

# LAND AVAILABLE

## 5786 Lindhurst Avenue Linda, California

Parcel Three:  
Lots 4 and 5, as shown upon the map entitled "Resubdivision of Tract 4-A of Yuba Gardens", as file in the office of the County Recorder of the County of Yuba, State of California, in Book 4 of Maps, Page 20.

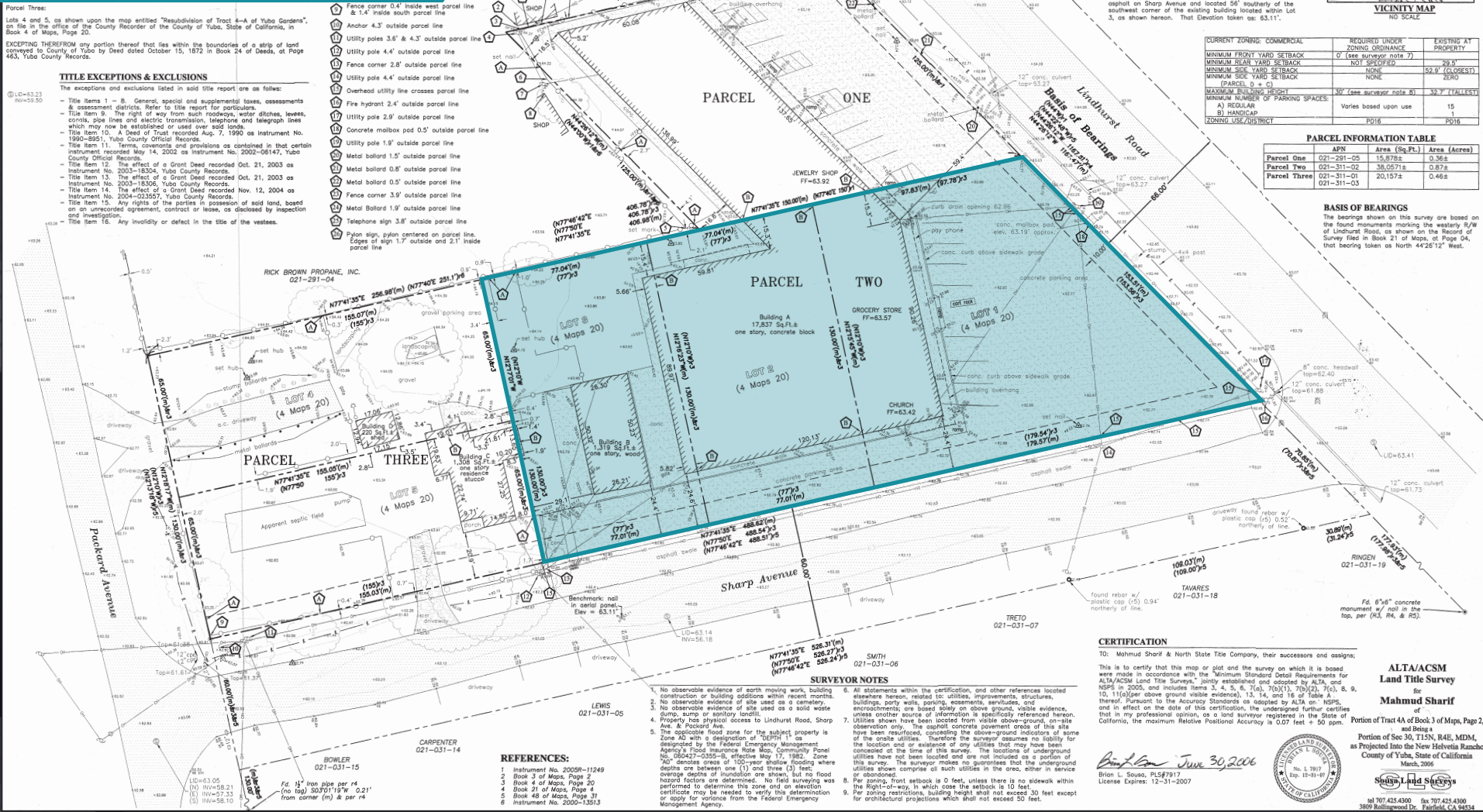
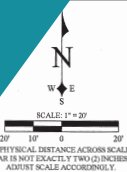
EXCEPT THEREFROM any portion thereof that lies within the boundaries of a strip of land conveyed to County of Yuba by Deed dated October 15, 1872 in Book 24 of Deeds, at Page 453, Yuba County Records.

### TITLE EXCEPTIONS & EXCLUSIONS

- The exceptions and exclusions listed in said title report are as follows:
- Title Items 1 - 8. General, special and supplemental taxes, assessments & assessment districts. Refer to title report for particulars.
  - Title Item 9. The right of way from such roadways, water ditches, levees, canals, pipe lines electric transmission, telephone and telegraph lines which may now be established or used over said lands.
  - Title Item 10. A Deed of Trust recorded Aug. 7, 1990 as Instrument No. 1990-8951, Yuba County Official Records.
  - Title Item 11. Terms, covenants and provisions as contained in that certain instrument recorded May 14, 2002 as instrument No. 2002-06147, Yuba County Official Records.
  - Title Item 12. The effect of a Grant Deed recorded Oct. 21, 2003 as Instrument No. 2003-18304, Yuba County Records.
  - Title Item 13. The effect of a Grant Deed recorded Oct. 21, 2003 as Instrument No. 2003-18306, Yuba County Records.
  - Title Item 14. The effect of a Grant Deed recorded Nov. 12, 2004 as Instrument No. 2004-023557, Yuba County Records.
  - Title Item 15. Any rights of the parties in possession of said land, based on an unrecorded agreement, contract or lease, as disclosed by inspection and investigation.
  - Title Item 16. Any invalidity or defect in the title of the vestees.

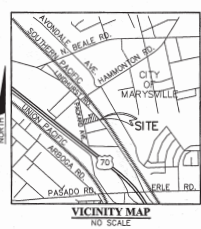
- (A) Fence corner 0.4' inside west parcel line & 1.4' inside south parcel line
- (B) Anchor 4.3' outside parcel line
- (C) Utility poles 3.6' & 4.3' outside parcel line
- (D) Utility pole 4.4' outside parcel line
- (E) Fence corner 2.8' outside parcel line
- (F) Utility pole 4.4' outside parcel line
- (G) Overhead utility line crosses parcel line
- (H) Fire hydrant 2.4' outside parcel line
- (I) Utility pole 2.9' outside parcel line
- (J) Concrete mailbox pod 0.5' outside parcel line
- (K) Utility pole 1.9' outside parcel line
- (L) Metal balland 1.8' outside parcel line
- (M) Metal balland 0.8' outside parcel line
- (N) Metal balland 0.5' outside parcel line
- (O) Fence corner 3.9' outside parcel line
- (P) Metal Balland 1.9' outside parcel line
- (Q) Telephone sign 3.8' outside parcel line
- (R) Pylon sign, pylon centered on parcel line. Edges of sign 1.7' outside and 2.1' inside parcel line

- ### REFERENCES:
1. Instrument No. 2009R-11249
  2. Book 3 of Maps, Page 2
  3. Book 4 of Maps, Page 20
  4. Book 21 of Maps, Page 4
  5. Book 46 of Maps, Page 31
  6. Instrument No. 2005-13313



### LEGEND

---	Existing property boundary
- - -	Existing parcel line of adjacent properties
- · - · -	Existing street centerline
- · - · -	Existing setback line
- · - · -	Existing fence line
- · - · -	Existing building line
- · - · -	Existing asphalt concrete paving
- · - · -	Existing concrete
- · - · -	Existing gravel
○	Sanitary sewer clean out
⊙	Storm sewer manhole
⊕	Storm drainage manhole
⊕	Existing boiler
⊕	Existing overhead utility pole
⊕	Existing water valve
⊕	Existing water meter
⊕	Existing street light
⊕	Aspholite concrete
⊕	Survey monument



### DATUM

The datum for elevations shown on this survey is the North American Vertical Datum of 1988 (NAVD83) obtained by static GPS methods using National Geodetic Survey's Online Positioning User Service, based upon Geoid 2003, Epoch Date 2002.0000. The local benchmark is a nail set in asphalt on Sharp Avenue and located 56' southerly of the southwest corner of the existing building located within Lot 3, as shown hereon. That Elevation taken as: 63.11'

CURRENT ZONING:	REQUIRED UNDER ZONING ORDINANCE:	EXISTING AT PROPERTY:
MINIMUM FRONT YARD SETBACK	0' (see surveyor note 7)	20' 0"
MINIMUM REAR YARD SETBACK	NOT SPECIFIED	20' 0"
MINIMUM SIDE YARD SETBACK	NONE	52' 0" (CLOSEST)
MINIMUM SIDE YARD SETBACK	NONE	ZERO
MAXIMUM BUILDING HEIGHT	30' (see surveyor note 8)	32' 0" (TALLEST)
MINIMUM NUMBER OF PARKING SPACES:	Varies based upon use	15
ZONING USE DISTRICT:	PD16	PD16

### PARCEL INFORMATION TABLE

Parcel One	Parcel Two	Parcel Three
APN 021-031-05	APN 021-311-02	APN 021-311-01
Area (Sq.Ft.) 13,872	Area (Sq.Ft.) 38,057.18	Area (Sq.Ft.) 20,157.2
Area (Acres) 0.318	Area (Acres) 0.878	Area (Acres) 0.468

### BASIS OF BEARINGS

The bearings shown on this survey are based on the found monuments marking the westerly R/W of Lindhurst Road, as shown on the Record of Survey filed in Book 21 of Maps, at Page 04, that bearing taken as North 44°28'12" West.

### CERTIFICATION

TO: Mahmud Sharif & North State Title Company, their successors and assigns.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM in 2005, and includes items 3, 4, 5, 6, 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10, 11(a) (per above ground visible evidence), 13, 14, and 16 of Table 1 thereof. Pursuant to the Accuracy Standards as adopted by ALTA on NPS, and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of California, the maximum Relative Positional Accuracy is 0.07 feet + 50 ppm.

### SURVEYOR NOTES

1. No observable evidence of earth moving work, building construction or building additions within recent months.
2. No observable evidence of site used as a solid waste dump, sump or sanitary landfill.
3. No observable evidence of site used as a cemetery.
4. Property has physical access to Lindhurst Road, Sharp Ave. & Packard Ave.
5. The applicable flood zone for the subject property is Zone AO with a designation of 100YR 1 as designated by the Federal Emergency Management Agency's Flood Insurance Rate Map, Community Panel 021-031-05, effective May 1, 2009. The Flood Insurance Rate Map "AO" denotes areas of 100-year flood flooding, where depths are between one (1) and three (3) feet; where average depths of inundation are shown, but no flood hazard factors are determined. No field surveying was performed to determine this zone, and an elevation certificate may be required to verify this determination or apply for variance from the Federal Emergency Management Agency.
6. All statements within this certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, postings, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
7. Utilities shown have been located from visible above-ground, on-site observation only. The asphalt concrete pavement areas of this site have been resurfaced, concealing the above-ground indicators of some of the onsite utilities; therefore the surveyor assumes no liability for the location and/or existence of any utilities that may have been concealed at the time of this survey. The locations of underground utilities have not been located and are not included as a portion of this survey. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.
8. The ground surface set back is 0 feet, unless there is no sidewalk within the right-of-way, in which case the setback is 10 feet.
9. Per zoning restrictions, building height shall not exceed 30 feet except for architectural projections which shall not exceed 50 feet.

*Chris Lemmon* June 30, 2006  
 Brian L. Sousa, PLS#7917  
 License Expires: 12-31-2007



**ALTA/ACSM**  
**Land Title Survey**  
 for  
**Mahmud Sharif**  
 of  
 Portion of Tract 4A of Book 3 of Maps, Page 2,  
 and being a  
 Portion of Sec 30, T15N, R4E, MDM,  
 as Projected into the New Helvetia Rancho  
 County of Yuba, State of California  
 March, 2006

**State of California**  
 Surveyors  
 License No. 13,789  
 Exp. 12-31-07

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 CA RE License #01506816

# OVERVIEW



5786 Lindhurst Ave is a +/- .85 Acre land parcel located in close proximity to the largest retail redevelopment project in Yuba County's history. Adjacent properties may be made available to increase the opportunity to 1.67 acres of Neighborhood Mixed Use (NMX) zoned land.

Permitted and conditional uses in the NMX zone include but are not limited to: Multi Family Housing, Day Care, Medical Clinics, Financial Offices, Drive-in Restaurant, Retail Sales, Service Station, Auto and Truck Repair, among others. Check with Yuba County Planning for details.

Just down the street from the redevelopment of the Peach Tree Mall into a 400,000+ square foot power center to include Costco and FoodMaxx as its anchor tenants.

Construction is under way and Costco is slated to open in Q4 2023. Current Traffic counts at Lindhurst Road are in excess of 22,000 CPD which should increase with the opening of Costco at the end of 2023.

The land parcels are very easily accessed from Highway 70 via the Erle Road and Feather River Blvd freeway offramps. All utilities are stubbed to the pad and the opportunity is ready for a new tenant. Ownership will land lease or participate in a Build to Suit.

Local employment centers include Beale AFB with 4,500 military personnel, Rideout Hospital which is the only hospital in Yuba County, with 2,100 employees, and the Hard Rock Casino with over 1,300 employees.

# AMENITIES



N Beale Rd

**WALMART**  
SUPERCENTER

Levey Rd

Lisa Way

Stephenson St

Alpine Way

**BURGER KING**

**POPEYES**  
LOUISIANA  
KITCHEN

**TACO BELL**

**Pizza Hut**

**O'Reilly** AUTO PARTS  
PROFESSIONAL PARTS PEOPLE

**DOLLAR TREE**

**Papa Murphy's**  
TAKE 'N' BAKE PIZZA

**Dominos**

**Tires LES SCHWAB**

**COSTCO**  
WHOLESALE

**food maxx**

Garden Ave

Aiboga Rd

**55K CPD**

**23K CPD**

Avon Ave

Lower Ave

Hammonton Smartville Rd

Park Ave

**SITE**

Montclair Ave

River Blvd

Alicia Ave

Flora Ave

Kay St

Laura Ave

N Cleahill Ave

Glenn Ave

Scales Ave

Linhurst Ave

Sartori Ave

Chestnut

Lindln

Three Rivers Dr

Shore

S Ger

70

70

70