

PROPERTY INFORMATION SUMMARY

Catalina at Nimitz

1. **Location of Property:** SW of intersection of Nimitz & Famosa Boulevards in Point Loma
2. **Legal Description:** Loma Alta No. 1, Block 9, portions of Lots 21-22
3. **Council District:** 2
4. **Assessors Parcel Number:** portion of 449-270-32
5. **Thomas Bros Map:** 1268-B6
6. **Size of Parcel:** 0.096 ac (City records) (approx 4,182 sq ft)
7. **Improvements:** none
8. **Community Plan / Designation:** Peninsula / Multi-Family Residential (15-29 DU/NRA)
9. **Zoning/Allowed uses:** RM-2-5 / Multi-Family Residential allowing one dwelling unit per 1,500 square feet of area.
10. **Date of acquisition:** 10/09/1989
11. **Acquisition Purpose:** Whittier Street Off-Ramp Realignment
12. **Price at acquisition:** About \$88,425 (\$175,000 for 0.19 acre= \$21.14 per sq ft)
13. **Origin of funds at acquisition:** CIP 52-313
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:** While less than the standard minimum lot area of 6,000 sq ft, the parcel is most likely considered a legal lot and independently developable. Street frontage, lot width and depth appear to be sufficient. Additional sq footage could be obtained with the vacation of the end of the cul de sac.
18. **Property file:** Q223-1

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



