

PROPERTY INFORMATION SUMMARY

Talmadge Park Unit 2 (Site 512)

- 1. Location of Property: Southwest of Alder Drive and Hart Drive.**
- 2. Legal Description: Talmadge Park Unit Two, Lot 268 southerly 30 feet**
- 3. Council District: 3**
- 4. Assessors Parcel Number: 465-273-06**
- 5. Thomas Bros Map: 1269-H3**
- 6. Size of Parcel: 0.034 acre (city records) / approx. 1,498sq ft (County Assessor)**
- 7. Improvements: none**
- 8. Community Plan / Designation: Mid-City, Kensington-Talmadge / Open Space or Single-Family Residential (community plan maps are inconclusive)**
- 9. Zoning/Allowed uses: OR-1-1 / Allows open space use with limited private residential development.**
- 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 Account 831**
- 14. Appraised and Date of Value:**
- 15. Distribution of Proceeds: Capital Outlay Fund**
- 16. Reason for Sale: In excess of city needs.**
- 17. Comments: No access.**
- 18. Property file: P607-1**

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



