

RESOLUTION TO ACCEPT THE HIGHEST BID AND EXECUTE AND RECORD THE DEED CONVEYING REAL PROPERTY NUMBER 2017-0128-A TO SAN-ED PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND DEPOSIT FUNDS;

WHEREAS, by Resolution Number 25-087, adopted August 26, 2025, this Board of Supervisors authorized and approved the public sale of that certain improved surplus real property located at Old Highway 80, in the unincorporated community of Boulevard, California and identified as Assessor Parcel Number 612-091-17-00 ("Property"), owned by the County of San Diego ("County"), a political subdivision of the State of California, said Property being more particularly designated and described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

WHEREAS, this Board of Supervisors found and determined that the Property should be offered for public sale; and

WHEREAS, said Resolution Number 25-087 set the terms and conditions for the public sale of the hereinafter described Property, including the minimum price of \$100,000, and fixed the date, time, and place for reception of written proposals to purchase said Property; and

WHEREAS, on the date and at the time and place so fixed, no written proposals conforming to Resolution Number 25-087 were received for the purchase of said Property; and

WHEREAS, oral bids were thereupon called for and one oral bid was received, and an oral bid was submitted from San-Ed Properties LLC, a California limited liability company, in the amount of \$100,000.

WHEREAS, the award of the bid to the highest qualified bidder is contingent upon the execution of the purchase and sale agreement, deposit of funds, and other conditions specified in Resolution Number 25-087.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. This Board of Supervisors further finds in accordance with Section 15312 of the CEQA Guidelines, that the sale of Real Property Number 2017-0128-A (APN 612-091-17) is categorically exempt from CEQA as the action involves the sale of surplus government property that is not located in an area of statewide, regional, or areawide concern identified in Section 15206(b)(4) of the State CEQA Guidelines.

2. This Board of Supervisors accepts the highest bid from San-Ed Properties LLC, a California Limited Liability Company, ("Grantee") in the amount of \$100,000.

3. This Board of Supervisors hereby authorizes and directs the Chair of the Board of Supervisors to execute on behalf of County of San Diego a deed conveying Property described in

Resolution No. 25-124

Meeting Date: 11/18/2025 (7)

Exhibit A to Grantee. This deed shall be forwarded Director of General Services, or designee ("Director"), to be recorded upon compliance by Grantee with all of the terms and conditions of sale as set forth in the aforesaid Resolution Number 25-087.

4. This Board of Supervisors also authorizes the Director to perform all actions necessary to complete the sale of Property, including execution of the Purchase and Sale Agreement, Restrictive Covenant required by California Surplus Land Act, escrow instructions, and any other related documents.

BE IT FURTHER RESOLVED, that all proceeds from the sale of the hereinafter described Property shall be deposited in Department of Public Works Inactive Waste Site Management Fund 12650.

APPROVED AS TO FORM AND LEGALITY
DAVID J. SMITH, ACTING COUNTY COUNSEL

By: INNA ZAZULEVSKAYA,
SENIOR DEPUTY COUNTY COUNSEL

Exhibit A
Legal Description

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 $68^{\circ}33'$ EAST, 345.16 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE SOUTH $21^{\circ}27'$ EAST, 497.94 FEET TO THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID SOUTHERLY LINE NORTH $89^{\circ}50'00"$ WEST, 425.05 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH $21^{\circ}27'00"$ 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 $68^{\circ}33'00"$ EAST, 50.00 FEET TO AN INTERSECTION WITH A LINE BEARING NORTH $21^{\circ}27'00"$ WEST. FROM THE POINT OF BEGINNING: THENCE SOUTH $21^{\circ}27'00"$ EAST, 518.59 FEET TO THE **POINT OF BEGINNING**.

ON MOTION of Supervisor Montgomery Steppe, seconded by Supervisor Aguirre, the above Resolution was passed and adopted by the Board of Supervisors, County of San Diego, State of California, on this 18th day of November 2025, by the following vote:

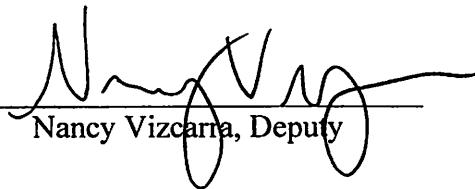
AYES: Aguirre, Anderson, Lawson-Remer, Montgomery Steppe, Desmond

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STATE OF CALIFORNIA)
County of San Diego) ^{ss}

I hereby certify that the foregoing is a full, true and correct copy of the Original Resolution entered in the Minutes of the Board of Supervisors.

ANDREW POTTER
Clerk of the Board of Supervisors

By: 
Nancy Vizcarra, Deputy



Resolution No. 25-124
Meeting Date: 11/18/2025 (07)