

RECORDING REQUESTED BY DEPARTMENT OF GENERAL  
SERVICES FOR THE BENEFIT OF THE COUNTY OF SAN DIEGO  
PER GOVERNMENT CODE SECTION 27383

**WHEN RECORDED, PLEASE RETURN  
THIS INSTRUMENT TO:**

**(MAIL STATION A45)**

Clerk, Board of Supervisors  
San Diego County Administration Center  
1600 Pacific Highway  
San Diego, California 92101

SPACE ABOVE FOR RECORDER'S USE ONLY

## AVIGATION EASEMENT

**NO TRANSFER TAX DUE**

Document Transfer Tax: \$0

R & T Code 11922

Assessor's Parcel No.: 486-010-03

**Project:** 2499 CHATHAM ST

**W.O. No.:** Manded 1027512-2025-0135

**Work Task No.:** WT - 6423962

**R.E.S. Parcel No.:** 2025-0135-A

**Log No.:** E25-064

**DEREK M. HULTENIUS and CARLA A. HULTENIUS, Trustees of the Hultenius Family Trust dated July 9,  
2018, as community property**

hereinafter called GRANTOR(S), for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby **GRANT** to the **COUNTY OF SAN DIEGO**, a political subdivision of the State of California, hereinafter called Grantee, an avigation easement and right-of-way for the use and benefit of the public for the free and unobstructed passage of aircraft in, through, and across all navigable airspace above all that real property in the County of San Diego, State of California, described as follows:

**Parcel No. 2025-0135-A**

**(10-17-2025)**

**(GWM:WAR)**

LOT 31 OF CHATHAM STREET SUBDIVISION, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2309, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 16, 1946, AS DESCRIBED IN A QUITCLAIM DEED FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER OF SAN DIEGO ON JULY 11, 2018, AS DOC# 2018-0282351 OF OFFICIAL RECORDS.

Together with the continuing right to cause or allow in all the airspace above the surface of Grantor's property such noise, vibrations, fumes, dust, fuel particles and other effects as may be caused by or result from the operation of aircraft; it being understood and agreed that Grantee intends to maintain and develop in such a manner that said airport and the easement granted herein will be used at all times and by every type of aircraft which is now in existence or which may be developed in the future for both commercial and noncommercial flights; and Grantor, for Grantor and the successors in interest and assigns of Grantor, does hereby fully waive and release any right or cause or action which they or any of them now have or may have in the future against Grantee, its successors and assigns, on account of or arising out of such noise, vibrations, fumes, dust, fuel particles, and other effects heretofore and hereafter caused by the operation of aircraft in said airspace.

The term "aircraft" is defined for the purposes of this deed as any contrivance now known or hereafter invented, designed, or used for navigation of flight in air or space.

Grantor, for Grantor and the successors in interest and assigns of Grantor, covenants and agrees that neither they nor any of them will permit or suffer the use of Grantor's property in such manner as to create electrical interference with radio communication to or from any other aircraft, or as to make it difficult for aircraft pilots to

distinguish between airport lights and other lights or as to impair visibility in the vicinity of the airport, or as to otherwise endanger the landing, taking off, or maneuvering of aircraft, it being understood and agreed that the aforesaid covenants and agreements shall run with the land.

Executed this Dec 15 day of Dec, 20 25.

DEREK M. HULTENIUS and CARLA A. HULTENIUS, Trustees of the Hultenius Family Trust dated July 9, 2018, as community property

BY: Derek M. Hultenius  
DEREK M. HULTENIUS, Trustee

BY: Carla A. Hultenius  
CARLA A. HULTENIUS, Trustee

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 CA }  
COUNTY OF San Diego } SS

On 12/15/25 before me, Mary Alice Hoss, a Notary Public,  
personally appeared Derek M. Hultenius + Carla A. Hultenius <sup>MAH</sup> ~~Hultenius~~

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 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: Mary Alice Hoss  
MARY-Alice HOSS

Name (typed or printed), Notary Public in and for said County and State

(FOR NOTARY SEAL OR STAMP)



**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the foregoing deed or grant to the **County of San Diego**, a political subdivision, is hereby accepted on behalf of the Board of Supervisors of said County of San Diego pursuant to authority conferred by Resolution No. 12-159 of said Board adopted on **October 10, 2012 (08)** and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Thomas J. McCabe, PLS  
Senior Land Surveyor  
Department of General Services  
County of San Diego