

RESOLUTION TO ACCEPT THE HIGHEST BID AND EXECUTE AND RECORD THE DEED CONVEYING REAL PROPERTY NUMBER 2021-0200-B TO HIGHLAND AVENUE PROPERTY INVESTMENTS, LLC, AND DEPOSIT FUNDS;

WHEREAS, by Resolution Number 25-088, adopted August 26, 2025, this Board of Supervisors authorized and approved the public sale of that certain improved surplus real property located at Avocado Boulevard and State Route 94, in the unincorporated community of Valle De Oro, California and identified as Assessor Parcel Number 502-150-44-00 (“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 25-088 set the terms and conditions for the public sale of the hereinafter described Property, including the minimum price of \$905,000, 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, three written proposals conforming to Resolution Number 25-088 were received for the purchase of said Property from three bidders: Ahd Haddad in the amount of \$907,000, Highland Avenue Property Investments in the amount of \$950,000, and Talal Sheena in the amount of \$1,250,000; and

WHEREAS, oral bids were thereupon called for and multiple oral bids were received from the three bidders, and the highest oral bid was submitted from Ahd Haddad in the amount of \$2,575,000. Talal Sheena had the second highest oral bid at \$2,550,000, followed by Highland Avenue Property Investments, LLC (Joseph Brikho) at \$1,600,000:

WHEREAS, the highest oral bidder and second highest oral bidder have since declined to proceed with the proposed sale and Highland Avenue Property Investments, LLC has become the highest qualified bidder.

WHEREAS, the award of the bid to the highest qualified bidder is contingent upon the execution of a purchase and sale agreement, deposit of funds, and other conditions specified in Resolution 25-088.

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 2021-0200-B (APN 502-150-44) 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 qualified bid from Highland Avenue Property Investments, LLC (“Grantee”) in the amount of \$1,600,000.

3. This Board of Supervisors hereby authorizes and directs the Chair of the Board of Supervisors (“Chair”) to execute on behalf of County of San Diego a deed conveying Property described in 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 25-088.

4. This Board of Supervisors 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 Road Fund 11100.

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

By: INNA ZAZULEVSKAYA,
SENIOR DEPUTY COUNTY COUNSEL

RP#2021-0200-B

**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.



Thomas J. McCabe, PLS Date
Senior Land Surveyor, Asset Management Division
Department of General Services
County of San Diego

