

## **PROPERTY INFORMATION SUMMARY**

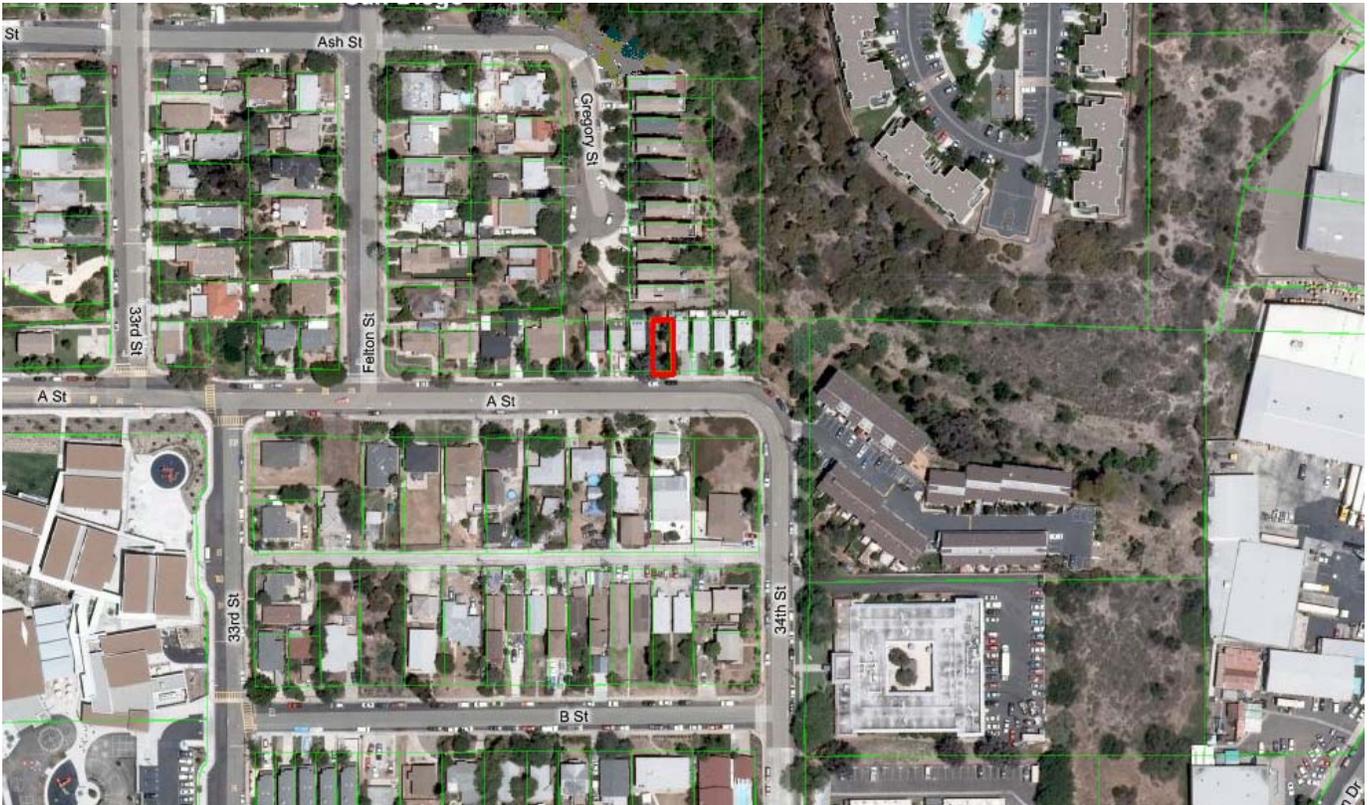
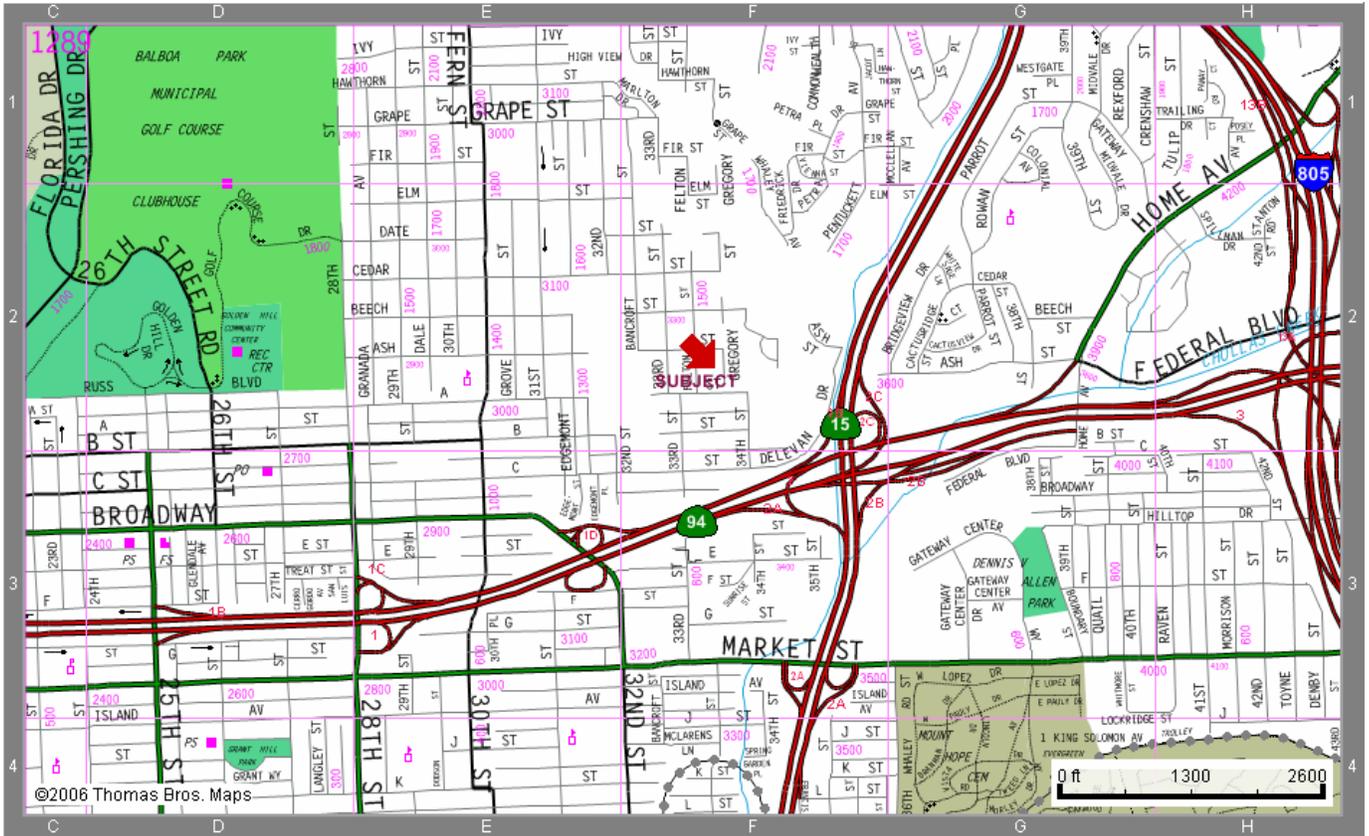
### **A Street @ Gregory Site 321**

- 1. Location of Property: "A" Street at Gregory in Golden Hill**
- 2. Legal Description: Choates Addition, Block 150, Fractional Lot 44**
- 3. Council District: 3**
- 4. Assessors Parcel Number: 540-590-11**
- 5. Thomas Bros Map: 1269-F2**
- 6. Size of Parcel: 0.37 acre, 1,590 sq ft (city records) / 0.04 ac, 1,599 sq ft (Assessor)**
- 7. Improvements: None**
- 8. Community Plan / Designation: Golden Hill / Low Density Residential (1-9 DU/AC)**
- 9. Zoning/Allowed uses: RS-1-7 / Single-Family Residential requiring minimum 5,000-square-foot lots.**
- 10. Date of acquisition: Original acquisition date unknown. Sold in 1980 and repossessed via a deed in lieu of foreclosure on 8/5/1986**
- 11. Acquisition Purpose: Public Purposes – County Tax Deed**
- 12. Price at acquisition: unknown**
- 13. Origin of funds at acquisition: Capital Outlay Fund**
- 14. Appraised and Date of Value:**
- 15. Distribution of Proceeds: Capital Outlay Fund**
- 16. Reason for Sale: In excess of city needs.**
- 17. Comments: Not designated. Lot was subdivided prior to existing zoning lot size restrictions, thus grandfathered in as a legal lot,**
- 18. Property file: R576-1**

#### **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

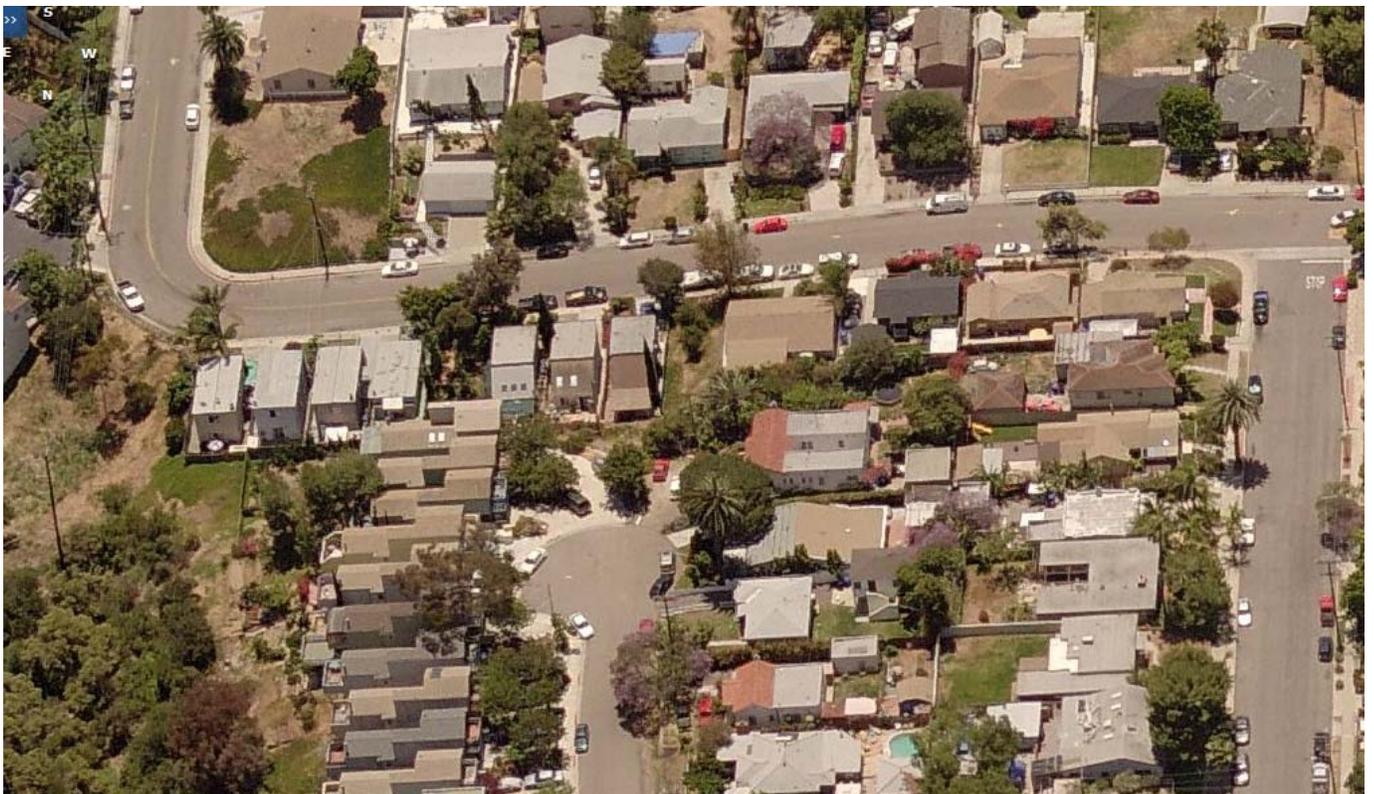




# BIRD'S EYE VIEWS



**Northerly View**



**Southerly View**