

The Cline Company
11990 Kemper Road, Suite 200
Auburn, CA 95603
(530) 888-1000
clinecompany.com

DRE # 01307812
Last printed: 1/12/2010; 9:40 AM

EXCLUSIVE LAND LISTINGS

| Area / Location APN | Acres Square Feet | Zoning | Price | Comments |
|--|----------------------|-------------------------------|-----------|--|
| Grass Valley Hwy 052-270-045 | 2.3 Acres | CPD-Dc and CPD-Dc-FH | \$801,504 | Approximately 2.3 acres located at the east side of the Quartz Drive Connection and 320 feet south of Locksley Lane. |
| Park Street - 175 004-011-008 & 050 | 18,000 | Commercial / Multi- Family | \$185,000 | Old Town Auburn location. Great visibility from west bound I-80. Located next to public parking lot. |

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EXCLUSIVE INVESTMENT LISTINGS

| Address/Location | Asking Price | Approximate SqFt | Lot size / Acres | Cap Rate | Occupancy | Comments |
|--|----------------------------------|------------------|------------------|----------|------------|---|
| Borland Ave - 170-190 Auburn, CA 95603 | \$795,000 | 13,950 | | 7.3% | 100% | Listing agent is Owner. Call for details. |
| Center Street - 156 Auburn, CA 95603 APN: 002-074-023 | \$399,000 | 2,182 | 0.1156 Acres | | Owner/User | 5 Bedroom / 1.5 bath house zoned commercial in beautiful downtown Auburn. |
| Enterprise Drive - 11800 Auburn, CA 95603 APN: 001-031-065 & 066 | \$3,950,000 | 20,000 | | | Owner/User | This is an owner/user deal. Located off of Nevada Street behind the Main Post Office. |
| High Street - 585 Auburn, CA 95603 APN: 002-250-015 | \$695,000 | 1,952 | 0.5 Acres | | Owner/User | Office/Retail location on the corner of Elm Ave & High Street. Zoned C-2 in the City of Auburn. |
| Kemper Rd. - 11879 Suite #'s 4 & 5 Auburn, CA 95603 | \$495,000 (#4) \$295,000 (#5) | 1,626 1,000 | N/A | | Owner/User | Two office condos available individually or together. |
| Kemper Rd - 11990 Auburn, CA 95603 APN: 052-310-063 | \$995,000 | 4,680 | | 6% | 89% | Property fronts Hwy 49 and is across from the Bell Air Center. Currently zone industrial. Building exterior was completely remodeling in 2006. |
| New Airport Road - 12130 Auburn, CA 95603 APN: 052-102-046 | \$1,495,000 | 6,192 | | | Owner/User | New Office/Retail building next to new Walgreens, across from Bel Air Shopping Center on the corner of Hwy 49 and New Airport Road. A little over 50% occupied by Anytime Fitness. Other side ready to build out. |
| Pacific Street - 4660 Rocklin, CA 95677 | \$1,995,000 | 12,910 | 1.7 Acres | | Owner/User | Great office/retail space located in Rocklin. See website for pictures and floor plan. This building is also for lease with an offering price of \$1.00 per square foot, modified gross. |