

## **PROPERTY INFORMATION SUMMARY**

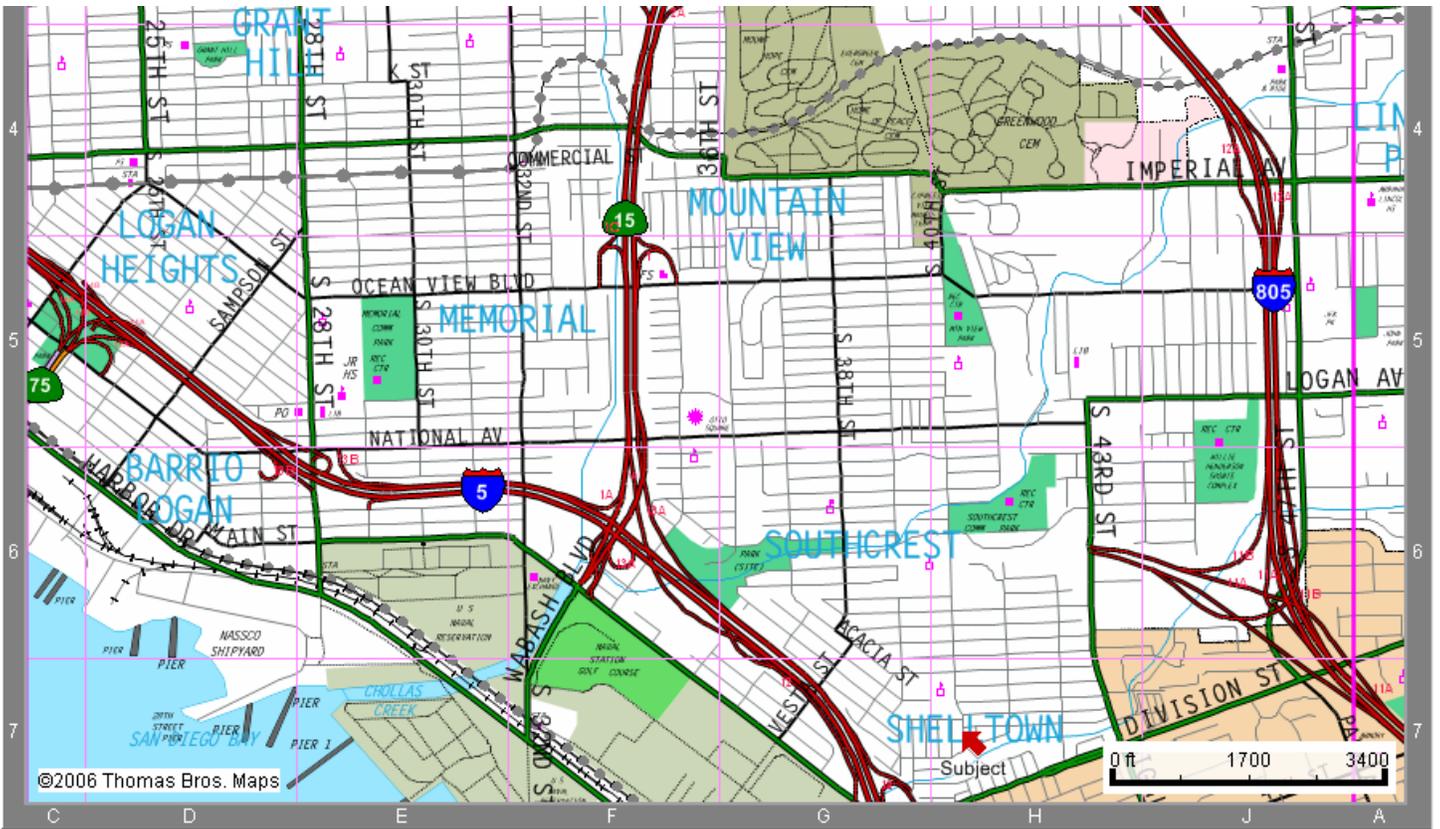
### **41st & Cottonwood (Site 499)**

- 1. Location of Property: Cottonwood St, E of 40<sup>th</sup> St**
- 2. Legal Description: Nordica Heights No. 2, Block 13, Lots 7-17**
- 3. Council District: 8**
- 4. Assessors Parcel Number: 551-542-05 thru 09 (total of 5 contiguous parcels)**
- 5. Thomas Bros Map: 1289-H7**
- 6. Size of Parcel: 1.46 Acres / 29,739 square feet (per Assessor's records)**
- 7. Improvements: Dedicated alley partially constructed, drainage channel**
- 8. Community Plan / Designation: Residential**
- 9. Zoning/Allowed uses: SESPD-MF-3000 (Multi-family units, 1 per 3000 sq. ft. of lot)**
- 10. Date of acquisition: Lots 7-10 06-05-1947 / Lots 11,12,15,16 01-29-1954  
Lots 13,14 02-28-1957 / Lots 17,18 12-28-1956**
- 11. Acquisition Purpose: Street widening, drainage channel**
- 12. Price at acquisition: less than \$2,500 total**
- 13. Origin of funds at acquisition: Combination tax deed, purchase and exchange**
- 14. Appraised and Date of Value: No appraisal in File T519-3**
- 15. Distribution of Proceeds: Capital Outlay Fund**
- 16. Reason for Sale: In excess of city needs**
- 17. Comments: Four APN's were assembled for this review. Drainage easement would need to be retained across the northern boundary of site.**
- 18. Property file: T519-1 to 4**

### **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

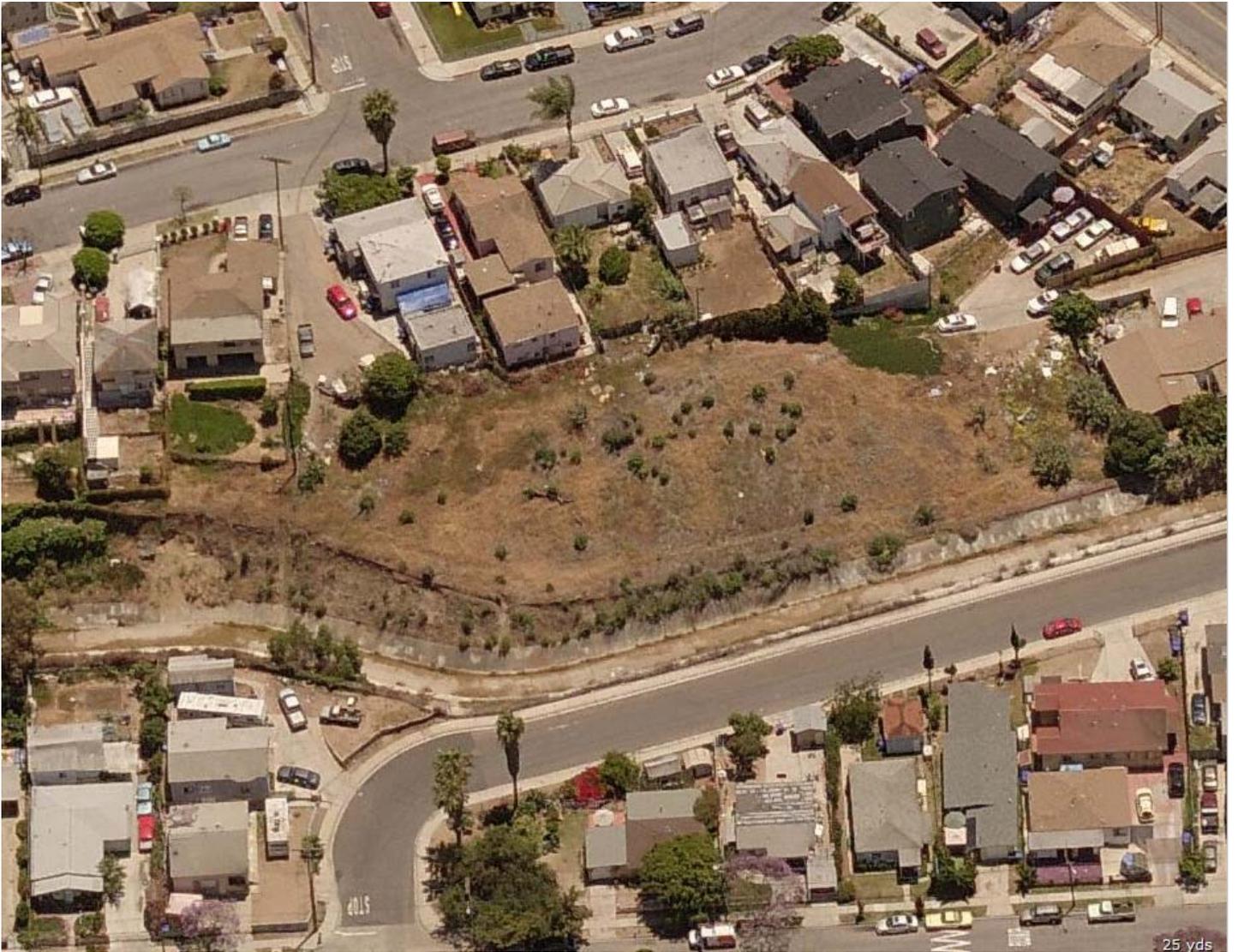




**BIRDS EYE VIEWS**



**Looking North**



**Looking South**