

BUTTEHOUSE RETAIL CENTER

GREAT SPACE AVAILABLE!!!

**1199 Butte House Road
Yuba City, California**



Location: This property is located on the northeast corner of the Highway 99 Frontage and Buttehouse Roads, on the north side of Yuba City.

Available Space: This building consists of 6,988 square feet, of which **1,296 & 1,124** square feet are available.

Existing Tenants: Bridal Shop, & Batteries Plus Bulbs.

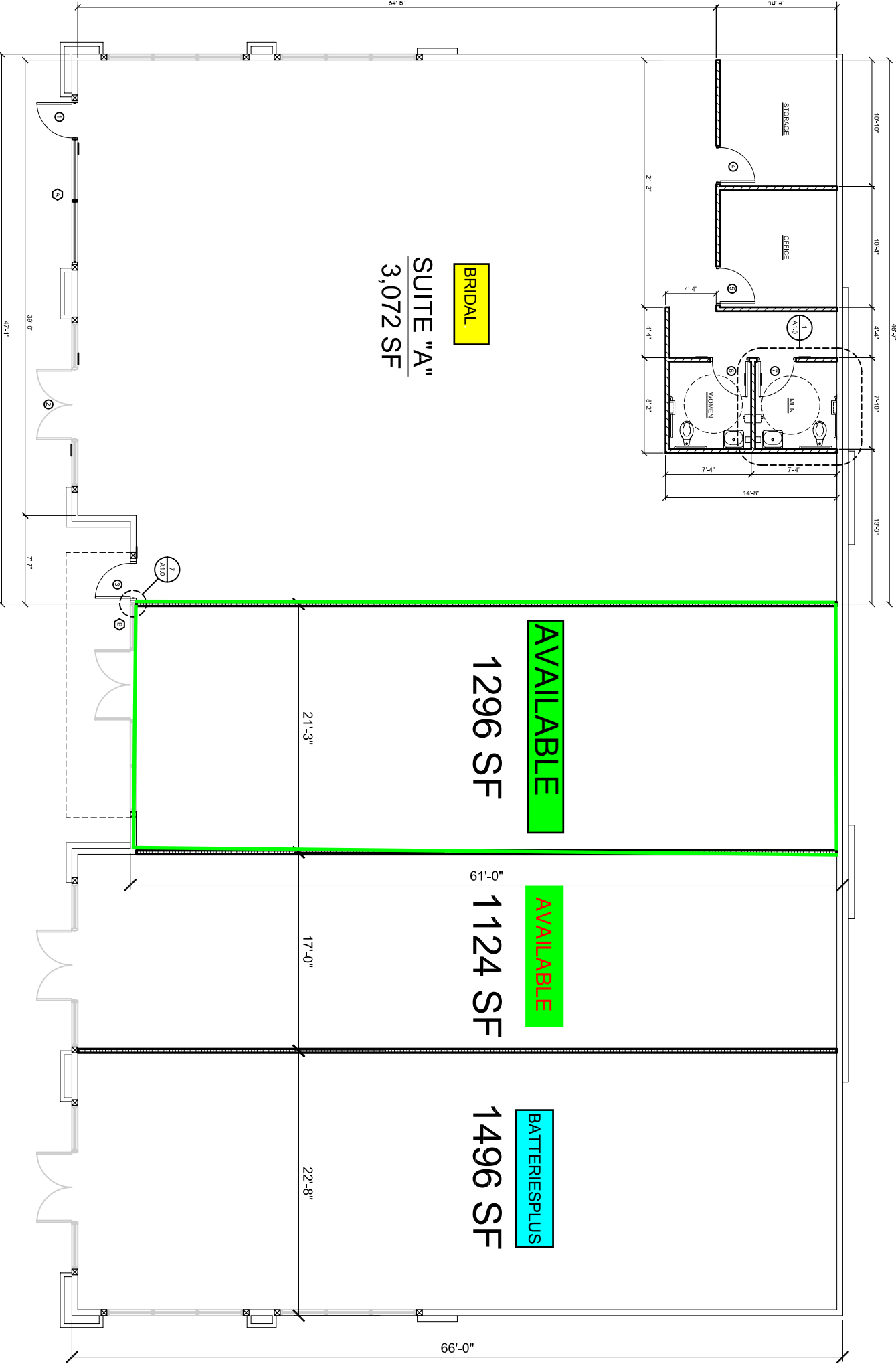
Lease Rate: \$2.00/SF MG.

Comments: Former Beauty Salon & Ice Cream spaces. Located on an outpad of the Target Center. Excellent location, Highway 99 visibility.

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

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 to determine to tenant's satisfaction the suitability of the property for their intended use.

COMMERCIAL REAL ESTATE BROKERAGE • CA DRE#00656378

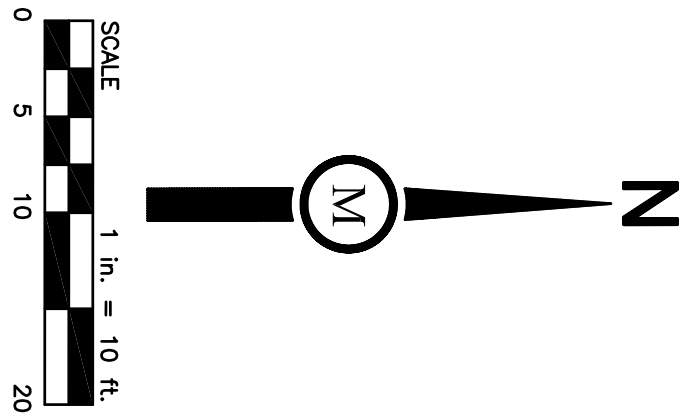
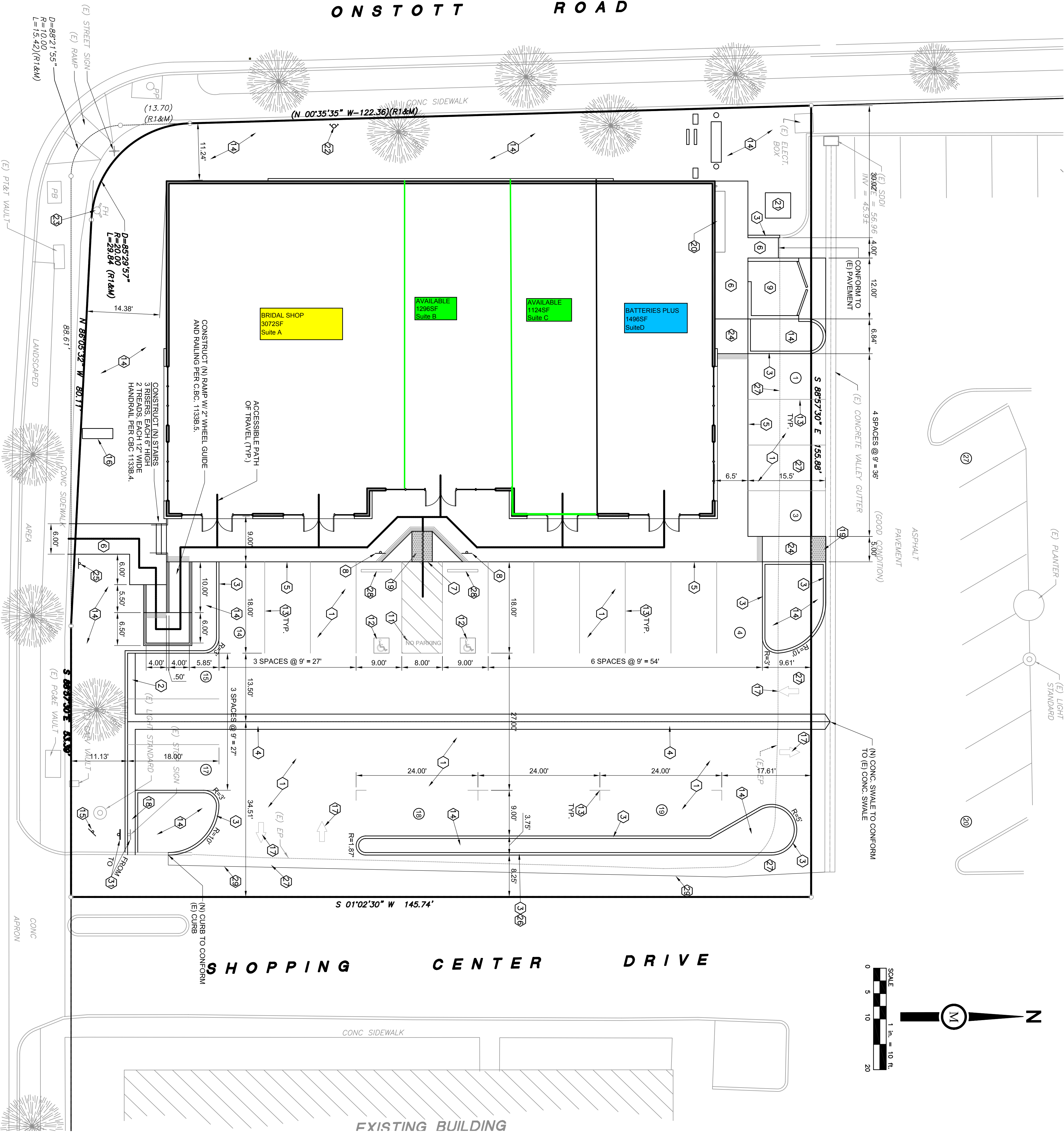


SITE PLAN

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF MILESTONE ASSOCIATES, INC. AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF MILESTONE ASSOCIATES, INC.

1" = 10'

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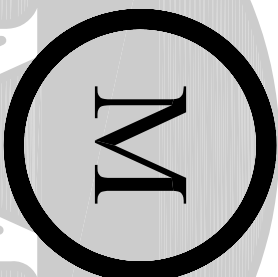


GENERAL NOTES

1. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS.
3. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET.
4. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
5. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
6. WATER SERVICE MATERIALS SHALL BE COPPER TYPE "K", DIAMETER SHALL BE AS NOTED ON THESE PLANS AND SHALL BE INSTALLED WITH 24" MINIMUM COVER OR BELOW FROSTLINE WHICH EVER IS GREATER. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTANANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.

CONSTRUCTION NOTES

1. ASPHALT CONCRETE PAVEMENT: 2.5" A.C. OVER 10" CLASS 2 A.B. (PER SOILS REPORT).
2. CONSTRUCT 6" P.C.C. CURB & GUTTER PER DETAIL 110C2.1
3. CONSTRUCT 6" P.C.C. CURB PER DETAIL 110C2.1
4. CONSTRUCT P.C.C. SWALE PER DETAIL 21C2.1
5. CONSTRUCT P.C.C. CURB EDGE SIDEWALK PER DETAIL 31C2.1
6. CONSTRUCT P.C.C. SIDEWALK PER DETAIL 40C2.1
7. CONSTRUCT P.C.C. RAMP - MAX SLOPE 1:12 PER DETAIL 13C2.1
8. INSTALL 12" WIDE GROOVE PATTERN AT TOP OF RAMP.
9. ACCESSIBLE PARKING SIGN PER DETAIL 71C2.1
10. CONSTRUCT TRASH ENCLOSURE PER DETAIL 110C2.2
11. INSTALL YARD LIGHT PER ELECTRICAL PLANS (BY OTHERS). FOUNDATION PER DETAIL 120C2.1
12. ACCESS ASILE MUST BE IDENTIFIED WITH WORDS "NO PARKING" IN 12" TALL CONTRASTING COLOR LETTERS PER CBC 1129B.4.2.
13. PAINT HANDICAP SYMBOL - WHITE ON BLUE BACKGROUND PER DETAIL 101C2.1
14. PAINT 4" WIDE SOLID STRIPE - WHITE.
15. LANDSCAPE AREA. SEE SHEETS L.1, L.2, L.3, & L.4.
16. INSTALL TOW AWAY SIGN PER DETAIL 81C2.1
17. INSTALL ILLUMINATED MONUMENT SIGN (BY OTHERS).
18. PAINT TRAFFIC ARROWS PER CITY STDs.
19. CONSTRUCT CONCRETE CHANNEL PER DETAIL 15C2.1.
20. INSTALL 3 FT. WIDE (MINIMUM) TRIANGULATED DOWNS (SQUARE DOME PATTERN) PER CBC STDs. 1127B.5 AND 1133B.8.5.
21. ELECTRICAL SWITCHGEAR LOCATION. (REFER TO ELECTRICAL PLANS (BY OTHERS))
22. TRANSFORMER PAD LOCATION.
23. FIRE DEPARTMENT CONNECTION (FDC) PER YUBA CITY STANDARDS.
24. EXISTING FIRE HYDRANT.
25. CONSTRUCT P.C.C. RAMP - MAX. SLOPE 1:12 PER DETAIL 51C2.1
26. INSTALL 12" WIDE GROOVE PATTERN AT TOP OF RAMP.
27. INSTALL ACCESSIBLE PATH OF TRAVEL DIRECTIONAL SIGN (CBC 1117B.5 THROUGH 1117B.5.3)
28. PAINT CURB RED WITH WHITE LETTERING, READING "NO PARKING - FIRE LANE". LETTERING SHALL BE FOUR (4) INCHES HIGH AND SHALL BE SPACED EVERY FOUR INCHES ALONG THE CURB THEREOF. PAINT ON FACE OF CURB OR TOP OF CURB WHERE CURB IS FLUSH.
29. REMOVE EXISTING ASPHALT PAVEMENT.
30. CONSTRUCT WHEEL STOP PER DETAIL 141C2.1.
31. SAWCUT EXISTING PAVEMENT 2'-0" MIN.



Milestone Associates
INCORPORATED

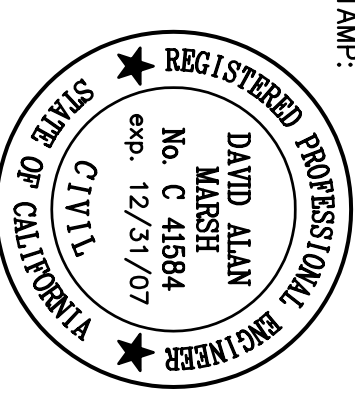
Designers • Engineers
Surveyors

950 THARP ROAD, SUITE 301
YUBA CITY, CALIFORNIA 95993

TEL: 530-755-4700
FAX: 530-755-4567

JULIO J. TINAERO
SR. PROJECT MANAGER
DAVID A. MARSH
PROJECT ENGINEER

STAMP:



SUBMITTAL DATE

PLANNING DEPT: 1-31-06
BUILDING DEPT: 1-31-06
PUBLIC WORKS: 1-31-06
SURVEY: 1-31-06

REVISIONS

No.	Description

SITE PLAN

7000 S.F. RETAIL CENTER
TARGET SHOPPING CENTER
HILBERS INCORPORATED
1199 BUTTE HOUSE ROAD
YUBA CITY, CALIFORNIA 95991

DATE: 1-31-06

SCALE: 1" = 10'

DRAWN BY: J. TINAERO

JOB NUMBER: 06-527

SHEET:



Looking Southwest-



Looking Northwest-

