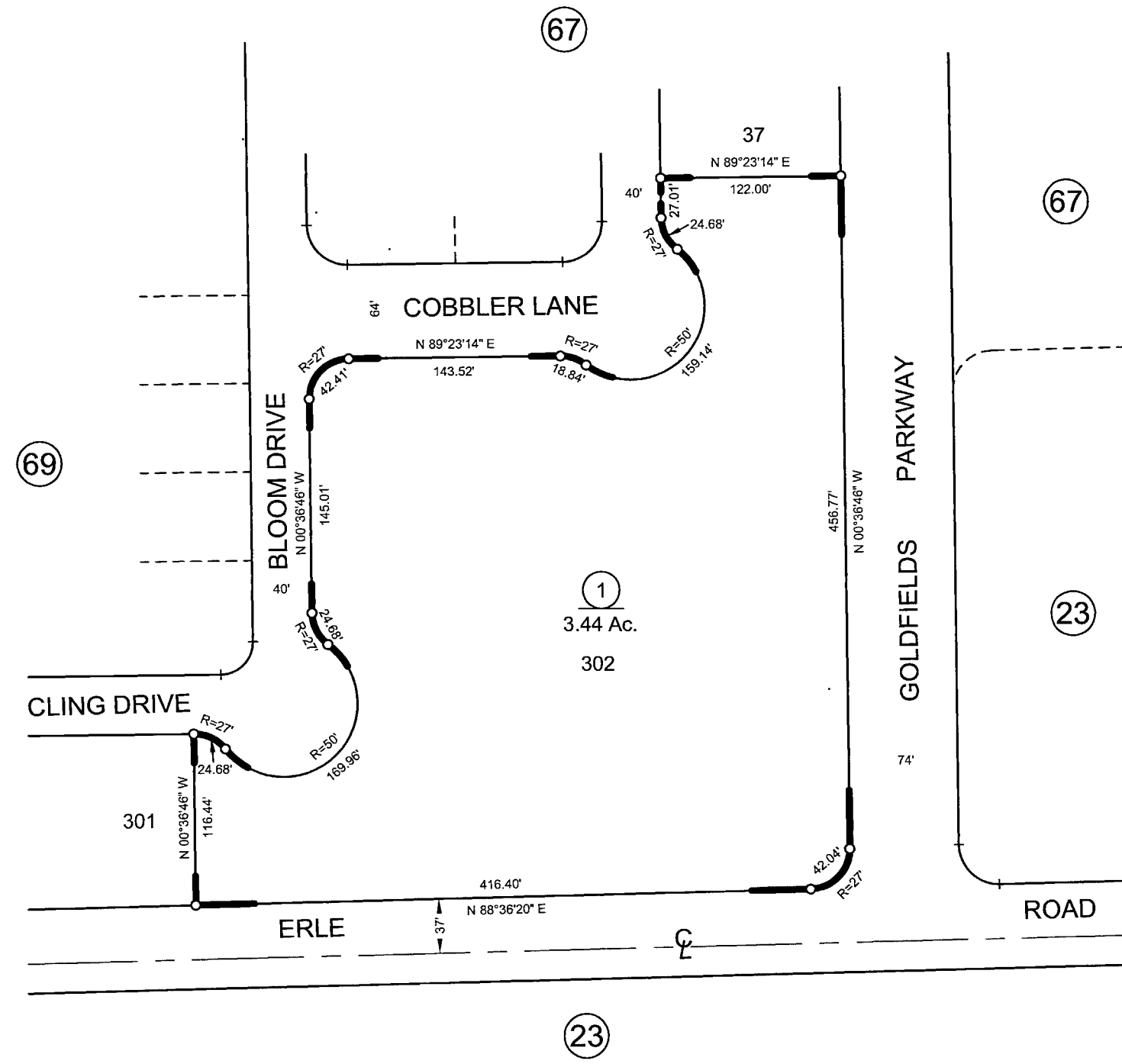
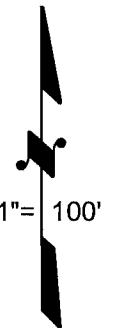


NOTE: This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

**POR. SEC. 28, T.15N., R.4E., M. D. B. & M.
TRACT 2004-56, THE ORCHARD PHASE FOUR**

Tax Area Code
64-384

19-70



R.S. - Bk. 86, Pgs. 45 thru 47 (Tract 04-56)

Index - Formerly 019-230-112
NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

**Assessor's Map Bk.19, Pg. 70
County of Yuba, Calif.**

03/2007

APR 09 2007