

**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

BY: _____
DEPUTY COUNTY CLERK

* see attached
certificate

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

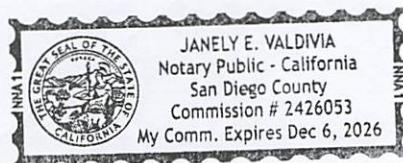
Here Insert Name and Title of the Officer

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 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 DocumentTitle or Type of Document: grant Deed APN: 612-091-17Document Date: 12/1/2025Number of Pages: 5 including a1.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: _____

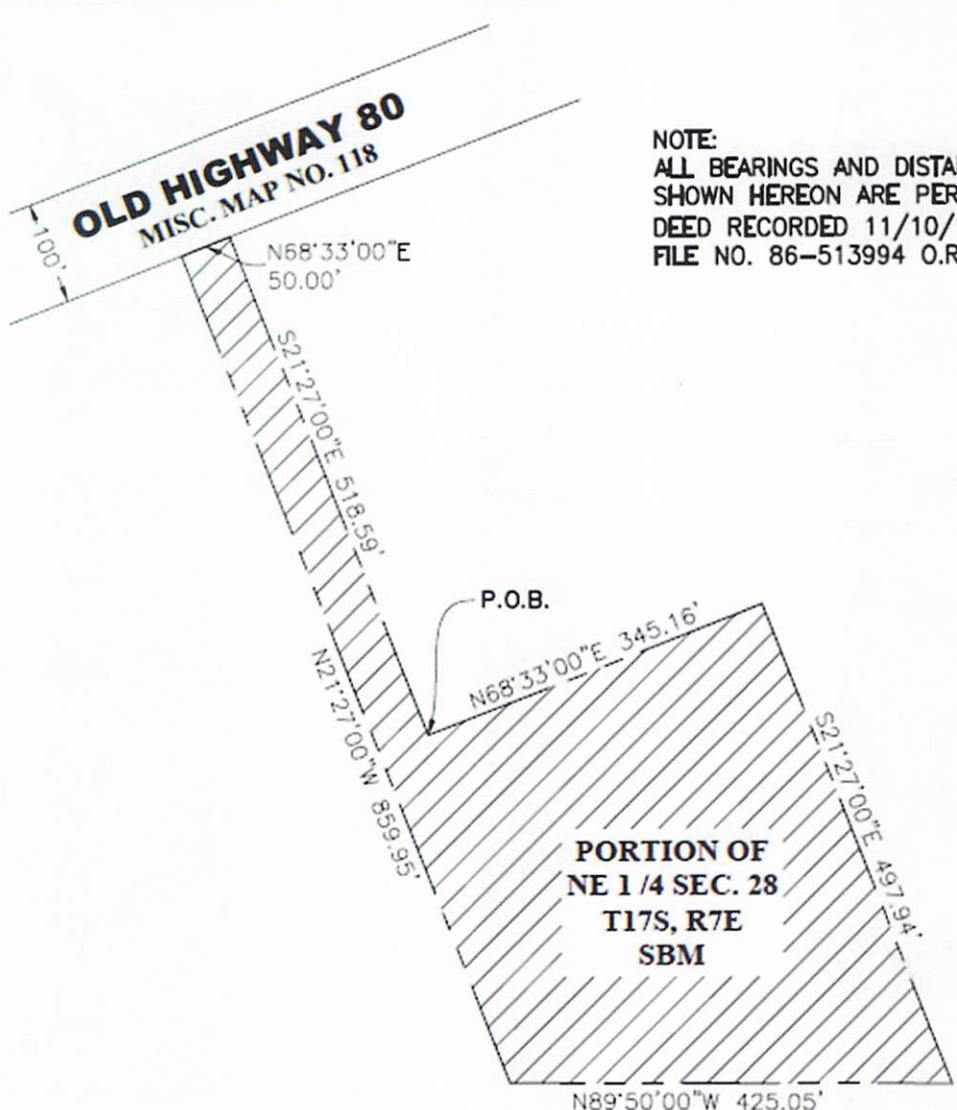
Signer is Representing: _____

Signer's Name: _____

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

Signer is Representing: _____

EXHIBIT "A"



LEGEND:



SUBJECT PROPERTY: BOULEVARD SURPLUS
REAL PROPERTY (DISTRICT 2)



DEPARTMENT OF GENERAL SERVICES REAL ESTATE SERVICES COUNTY OF SAN DIEGO	APPROVED BY TM DRAWN BY AE	DATE 7/23/2025 SCALE 1" - 150'	1 SHEET No. 1 PARCEL No.
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION BOULEVARD BIN TRANSFER STATION - OLD HIGHWAY 80			2017-0128-A