

RESOLUTION NUMBER R- 287985

ADOPTED ON OCT 29 1996

WHEREAS, in June, 1994, the Council for The City of San Diego (the "City Council") authorized the execution of a Memorandum of Understanding between the City, the Redevelopment Agency of The City of San Diego, and CityLink Investment Corporation, Inc., for the development of a Master Plan for a 7½ block area within the City Heights Redevelopment Project Area, and the renovation of an existing structure into the Mid-City Police Substation; and

WHEREAS, in October, 1995, the City Council preliminarily agreed that certain excess real property acquired by the City for the Mid-City Police Substation could be sold to the San Diego Community College District (the "District") for the purpose of constructing an adult education facility; and

WHEREAS, the new adult education facility will be a 55,000 square foot, three-story building with underground parking and allow the District to provide the community with state-of-the-art classrooms, facilities, and programs; and

WHEREAS, this adult education facility will complement other development in the immediate area, which includes the Mid-City Police Substation, the new City Heights Library, the new City Heights Community Center and pool, and the proposed Urban Village retail area; and

WHEREAS, in a manner consistent with the Livable Neighborhoods Initiative and the Renaissance Commission, the City and District have agreed to work together for joint use of these facilities, including sharing of parking spaces, and when possible, making the Library and park facilities available to the District; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, as follows:

1. That it hereby authorizes the sale of certain real property owned by it to the San Diego Community College District, through a negotiated sale, for the purpose of the District constructing a 55,000 square foot, three-story facility with underground parking to be used as an adult education facility.

2. That the subject real property is located at the southwest corner of Fairmount Avenue and Wightman Street in the City of San Diego, and is more particularly described as:

THAT PORTION OF LOTS 39 THROUGH 44 AND A PORTION OF THE ALLEY LYING WESTERLY OF AND ADJOINING SAID LOTS IN BLOCK 74 OF CITY HEIGHTS IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 1007, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OCTOBER 3, 1906, BEING DESCRIBED AS FOLLOWS:


BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 44 IN SAID BLOCK 74; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 44  $88^{\circ}58'25''$  E 120.30 FEET TO A POINT ON A LINE WHICH IS 5.00 FEET, MEASURED AT RIGHT ANGLES, WESTERLY OF THE EASTERLY LINE OF SAID LOTS 39 THROUGH 44; THENCE ALONG SAID 5.00 FOOT LINE PARALLEL WITH SAID EASTERLY LINE OF SAID LOTS  $S 01^{\circ}00'19''$  W 128.29 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THE NORTHERLY 4.00 FEET, MEASURED AT RIGHT ANGLES, OF SAID LOT 39; THENCE ALONG SAID SOUTHERLY LINE PARALLEL TO THE NORTHERLY LINE OF SAID LOT 39  $N 89^{\circ}00'01''$  W 97.45 FEET; THENCE  $N 43^{\circ}59'47''$  W 40.82 FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 40; THENCE ALONG SAID WESTERLY PROLONGATION OF SAID NORTHERLY LINE OF SAID LOT 40  $N 88^{\circ}59'47''$  W 2.00 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE EASTERLY 8.00 FEET, MEASURED AT RIGHT ANGLES, OF SAID ALLEY ADJOINING SAID LOTS 39 THROUGH 44; THENCE ALONG SAID 8.00 FOOT LINE PARALLEL WITH THE EASTERLY OF SAID ALLEY  $N 01^{\circ}00'49''$  E 99.48 FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 44 IN SAID BLOCK 74; THENCE ALONG SAID WESTERLY PROLONGATION  $S 88^{\circ}58'25''$  E 8.00 FEET TO THE POINT OF BEGINNING.

3. That the City Manager, or his designee, is hereby authorized and empowered to execute, for and on behalf of the City, the Grant Deed conveying said real property to the San Diego Community College District, which is on file in the office of the City Clerk as Document No. RR- 287985.

4. That the property shall be sold for two hundred seventy-one thousand eight hundred thirty dollars (\$271,830), which is the fair market value of the property as determined by a qualified appraiser employed by the Real Estate Assets Department of The City of San Diego.

BE IT FURTHER RESOLVED, that the City Manager is hereby authorized to take all necessary actions to form a Special Parking District to provide fifty-eight (58) parking spaces on Wightman Street between 43rd Street and Fairmont Avenue to be used by the District for the facility's regular operations.

APPROVED: JOHN W. WITT, City Attorney

By   
Allisyn L. Thomas  
Deputy City Attorney

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10/21/96  
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