

## **PROPERTY INFORMATION SUMMARY**

### **Monroe Avenue Pump Station Site 682**

1. **Location of Property:** Monroe Avenue west of 47<sup>th</sup> Street in Talmadge
2. **Legal Description:** Talmadge Park Unit 3, easterly 25' of Lot 580
3. **Council District:** 3
4. **Assessors Parcel Number:** 465-610-08
5. **Thomas Bros Map:** 1269-J3
6. **Size of Parcel:** 0.29 ac (City records); 0.03 ac, 1,250 sq ft (Assessor data)
7. **Improvements:** none
8. **Community Plan / Designation:** Mid-City (Kensington-Talmadge) / Mixed Densities (Single Family & Multi-Family Residential)
9. **Zoning/Allowed uses:** RS-1-7 / SFR on minimum 5,000 square foot lots
10. **Date of acquisition:** 7/26/1940
11. **Acquisition Purpose:** Sewer Pump Station
12. **Price at acquisition:** unknown
13. **Origin of funds at acquisition:** Capital Outlay Account 831
14. **Appraised and Date of Value:**
15. **Distribution of Proceeds:** General City-Capital Outlay Fund 302453
16. **Reason for Sale:** In excess of city needs.
17. **Comments:** Abandoned sewer pump station. Designated for sale in 1987, and "hold pending Kensington/ Talmadge Community Plan review" in 1992. Recommend an Exclusive Sale due to size. On edge of City Heights Redevelopment Project area.
18. **Property file:** Q626-1

#### **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.



# AERIAL PHOTOS

