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City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

DOC # 2002-521655  
09/20/2002 08:00A Fee:NC  
Page 1 of 9  
Recorded in Official Records  
County of Riverside  
Gary L. Orso  
Assessor, County Clerk & Recorder



FREE RECORDING  
This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee (Government Code §6103)

Project: LL-008-012 & LL-029-012  
Indiana Avenue  
APN 231-154-005 & 006  
231-164-009 & 010

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AVIGATION EASEMENT  
(RIVERSIDE MUNICIPAL AIRPORT)

WHEREAS **DALIP SINGH SETHI and LATIKA SETHI, Trustees of the Dalip and Latika Family Trust dated September 11, 1995**, hereinafter referred to as the "Grantor", is/are the owner(s) in fee of that certain real property situated in the City of Riverside, County of Riverside, State of California, described in Exhibit "A", attached hereto and incorporated herein by this reference, hereinafter called "the property of the Grantor"; and

WHEREAS the property of the Grantor is located within the Airport Influence Area for the Riverside Municipal Airport operated by the City of Riverside; and

WHEREAS the Grantor has sought approval from the City of Riverside for the development of the property of the Grantor by the project above-referenced; and

WHEREAS the City of Riverside has conditioned the approval of such project by requiring the granting of an avigation easement over the property of the Grantor;

NOW, THEREFORE FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GRANTOR does hereby grant to the CITY OF RIVERSIDE, a municipal



corporation of the State of California, hereinafter referred to as "Grantee", its successors and assigns, for the use and benefit of the public, a perpetual easement and right of flight appurtenant to the Riverside Municipal Airport for the passage of aircraft by whomsoever owned and operated in the airspace above the surface of the property of the Grantor as described in said Exhibit "A", together with the right to cause in said airspace such noise, sound or shock waves, vibrations, dust, smoke, odors, fumes, fuel particles and other related conditions that may be inherent in the operation of aircraft landing at, taking off from or operating at or on the Riverside Municipal Airport. "Aircraft" is defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed for navigation of or flight in the air.

Grantor hereby acknowledges that the Riverside Municipal Airport is an operating airport subject to increases in the intensity of use and operation, including present and future noise, sound or shock waves, vibrations, dust, smoke, odors, fumes, and fuel particles and related conditions, and Grantor hereby fully waives, remises and releases any right or cause of action which Grantor may now or in the future have against Grantee, its successors and assigns, due to such noise, sound or shock waves, vibrations, dust, smoke, odors, fumes, fuel particles and other related conditions that may be caused by the operation of aircraft landing at or taking off from, or operating at or on the Riverside Municipal Airport. Said waiver and release shall include, but not be limited to, claims known or unknown for damages for physical or emotional injuries, discomfort, inconvenience, property damage, interference with use and enjoyment of property, diminution of property values, nuisance or inverse condemnation or for injunctive or other extraordinary or equitable relief.

Grantor, on the behalf of Grantor and the successors and assigns of Grantor, agrees not to construct or permit the construction or growth of any structure, tree or other object that obstructs or interferes with the use of the rights herein granted or that creates electrical





interference with radio communication between any installation at the Riverside Municipal Airport and aircraft, or to cause difficulty for pilots to distinguish between airport lights and other lights or to impair visibility in the vicinity of the Riverside Municipal Airport, or to otherwise endanger the landing, take-off, or maneuvering of aircraft on or at said Riverside Municipal Airport.

The foregoing grant of easement shall not be considered as otherwise prohibiting the use of the property of the Grantor for any lawful purpose below minimum flight altitudes for aircraft presently authorized or hereafter authorized by the appropriate federal or state authority, provided all applicable federal, state and local regulations pertaining to height restrictions are adhered to.

IT IS UNDERSTOOD AND AGREED that this easement and the rights and restrictions herein created shall run with the land and shall be binding upon the Grantor and the heirs, administrators, executors, successors and assigns of Grantor.

Dated 8/22/02

**Dalip Singh Sethi and Latika Sethi,  
Trustees of the Dalip and Latika Family  
Trust dated September 11, 1995**

  
\_\_\_\_\_  
**Dalip Singh Sethi, Trustee**  
  
\_\_\_\_\_  
**Latika Sethi, Trustee**

Concurs with:

  
\_\_\_\_\_  
**John Sabatello  
Airport Director**



**GENERAL ACKNOWLEDGEMENT**

State of California

County of Riverside } ss

On August 22, 2002, before  
me Stephanie Rudd  
(date) (name)

a Notary Public in and for said State, personally appeared

Dalip Singh Sethi and Latika Sethi  
Name(s) of Signer(s)

personally known to me - OR -  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.



WITNESS my hand and official seal.

[Signature]  
Signature

**OPTIONAL SECTION**

**CAPACITY CLAIMED BY SIGNER**

- ( ) Attorney-in-fact
- ( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator
- ( ) Individual(s)
- ( ) Trustee(s)
- ( ) Other

- ( ) Partner(s)
- ( ) General
- ( ) Limited

The party(ies) executing this document is/are representing:

**CERTIFICATE OF ACCEPTANCE  
(Government Code Section 27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 9/13/02

APPROVED AS TO FORM  
[Signature]  
ASSI. CITY ATTORNEY

**CITY OF RIVERSIDE**

[Signature]  
Real Property Services Manager  
of the City of Riverside



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**CERTIFICATE OF ACCEPTANCE  
(Government Code Section 27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 9/18/02

**CITY OF RIVERSIDE**

*Carol Q. Chiodo*

Real Property Services Manager  
of the City of Riverside

1avigease



**Canty Engineering Group, Inc.**  
 CIVIL ENGINEERING PLANNING SURVEYING

www.cantyeng.com

July 31, 2002

W.O. 1192-001

**EXHIBIT "A"**  
**AVIGATION EASEMENT**  
**ADMINISTRATIVE PARCEL MERGER NO. LL-008-012**

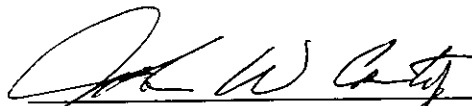
**PARCEL "A"**

Parcels 3 and 4 of Record of Survey on file in Book 26 at Page 78 thereof, and Parcels 1 and 2, and the Northeasterly 0.60 feet of Parcel 3 of Record of Survey on file in Book 27 at Page 36 thereof, both being Records of Riverside County California.

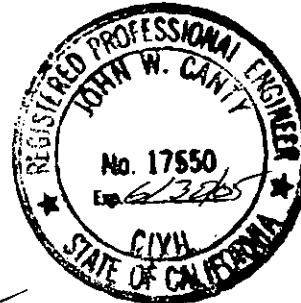
**EXCEPTING THEREFROM** that portion as conveyed to the City of Riverside by Deed recorded November 6, 1987 as inst. no. 320710, Official Records of Riverside County, California.

The above described parcel of land contains 0.903 acres, more or less.

**CANTY ENGINEERING GROUP, INC.**  
 Prepared under the supervision of:

  
 \_\_\_\_\_  
 John W. Canty R.C.E. 17550

8/8/02  
 \_\_\_\_\_  
 Date



DESCRIPTION APPROVAL 8/8/02  
Walter R. Ince by \_\_\_\_\_  
 SURVEYOR, CITY OF RIVERSIDE



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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CA.

# ADMINISTRATIVE PARCEL MERGER No. LL-008-012

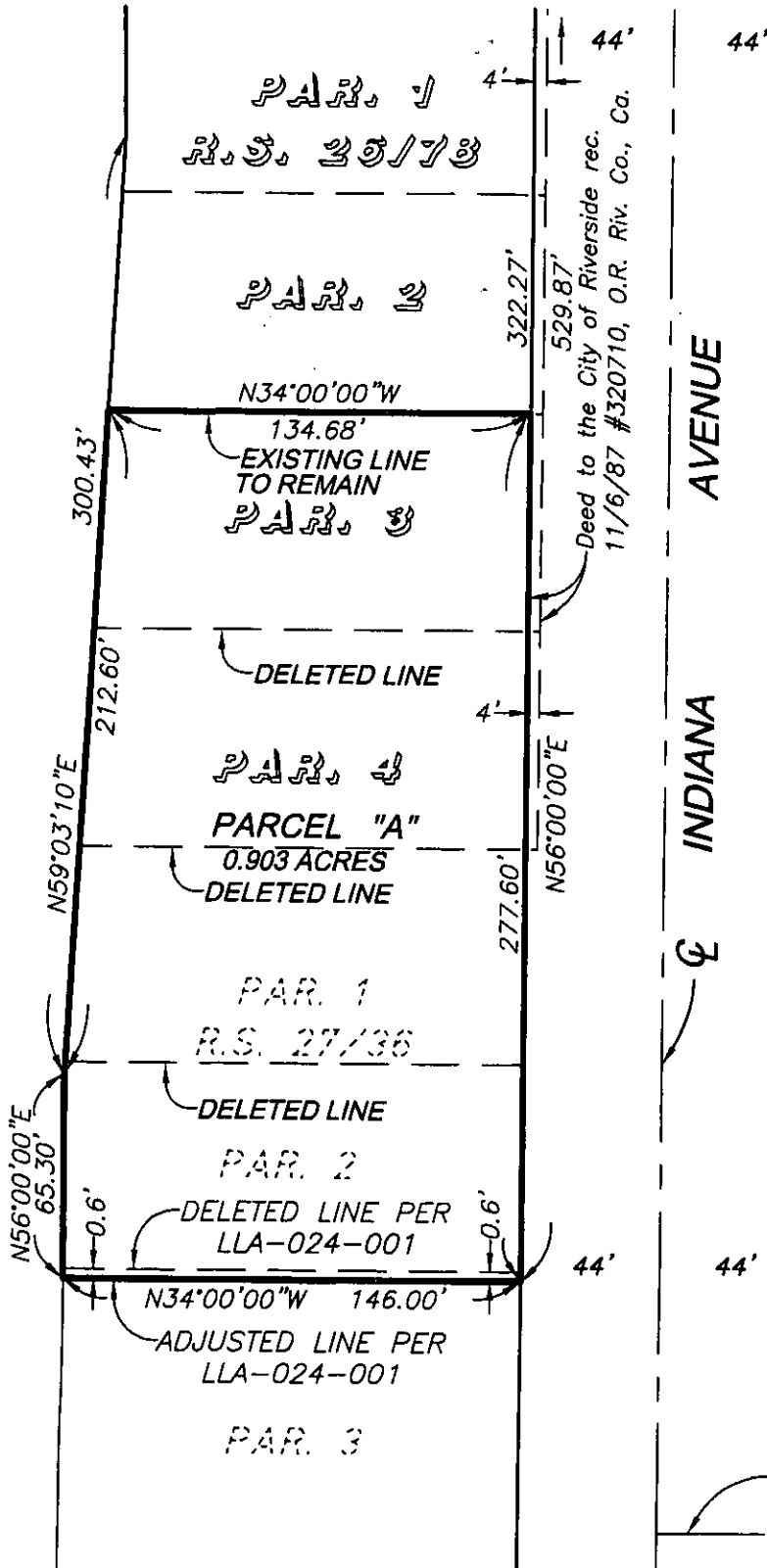
PARCELS 1 AND 2, AND A PORTION OF PARCEL 3 OF R.S. 27/36; AND A PORTION OF  
PARCELS 3 AND 4 OF R.S. 26/78, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

JULY 2002

SCALE: 1" = 60'

STATE HIGHWAY 91 (RIVERSIDE FREEWAY)

CAL-TRANS RIGHT OF WAY MAP NO. 426533



INDIANA AVENUE

MOTOR CIRCLE

2876  
M.B. 51/74

TRACT



PREPARED BY:  
CANTY ENGINEERING GROUP, INC.  
2020 IOWA AVENUE, SUITE 102  
RIVERSIDE, CA 92507

OWNER:  
Dalip S. & Latika Sethi  
1461 Woodvale Lane  
Riverside, CA. 92506

A.P.N. 231-154-005 (Portion)  
A.P.N. 231-154-006 (Portion)



**Canty Engineering Group, Inc.**  
 CIVIL ENGINEERING PLANNING SURVEYING

www.cantyeng.com



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July 31, 2002

W.O. 1192-001

**EXHIBIT "A"**  
**AVIGATION EASEMENT**  
**ADMINISTRATIVE PARCEL MERGER NO. LL-029-012**

**PARCEL "A"**

Parcels 1 and 2 of Record of Survey on file in Book 26 at Page 78 thereof, Records of Riverside County California.

**TOGETHER WITH** Lots 17 and 18 of Jones Tract as shown by map on file in Book 24 of Maps at Page 35 thereof, Records of Riverside County California.

**ALSO TOGETHER WITH** that portion of Lot 19 of Jones Tract No. 2 as shown by map on file in Book 25 of Maps at Page 6 thereof, Records of Riverside County, California, described as follows:

Beginning at the most Southerly corner of said Lot 19;

Thence N.34°00'30"W. along the Southwesterly line of said Lot 19, a distance of 5.45 feet to the Southeasterly line of State Highway 91 as shown on Cal-Trans Right of Way Map No. 426533;

Thence N.55°29'39"E. along said Southeasterly line, a distance of 112.28 feet to the Northeasterly line of said Lot 19;

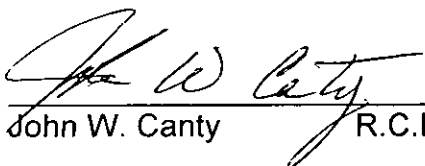
Thence S.34°00'30"E. along said Northeasterly line, a distance of 6.44 feet to the most Easterly corner thereof;

Thence S.56°00'00"W. along the Southeasterly line of said Lot 19, a distance 112.27 feet to the point of beginning.

**EXCEPTING THEREFROM** that portion as conveyed to the City of Riverside by Deed recorded November 6, 1987 as inst. no. 320710, and Deed recorded SEPT. 12, 2002 as inst. no. 506703, both being Official Records of Riverside County, California.

The above described parcel of land contains 0.760 acres, more or less.

**CANTY ENGINEERING GROUP, INC.**  
 Prepared under the supervision of:

  
 John W. Canty R.C.E. 17550

8/8/02  
 Date



DESCRIPTION APPROVAL 8/8/02  
 by Walter R. Ince  
 for SURVEYOR, CITY OF RIVERSIDE



IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CA.

# ADMINISTRATIVE PARCEL MERGER No. LL-029-012

A PORTION OF PARCELS 1 AND 2 OF R.S. 26/78; LOT 17 AND A PORTION OF LOT 18 OF JONES TRACT M.B. 24/35; AND A PORTION OF LOT 19 OF JONES TRACT No. 2 M.B.25/6, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

JULY 2002

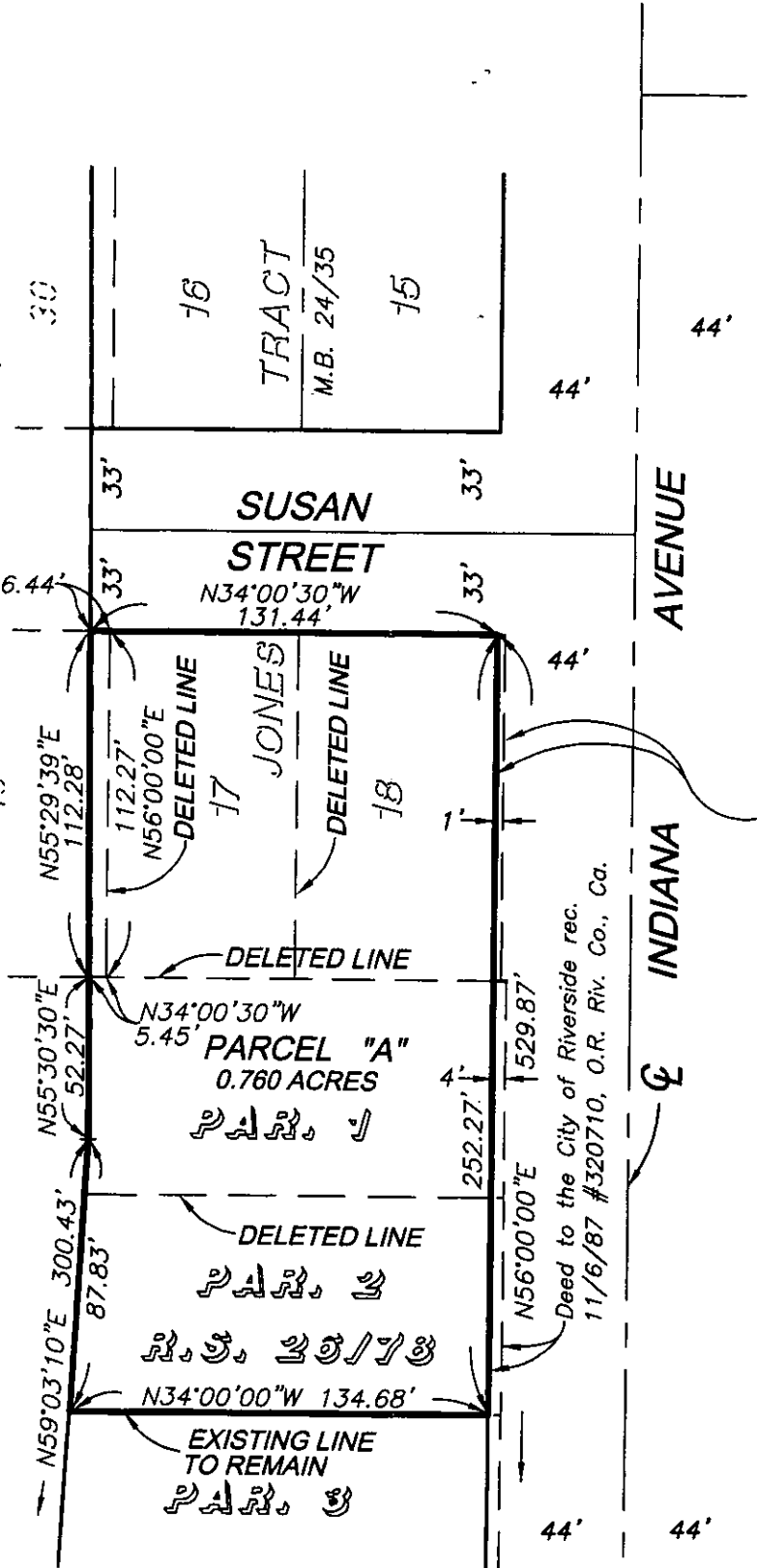
SCALE: 1" = 60'



**STATE HIGHWAY 91 (RIVERSIDE FREEWAY)**

CAL-TRANS RIGHT OF WAY MAP NO. 426533

JONES TRACT No. 2  
M.B. 25/6

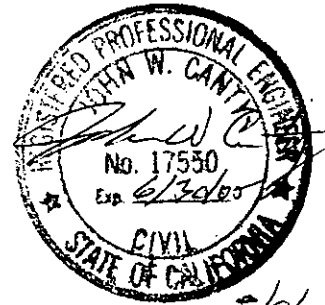


☪ DETROIT DRIVE

AVENUE

☪ INDIANA

Easement to the City of Riverside  
rec. Riv. Co., Ca. # \_\_\_\_\_, O.R.



8/8/02

PREPARED BY:  
CANTY ENGINEERING GROUP, INC.  
2020 IOWA AVENUE, SUITE 102  
RIVERSIDE, CA 92507

OWNER:  
Dalip S. & Latika Sethi  
1461 Woodvale Lane  
Riverside, CA. 92506

A.P.N. 231-154-005 (Portion)  
A.P.N. 231-164-009  
A.P.N. 231-164-010

67/2+4