

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

**DOC # 2001-055794**

02/09/2001 08:00A Fee:NC

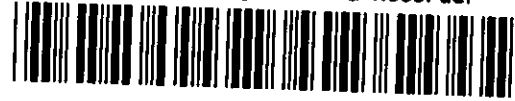
Page 1 of 6

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: 2221 Rockwell  
A.P.N. 241-180-016

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		6						
								/	LB
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

D - 14648

C  
LB

AVIGATION EASEMENT  
(MARCH AIR RESERVE BASE)

WHEREAS CLINTON MARR, JR., and GERALDINE L. MARR, Trustees of the Marr Family Trust dated April 20, 1989, hereinafter called the "Grantor", is/are the owner(s) in fee of that certain real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, hereinafter called "the property of the Grantor"; and

WHEREAS the property of the Grantor is located within the Air Installation Compatible Use Zone (AICUZ) for March Reserve Base, operated by the Department of Defense of the United States of America, and within the flight path of aircraft operating from said Reserve Base; 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, including, but not limited to, the United States Armed Forces, a perpetual easement and right of flight 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. "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 March Reserve Base 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 March Reserve Base or other airport or air facility which is or may be located at or near the site of said March Reserve Base. 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 March Reserve Base and aircraft, or to cause difficulty for pilots to distinguish between airport lights and other lights or to impair visibility in the vicinity of March Reserve Base, or to otherwise endanger the landing, take-off, or maneuvering of aircraft on or at said March Reserve Base.

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

1/26/01

CLINTON MARR, JR., and GERALDINE  
L. MARR, Trustees of the Marr Family  
Trust dated April 20, 1989

Clinton Marr, Jr.

CLINTON MARR, JR., Trustee

Geraldine L. Marr

GERALDINE L. MARR, Trustee



2001-055794  
02/09/2001 08:00A  
3 of 6

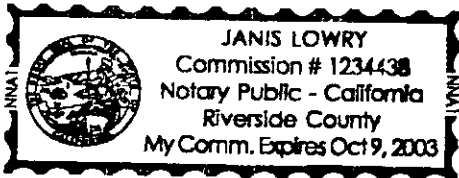
GENERAL ACKNOWLEDGEMENT

State of California
County of RIVERSIDE } ss

On January 24, 2001, before me Janis Lowry
(date) (name)

a Notary Public in and for said State, personally appeared
CLYTON MARK, JR. and GERALDINE L. MARK
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.

Janis Lowry
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 2/1/01

CITY OF RIVERSIDE

APPROVED AS TO FORM
SUPERVISING DEPUTY CITY ATTORNEY

Real Property Services Manager
of the City of Riverside



EXHIBIT "A"

PARCEL "B" of LL-010-001 Tentatively Approved by the Riverside City Planning Department On November 17, 2000.

That portion of Lot 8 of Tract No. 8116-1 as shown by Map on file in Book 89 pages 94 and 95 of Maps, Records of Riverside County, California described as follows:

BEGINNING at the most Westerly corner of said Lot 8, also shown as the Northeasterly line of Rockwell Road, on said Map of Tract No. 8116-1;

Thence North 46°50'36" East along the Northwesterly line of said Lot 8 a distance of 102.16 Feet to the most Northwest corner thereof, also being the Southwest corner of Lot 1 of Oleander Hills as shown by Map on file in Book 35 pages 36 and 37 of Maps, records of said County;

Thence South 80°30'19" East 105.90 Feet to the Northeasterly line of said Lot 8, being South 42°10'57" East 34.00 Feet from the most Northeasterly corner of said Lot 8, also being the most Southeasterly corner of said Lot 1;

Thence South 42°10'57" East 28.96 Feet;

Thence South 16°24'50" East 35.80 Feet;

Thence South 51°52'30" East 47.32 Feet;

Thence South 32°32'30" East 59.15 Feet;

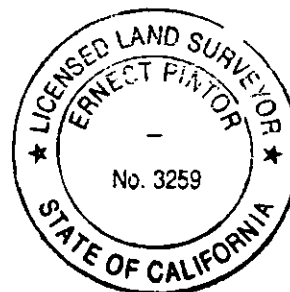
Thence South 48°11'40" East 27.96 Feet to the Southeast corner of said Lot 8;

The last five courses are along the Northeasterly line of said Lot 8, also being the Southwesterly line of Lots 4 and 5 respectively of said Oleander Hills;

Thence North 89°59'00" West along the South line of said Lot 8 a distance of 252.08 Feet to the Southwest corner thereof, being on the Northeasterly line of Rockwell Road as shown on said Map of Tract Map No. 8116-1, also being on a nontangent curve concave Southwesterly having a radius of 175.00 Feet, a radial bearing to the center of said curve being South 83°52'40" West;

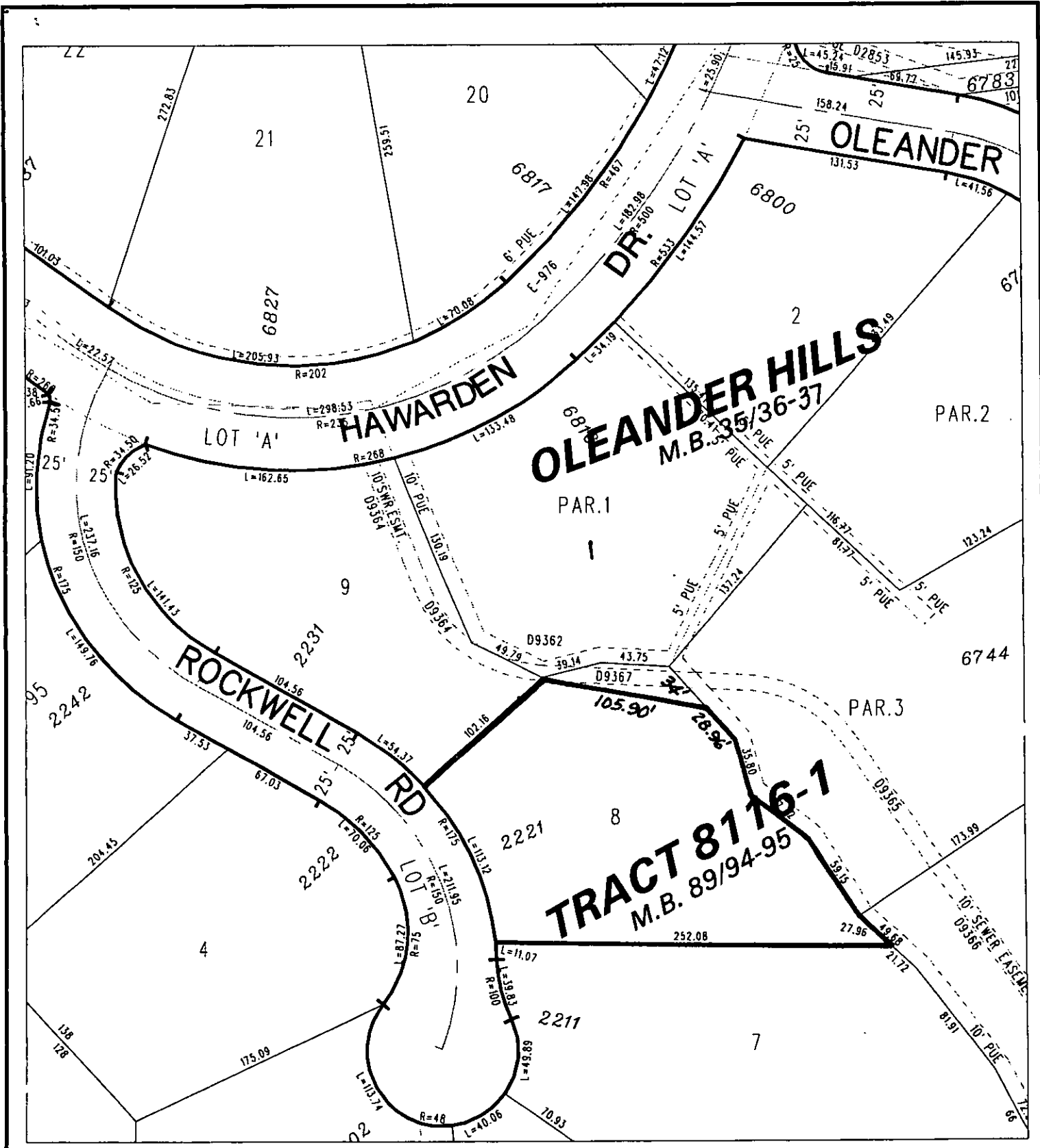
Thence Northwesterly along Rockwell Road and along said curve through a central angle of 37°02'04", an arc distance of 113.12 Feet to the POINT OF BEGINNING.

DESCRIPTION APPROVAL 1/24/01  
K. [Signature] by —  
for SURVEYOR, CITY OF RIVERSIDE



Ernest Pintor 1/23/01  
EXPIRATION DATE: 6/30/04





◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale: Drawn by: skn Date: 01/24/01 Subject: 2221 ROCKWELL RD. - BUILDING PERMIT 14648