

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

224 S. Las Posas Road  
San Marcos, California 92078

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.: 612-091-17

Project: Boulevard Bin Station

Work Task No.: WT - 4033317

R.E.S. Parcel No.: 2017-0128-A

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 San-Ed Properties, LLC, a California limited liability company, all that real property in the County of San Diego, State of California described as follows:

**PARCEL NO. 2017-0128-A**

(07.23.2025)

(AE:TM)

ALL THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 17 SOUTH, RANGE 7 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF, CONVEYED TO THE COUNTY OF SAN DIEGO IN THE GRANT DEED RECORDED NOVEMBER 10, 1986, AS DOC. NO. 86-513994 OF OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED APRIL 25, 1961, AT FILE/PAGE NO. 71265 OF OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY; THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID PARCEL NORTH 68°33' EAST, 345.16 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE SOUTH 21°27' EAST, 497.94 FEET TO THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°50'00" WEST, 425.05 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 21°27'00" WEST, 859.95 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CALIFORNIA STATE HIGHWAY (OLD HIGHWAY 80), 100.00 FEET WIDE AS SHOWN ON MISCELLANEOUS MAP NO. 118, FILED IN THE OFFICE OF SAID COUNTY RECORDER ON MAY 21, 1931, AS

FILE NO. 28402; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 68°33'00" EAST, 50.00 FEET TO AN INTERSECTION WITH A LINE BEARING NORTH 21°27'00" WEST, FROM THE POINT OF BEGINNING; THENCE SOUTH 21°27'00" EAST, 518.59 FEET TO THE POINT OF BEGINNING.

**SEE EXHIBIT "A" ATTACHED HERETO, CONSISTING OF 1 PAGE, FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED FOR THE CONVEYANCE OF LAND.**

**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 1st 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

*\* see attached  
certificate*

BY: \_\_\_\_\_  
DEPUTY COUNTY CLERK

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 San Diego

On December 1, 2025

Date

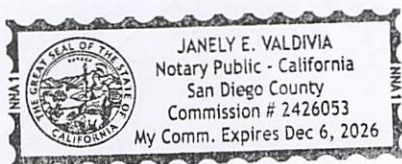
before me, Janely E. Valdivia, Notary Public -

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.



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]

Signature of Notary Public

Place Notary Seal and/or Stamp Above

**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: 612-091-17

Document Date: 12/1/2025

Number of Pages: 5 including att.

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"

