PROPERTY INFORMATION SUMMARY

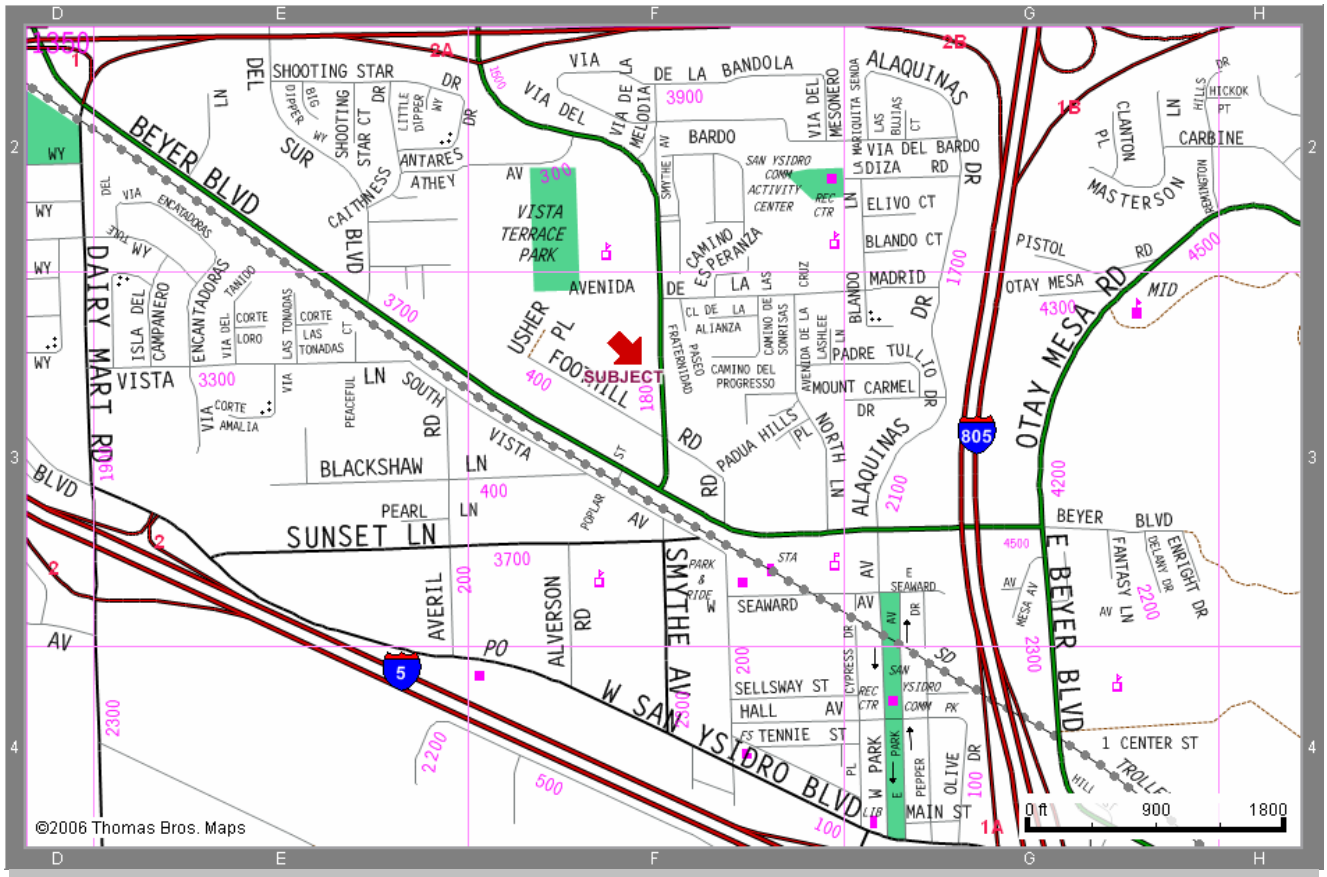
Foothill & Smythe NW
(Rio Vista Site)

1. **Address of Property: NW of corner of Foothill Road & Smythe Avenue.**
2. **Council District: 8**
3. **Assessors Parcel Number: 638-041-15**
4. **Thomas Bros Map: 1350 F-3**
5. **Size of Parcel: 0.510 acre/ approx. 24,000 square feet (0.56 AC, 24,394 sf per Assessor)**
6. **Improvements: None- vacant lot**
7. **Community Plan / Designation: San Ysidro / Low Density Residential (5-10 DU/NRA)**
8. **Zoning/Allowed uses: RS-1-7, Allows development of single dwelling units with minimum 5,000-square-foot lots.**
9. **Date of acquisition: 8-17-2006**
10. **Acquisition Purpose: Exchange for value enhancement of existing City-owned parcel.**
11. **Price at acquisition (if known): $180,000 value credited as part of land exchange**
12. **Origin of funds at acquisition (if known):**
13. **Appraised and Date of Value:**
14. **Distribution of Proceeds: Water Fund 41500**
15. **Reason for Sale: In excess of city needs.**
16. **Comments: Should be consolidated with City-owned 638-041-17 to the SE.**
17. **Property file: Z711-2**

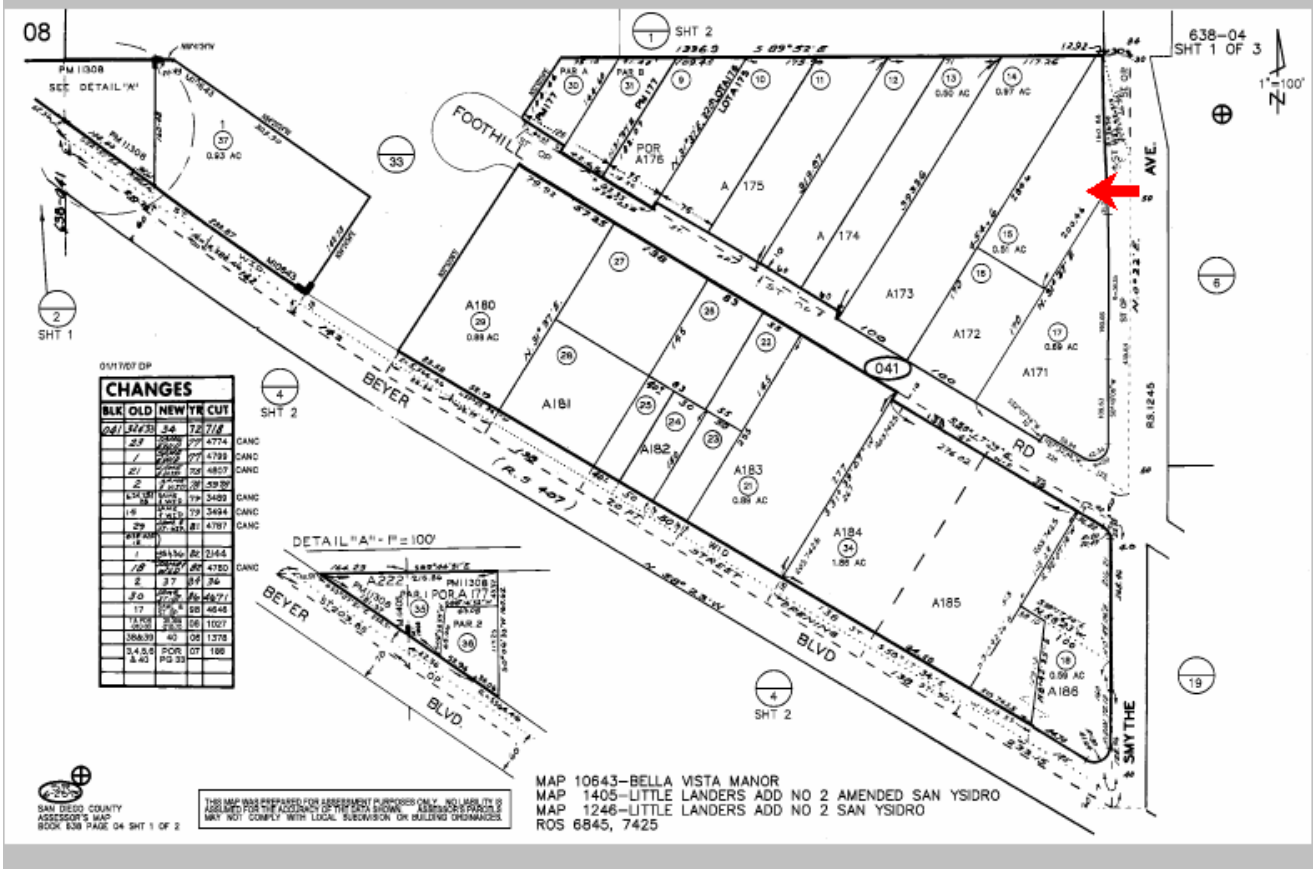
DUE DILIGENCE

The property will be sold “as is” with no warranties, usage or conditions (physical or otherwise), written, implied or expressed by the City of San Diego and its agents or employees. You are basing your purchase on the offered property solely on your findings and research, and that you have satisfied yourself as to the zoning, usage, physical condition inside and out, size and other information that might affect your decision to purchase this property. The information contained in the marketing materials is believed to be correct, however, the City of San Diego assumes no responsibility or liability for its completeness or accuracy.

LOCATION



BEYER BLVD
DAIRY MART RD
SHOOTING STAR DR
VISTA TERRACE PARK
AVENIDA DE LA BANDOLA
ALAQUINAS DR
BARDO
SAN YSIDRO COMM ACTIVITY CENTER
VIA DEL BARDO
ELIVO CT
BLANDO CT
MADRID
PISTOL RD
OTAY MESA RD
CARBINE
MASTERSON
CLANTON PL
HICKOK PT
USHER PL
FOOTHILL RD
SUBJECT
CAMINO DEL PROGRESSO
PADRE TULLIO DR
MOUNT CARMEL DR
PADUA HILLS PL
NORTH LN
BLACKSHAW LN
PEARL LN
SUNSET LN
AVERIL
ALVERSON RD
SMYTHE AV
SEAWARD AV
SELLSWAY ST
HALL AV
TENNIE ST
W SAN YSIDRO BLVD
W PARK
MAIN ST
OLIVE DR
PEPPER
1 CENTER ST
E BEYER BLVD
FANTASY LN
ENRIGHT DR
DELANY DR
MESA AV
805
5
©2006 Thomas Bros. Maps
0 ft
900
1800



08
SHT 2
638-04
SHT 1 OF 3
1"=100'
FOOTHILL
BEYER
BLVD
RD
SMYTHE
AVE.
A 175
A 174
A173
A172
A171
A180
A181
A182
A183
A184
A185
A186
041
SHT 1
SHT 2
SHT 2
DETAIL "A" - 1" = 100'
CHANGES
BLK OLD NEW YR CUT
SAN DIEGO COUNTY ASSESSOR'S MAP BOOK 638 PAGE 04 SHT 1 OF 2
MAP 10643-BELLA VISTA MANOR
MAP 1405-LITTLE LANDERS ADD NO 2 AMENDED SAN YSIDRO
MAP 1246-LITTLE LANDERS ADD NO 2 SAN YSIDRO
ROS 6845, 7425

AERIAL VIEWS