

PROPERTY INFORMATION SUMMARY

San Bernardo Terrace to Trinidad Way Site 502

- 1. Location of Property: S of split at Trinidad Way and Santa Maria Terrace**
- 2. Legal Description: Map 2008 Valencia Park Unit No 2, Block 19, Lots 10,11,17,18**
- 3. Council District: 4**
- 4. Assessors Parcel Number: 548-450-13,14, 20, 21**
- 5. Thomas Bros Map: 1290-B5**
- 6. Size of Parcel: 0.623 acre (City records); 0.62 acre, 27,124 total sq ft (Assessor data)**
- 7. Improvements: Unimproved**
- 8. Community Plan / Designation: Southeast San Diego Planned District / Single Family**
- 9. Zoning/Allowed uses: SESDPD-SF-5000 / SFR on minimum 5,000 square foot lot**
- 10. Date of acquisition: 11/17/1944**
- 11. Acquisition Purpose: Bonita Pipeline (now abandoned, capped & slurry filled)**
- 12. Price at acquisition: \$123.25 Tax Deed (along with other parcels)**
- 13. Origin of funds at acquisition: Water Utilities**
- 14. Appraised and Date of Value: \$40,000 / 06-02-1994**
- 15. Distribution of Proceeds: Water Utilities Capital Outlay Fund 30246**
- 16. Reason for Sale: Excess to City's Needs**
- 17. Comments: Lots are legal, may be sold separately. Moderate slope, drainage easement must be reserved, affecting value. Designated for Sale at Public Auction in 1990.**
- 18. Property file: S607-1**

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



NOTE DRAINAGE PIPE EXPOSED