

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA APPROVING A QUITCLAIM DEED
CONVEYING CITY'S INTEREST, IF ANY, IN VACANT
LAND TO THE OWNER OF THE ADJACENT PARCEL
LOCATED AT 3925 MAIN STREET

WHEREAS, a vacant parcel of land located north of and adjacent to 3925 Main Street (the "Vacant Land") is unused, unmaintained and has become a site of unauthorized dumping and trash accumulation;

WHEREAS, the owner of the property located 3925 Main Street (the "Owner") has approached the City about taking possession of the Vacant Parcel so that it can be maintained and utilized in the future;

WHEREAS, the Vacant Parcel was formerly a portion of Otay Valley Road which was vacated by the City;

WHEREAS, City staff's review of the title report and public records revealed that City does not have a documented ownership interest in the Vacant Parcel, and that City has no records of maintenance for the Vacant Parcel;

WHEREAS, due to the above-referenced vacation and City's lack of ownership interest, City has no current or future intended use for the Vacant Parcel;

WHEREAS, Owner has represented to City staff that his title insurer has informed him of a cloud on title on the Vacant Parcel that prevents him from perfecting title to the Vacant Parcel and obtaining title insurance for the Vacant Parcel;

WHEREAS, Owner has represented to City staff that the cloud on title for the Vacant Parcel could be removed by City executing a Quitclaim Deed conveying City's interest, if any, in the Vacant Parcel to Owner;

WHEREAS, City will benefit from the property being utilized and maintained; and

WHEREAS, as City does not have an ownership interest in the Vacant Parcel, execution of the Quitclaim deed would not qualify as a disposition of property subject to the requirements of the Subdivision Land Act (Cal. Gov. Code §§ 54220 et al.).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista that it approves the Quitclaim Deed from the City to Rodolfo C. Macias, the Owner of the real property located at 3925 Main Street, in the form presented, with such minor modifications as may be required or approved by the City Attorney, authorizes and directs the Mayor or designee to execute the same, and directs the original to be delivered to Mr. Rodolfo C. Macias for recordation with the Office of the County Recorder for San Diego County.

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Presented by

Approved as to form by

Eric Crockett, Deputy City Manager
Director of Economic Development

Glen R. Googins
City Attorney