

**CHICAGO TITLE COMPANY  
COMMERCIAL DIVISION**

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

DOC# 2026-0049680



Feb 24, 2026 08:00 AM

OFFICIAL RECORDS  
JORDAN Z. MARKS,  
SAN DIEGO COUNTY RECORDER  
FEES: \$0.00 (SB2 Atkins: \$0.00)  
PCOR: N/A

PAGES: 6

SPACE ABOVE FOR RECORDER'S USE ONLY

**EASEMENT FOR COUNTY HIGHWAY**

(The County of San Diego is exempt from Document Transfer Tax per GC27383 and SB2 per GC27388.1, Conveyance to a Government Agency)

**NO TRANSFER TAX DUE**

Document Transfer Tax: \$0

R & T Code 11822

Assessor's Parcel No.: 394-480-42

Ashwood St

Project: RS 1512

Work Task No.: WT - 4017915

R.E.S. Parcel No.: 2016-0282-AB

**Nidal Altamimi, Trustee of the Trust of Nidal Altamimi, UDT January 27, 2006**

hereinafter called **GRANTOR(S)**, for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby grant, convey and dedicate to the **COUNTY OF SAN DIEGO**, a political subdivision of the State of California, together with its successors and assigns, hereinafter called **GRANTEE**, the right-of-way and incidents thereto for a public highway upon, through, under, over and across that certain real property in the County of San Diego, State of California, described as follows:

Parcel No. 2016-0282-A

(10.20.2021)

(BNM:TJM:)

THAT PORTION OF THE WEST HALF OF LOT 45 OF EL CAJON VALLEY COMPANY'S LANDS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF No. 289, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ON DECEMBER 30, 1886, INCLUDED IN THAT LAND DESCRIBED IN THE DEED TO NIDAL ALTAMIMI, TRUSTEE OF THE TRUST OF NIDAL ALTAMIMI, UDT JANUARY 27, 2006 (ALTAMIMI'S LAND), RECORDED ON JULY 21, 2006 AS DOCUMENT No. 2006-0513923, IN SAID COUNTY RECORDER'S OFFICE, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF ALTAMIMI'S LAND LYING WESTERLY, NORTHWESTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE CENTERLINE INTERSECTION OF ASHWOOD STREET (60.00-FOOT WIDE, FORMERLY ASH STREET) AND LAUREL STREET, ACCORDING TO SAID MAP No. 289; THENCE ALONG THE CENTERLINE OF SAID ASHWOOD STREET, NORTH 8°36'56" WEST (NORTH 9°01' WEST PER SAID MAP), 581.49 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF

*Handwritten notes:*  
MADISON RECORDS  
OFFICE ASST.  
COUNTY RECORDER  
MAIL

*Handwritten number:*  
76874

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MAPLEVIEW STREET (FORMERLY MAPLE STREET) PER ROAD SURVEY No. 1765 (102.00-FEET WIDE), ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID SAN DIEGO COUNTY; THENCE CONTINUING ALONG SAID CENTERLINE OF ASHWOOD STREET NORTH 8°36'32" WEST (NORTH 9°01' WEST PER SAID MAP AND NORTH 9°12'30" WEST PER ROAD SURVEY No. 1512, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY), 177.09 FEET; THENCE LEAVING SAID CENTERLINE NORTH 81°23'28" EAST, 35.63 FEET TO THE **TRUE POINT OF BEGINNING**"; THENCE NORTH 9°03'59" WEST, 50.39 FEET TO THE BEGINNING OF A TANGENT 325.00-FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHERLY 140.11 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°42'01"; THENCE NORTH 15°30'32" EAST, 49.60 FEET TO THE NORTHERLY LINE OF SAID LOT 45 AND THE **POINT OF TERMINUS**.

**EXCEPTING THEREFROM ANY PORTION LYING OUTSIDE OF SAID ALTAMIMI'S LAND.**

CONTAINS 0.003 ACRES (138 SQUARE FEET), MORE OR LESS.

**Parcel No. 2016-0282-B**

**(10.20.2021)**

**(BNM:TJM)**

A TEMPORARY CONSTRUCTION EASEMENT AND RIGHT-OF-WAY UPON, THROUGH, UNDER, OVER AND ACROSS THE HEREINAFTER DESCRIBED REAL PROPERTY FOR THE RECONSTRUCTION OF UTILITY LATERALS, RECONNECTING PRIVATE IMPROVEMENTS, AND FOR ANY OTHER OPERATIONS NECESSARY AND INCIDENT TO THE CONSTRUCTION OF A PUBLIC HIGHWAY KNOWN AS ASHWOOD STREET, WITH THE RIGHT TO GRADE, PLACE OR REMOVE SOIL, EQUIPMENT AND OTHER MATERIALS WITHIN SAID RIGHT-OF-WAY AND TO USE THE SAME IN SUCH MANNER AND AT SUCH LOCATIONS AS SAID GRANTEE MAY DEEM PROPER, NEEDFUL OR NECESSARY IN THE IMPROVEMENT OF SAID PUBLIC HIGHWAY OR STRUCTURES APPURTENANT THERETO.

ALL THAT ALTAMIMI'S LAND LYING WESTERLY, OF A LINE PARALLEL WITH AND 105.35 FEET EASTERLY, MEASURED AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID LOT 45.

**EXCEPTING THEREFROM ANY PORTION LYING WESTERLY OF THE EASTERLY LINE OF PARCEL 2016-0282-A** HEREIN ABOVE DESCRIBED AND ANY PORTION LYING OUTSIDE OF SAID ALTAMIMI'S LAND.

CONTAINS 0.033 ACRES (1,420 SQUARE FEET), MORE OR LESS.

THIS TEMPORARY CONSTRUCTION EASEMENT WILL BE IN EFFECT FOR TWENTY-FOUR MONTHS BEGINNING UPON COMMENCEMENT OF CONSTRUCTION OF SAID PUBLIC HIGHWAY ON GRANTOR'S PROPERTY, AND MAY BE EXTENDED AS NEEDED, ON A MONTH - BY - MONTH BASIS THEREAFTER. IN ANY EVENT THIS EASEMENT WILL TERMINATE UPON THE DATE OF RECORDING OF THE "NOTICE OF COMPLETION" FOR THIS PROJECT ON GRANTOR'S PROPERTY.

THE BEARINGS AND DISTANCES USED IN THE ABOVE DESCRIPTION ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE 6, NAD83 (NSRS 2007) , EPOCH (2011.00). DIVIDE ALL DISTANCES USED IN THE ABOVE DESCRIPTION BY 0.99997177 TO OBTAIN GROUND LEVEL DISTANCES.

RESERVING unto Grantor of the above described parcel of land, his/her/their successors or assigns, the right to modify such slopes and/or drainage structures or portions thereof, when in the written opinion of the County and/or District Engineer of Grantee, the necessity therefore is removed by substituting other protection, support and/or drainage facility, provided such substitution is first approved in writing by the Engineer(s).

The Grantor hereby further grants to Grantee all trees, growths (growing or that may hereafter grow), and road building materials within said easements and right-of-way, including the right to take water, together with the right to use the same in such manner and at such locations as said Grantee may deem proper, needful or necessary, in the construction, reconstruction, improvement or maintenance of said highway.

The Grantor, for itself and its successors and assigns, hereby waive any claim for any and all damages to Grantor's remaining property contiguous to the easements and right-of-way hereby conveyed by reason of (a) the severance of the remainder from the part taken; and (b) the construction and use of the public highway project for which the property is taken in the manner proposed by the County whether or not the damage is caused by a portion of the project located on the part taken.

Dated this 21 day of August, 2024

Nidal Altamimi, Trustee of the Trust of Nidal Altamimi, UDT January 27, 2006

[Signature]  
Nidal Altamimi, 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

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

On \_\_\_\_\_ before me, \_\_\_\_\_, a Notary Public,  
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 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.

(FOR NOTARY SEAL OR STAMP)

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

*See attached*

WITNESS my hand and official seal.

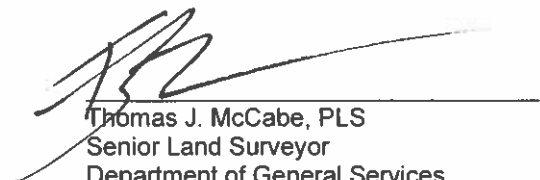
Signature: \_\_\_\_\_

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

**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: 8/22/2024

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

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 August 21, 2024 BEFORE ME, ANNA BAILON, DEPUTY COUNTY CLERK OF THE COUNTY OF SAN DIEGO, PERSONALLY APPEARED Nidal Altamini, 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 AUTHORIZED CAPACITY, AND THAT BY HIS 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  
COUNTY ASSESSOR/RECORDER/COUNTY CLERK

BY: Anna Bailon  
ANNA BAILON, DEPUTY COUNTY CLERK



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SAN DIEGO COUNTY RECORDER  
FEES: \$0.00 (SB2 Atkins: \$0.00)

PAGES: 5

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**SUBORDINATION AGREEMENT**

NOTICE: This Subordination Agreement may result  
in your security interest in the property  
becoming subject to and of lower priority  
than the lien of some other or later instrument

(The County of San Diego is exempt from Document Transfer Tax per GC27383 and SB 2 per GC27388.1, Conveyance to a Government Agency)

**NO TRANSFERTAX DUE**

Document Transfer Tax:           \$0          

R & T Code 11922

Assessor's Parcel No.: 394-480-42

Project: Ashwood St

Work Task No.: WT-4017915

R.E.S. Parcel No.: 2016-0282-AB

This Subordination Agreement is made among the County of San Diego, a political subdivision of the State of California ("County"), U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates WMALT Series 2006-8 Trust, ("Lienholder"), and Nidal Al Tamimi, An unmarried woman ("Borrower").

**RECITALS**

1. A Deed of Trust, dated July 13, 2006, with Borrower as Trustor, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Mortgage Network, Inc., its successors and assigns, as original beneficiary, and First American Title Insurance Company as Trustee was recorded on July 20, 2006 as Document No. 2006-0512768 of Official Records in the Office of the Recorder in the County of San Diego, State of California ("Official Records"); and
2. Lienholder is the current owner and holder of the note and other evidence of indebtedness for which the Deed of Trust was given for security; and
3. Owner has executed and delivered to County, as grantee, the Easement for County Highway ("Easement") attached to and incorporated in this Subordination Agreement as Attachment 1, and to be recorded substantially concurrently with this Subordination Agreement.
4. County, Owner, and Lienholder intend to subordinate the Deed of Trust to the Easement in accordance with the terms and conditions set forth below.

**AGREEMENT**

For valuable consideration the receipt of which is acknowledged, Lienholder subordinates the Deed of Trust to the rights, title, and interest granted to County under the Easement. Except as expressly provided, nothing contained in this Subordination Agreement alters, changes, or modifies the terms, provisions, or conditions of the Deed of Trust, or releases or affects the validity of the lien, security interest, and other rights of Lienholder arising under the Deed of Trust. The lien, security interest, and other rights of Lienholder under the Deed of Trust are not affected in any manner by the execution of this Subordination Agreement other than through subordination of the lien, security interest, and other rights of Lienholder under the Deed of Trust to County's rights, title, and interest under the Easement, such that in the event Lienholder forecloses its lien under the Deed of Trust, County's rights, title, and interest under the Easement will not be extinguished and will remain undisturbed.

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4. County, Owner, and Lienholder intend to subordinate the Deed of Trust to the Easement in accordance with the terms and conditions set forth below.

### AGREEMENT

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Dated this 17 day of July, 2025

Select Portfolio Servicing Inc., as attorney in fact for U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates WMALT Series 2006-8 Trust

By: Bryce Braegger  
Name Bryce Braegger Title Document Control Officer

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 Utah  
COUNTY OF Salt Lake SS

On July 17 2025 before me, Catherine Alfaro, a Notary Public, personally appeared Bryce Braegger Document Control Officer

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.

(FOR NOTARY SEAL OR STAMP)



I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Catherine Alfaro

**Catherine Alfaro**

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

Dated this 20th day of September, 2024

Borrower – Nidal Al Tamimi, An unmarried woman

By: [Signature]

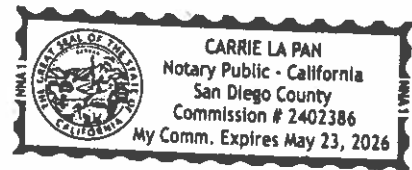
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STATE OF California }  
COUNTY OF San Diego } SS

On 9-20-2024 before me, Carrie LaPan, a Notary Public, personally appeared Nidal Al Tamimi

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.

(FOR NOTARY SEAL OR STAMP)



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]

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

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STATE OF CALIFORNIA )

COUNTY OF SAN DIEGO )

ON Sept 23, 2024 BEFORE ME, ANNA BAILON, DEPUTY COUNTY CLERK OF THE COUNTY OF SAN DIEGO, PERSONALLY APPEARED Bianca Lee-Cristaldi, 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 AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS INSTRUMENT.

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WITNESS MY HAND AND OFFICIAL SEAL.

JORDAN Z. MARKS  
COUNTY ASSESSOR/RECORDER/COUNTY CLERK

BY: Anna Bailon  
ANNA BAILON, DEPUTY COUNTY CLERK



Dated this 23<sup>rd</sup> day of September, 2024.

**County of San Diego,**  
a political subdivision of the State of California

By: Bianca Lee Cristaldi  
Marko Medved, P.E., CEM  
Director, Department of General Services  
By: Krista Ellis or Bianca Lee-Cristaldi

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STATE OF CALIFORNIA )

COUNTY OF SAN DIEGO )

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  
COUNTY ASSESSOR/RECORDER/COUNTY CLERK

*See attached*

BY: \_\_\_\_\_

\_\_\_\_\_, DEPUTY COUNTY CLERK