

**WHEN RECORDED, PLEASE RETURN
THIS INSTRUMENT TO, AND MAIL TAX
STATEMENTS TO:**

2945 Highland Avenue
National City, California 91950

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARES
DOCUMENTARY TRANSFER TAX DUE \$ _____ FROM BUYER
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
 UNINCORPORATED AREA
 CITY OF _____
Assessor's Parcel No.: 502-150-44

Project: Avocado Blvd Surplus

Work Task No.: WT - 4026539
R.E.S. Parcel No.: 2021-0200-B

For a valuable consideration, the receipt of which is hereby acknowledged,

The County of San Diego, a political subdivision of the State of California

Do(es) hereby GRANT in FEE to the Highland Avenue Property Investments, LLC, a California limited liability company all that real property in the County of San Diego, State of California described as follows:

PARCEL NO. 2021-0200-B

(07.13.2025)

(AE:TM)

BEING A PORTION OF PARCEL 8 RELINQUISHED TO THE COUNTY OF SAN DIEGO FOR USE AS COUNTY HIGHWAYS IN THE DOCUMENT ENTITLED RELINQUISHMENT OF HIGHWAY RIGHT-OF-WAY IN THE COUNTY OF SAN DIEGO, ROAD 11-23-94-10.8-13.6, REQUEST NO. 19022 RECORDED AUGUST 28, 1970 AS FILE/PAGE NO. 156376 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED **IN EXHIBIT "A"**, ATTACHED HERETO, CONSISTING OF 1 PAGE, AND MADE A PART HEREOF, AND DEPICTED ON **EXHIBIT "B"** ATTACHED HERETO, CONSISTING OF 1 PAGE, FOR ILLUSTRATIVE PURPOSES ONLY.

ALSO TOGETHER WITH all tenements, hereditaments, water and other rights, easements and appurtenances thereunto belonging or appertaining, and all of Grantor's right, title and interest, if any, in and to any alleys, streets, ways, strips or gores or railroad rights-of-way abutting, adjoining or appurtenant to said land and in any means of ingress or egress appurtenant thereto.

Subject to restrictions, reservations, and easements of record.

If ten (10) or more residential units are developed on the Property, not less than 15 percent of the total number of residential units developed on the Property shall be sold or rented at affordable housing cost, as such term is defined in Section 50052.5 of the California Health and Safety Code, or affordable rent, as such term is defined in Section 50053 of the California Health and Safety Code, to lower income households, as such term is defined in Section 50079.5 of the California Health and Safety Code. Affordable units shall remain affordable to and occupied by lower income households for a period of 55 years for rental housing and 45 years for ownership housing. The initial occupants of all ownership units shall be lower income households, and the units shall be subject to an equity sharing

agreement consistent with the provisions of paragraph (2) of subdivision (c) of 65915 of the California Government Code. This restriction is a covenant running with the land and shall be binding on subsequent owners of the Property.

Dated this 15 day of December, 2025.

**COUNTY OF SAN DIEGO, a political subdivision of
the State of California**

By: SUPERVISOR TERRA LAWSON-REMER
CHAIR OF THE BOARD OF SUPERVISORS

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF _____ } SS

ON _____, 20____ BEFORE ME, _____, DEPUTY COUNTY CLERK OF
THE COUNTY OF SAN DIEGO, PERSONALLY APPEARED _____, WHO
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)
IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND
THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY
UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

JORDAN Z. MARKS
RECORDER/COUNTY CLERK

BY: _____
DEPUTY COUNTY CLERK

* See attached
certificate

CALIFORNIA ACKNOWLEDGMENT

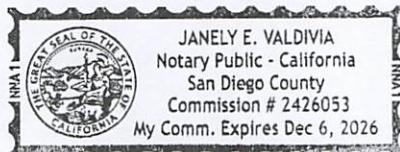
CIVIL CODE § 1189

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State of California
County of San Diego }

On December 1, 2025 before me, JANELY E. VALDIVIA, Notary Public -
Date Terra Eve Lawson - Remer Here Insert Name and Title of the Officer
personally appeared Terra Eve Lawson - Remer Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant Deed APN: 502-150-44
Document Date: December 1, 2025 Number of Pages: 5 including CEA.
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel No. 2021-0200-B

(04.09.2025)

(TJM:WAR:tjm)

That portion of Parcel 8 relinquished to the County of San Diego for use as county highways in the document entitled Relinquishment of Highway Right of Way in the County of San Diego, Road 11-23-94-10.8-13.6, Request No. 19022 recorded on August 28, 1970 as File/Page No. 156376 in the Office of the County Recorder of San Diego County, California, lying Southeasterly of a curve concentric with and 76.00 feet Southeasterly of the centerline of the "AV Line", having a radius of 850.00 feet and is shown on Sheet 6 of the State Highway Map No. 109, recorded on July 14, 1970 as File No. 123047, in the Office of said County Recorder, and lying Southwesterly of the following described line:

BEGINNING at an angle point in the Easterly sideline of said Parcel 8, being the Northwesterly terminus of the line having a bearing of South 62°20'04" East and a distance of 201.12 feet per said State Highway Map No. 109, Sheet 6, thence leaving said Easterly sideline, North 39°23'35" West, 23.91 feet radially, to said concentric curve lying Southeasterly of said "AV Line".

Bearings and distances refenced from State Highway Map No. 109 are grid distances, multiply by 1.0000129 to obtain ground distance, as stated on said Map.

Contains approximately 0.669 acres, more or less.

TJM 4-10-2025
 Thomas J McCabe, PLS Date
 Senior Land Surveyor, Asset Management Division
 Department of General Services
 County of San Diego



EXHIBIT "B"

