

PROPERTY INFORMATION SUMMARY

NWC Oak Crest & University

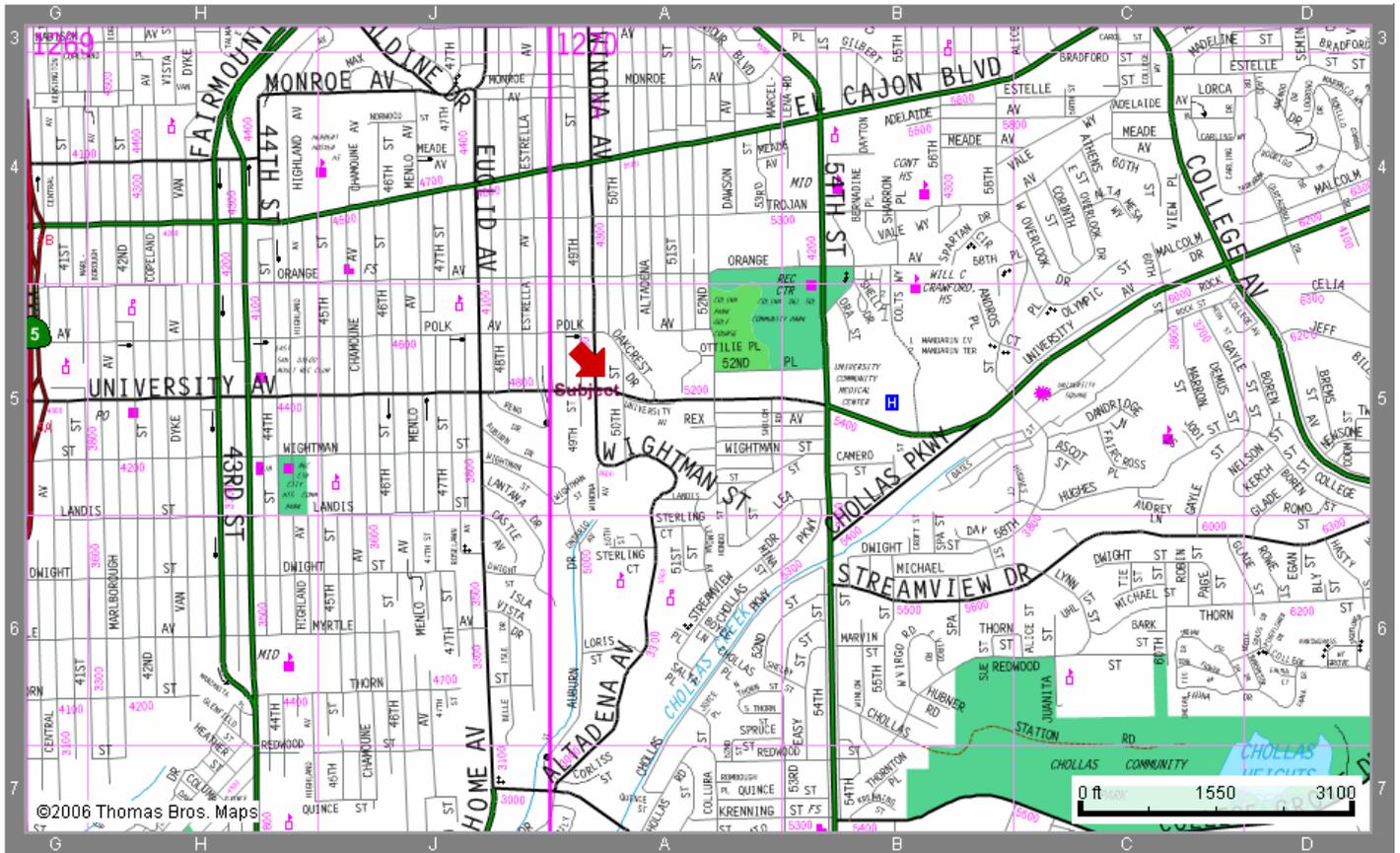
Site 523, Easterly Portion

- 1. Location of Property: Southerly terminus of Oak Crest Drive at University**
- 2. Legal Description: Oak Park, Block B, portion of Lot 10**
- 3. Council District: 7**
- 4. Assessors Parcel Number: street right-of-way (next to 471-530-24)**
- 5. Thomas Bros Map: 1270-A5**
- 6. Size of Parcel: 0.046 ac (City records) approx 2,004 sq ft**
- 7. Improvements: none**
- 8. Community Plan / Designation: Mid-City (City Heights) / Commercial and Mixed Use
It mentions Multi-Family Residential and Community Commercial in plan elements.**
- 9. Zoning/Allowed uses: CC-5-4 / Community Commercial - intended to accommodate
development with a pedestrian orientation.**
- 10. Date of acquisition: 4/03/1963**
- 11. Acquisition Purpose: University Avenue, Project #97**
- 12. Price at acquisition: approximately \$1,663 estimated on a sq ft basis.**
- 13. Origin of funds at acquisition: Gas Tax**
- 14. Appraised and Date of Value:**
- 15. Distribution of Proceeds: General City-Capital Outlay Fund 302453 (after Gas Tax
reimbursement of \$1,663)**
- 16. Reason for Sale: In excess of city needs.**
- 17. Comments: Needs survey. Designated for exclusive sale in 1992. Substandard size
dictates an exclusive sale. Mostly slope.**
- 18. Property file: Q619-1**

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.

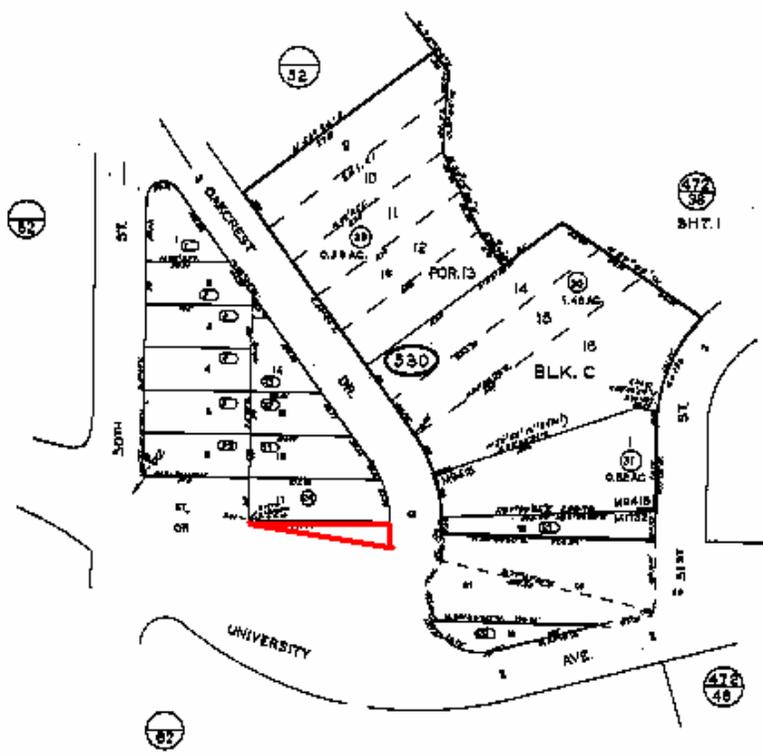
LOCATION



Parcel: 471-530-24-0C
 Situs: 4016 OAKCREST DR, SAN DIEGO CA 92105-2107
 471-63
 SHT 1 OF 2

08

471-530



12/17/2006 BK

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SAN DIEGO COUNTY
 REVISION'S MAP
 BOOK 121, PAGE 12. MAPS FOR MANAGEMENT PURPOSES ONLY

MAP 9415 - OAKCREST NORTH (CONDM)
 MAP 1732 - OAK PARK
 ROS 9818

AERIAL PHOTO

