

When recorded mail to:

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

FREE RECORDING

This instrument is for the benefit of the March Air Reserve Base/ March Inland Port and is entitled to be recorded without fee (Government Code ,6103)

21

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		5						
					2				B.
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Project:

A.P.N. 243-370-010

14928

C
BC

AVIGATION EASEMENT

(MARCH AIR RESERVE BASE/ MARCH INLAND PORT)

JOSEPH E. JAVETTE

WHEREAS FICARBA, hereinafter called the "Grantor", is the owner in fee of that certain real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the County of Riverside, State of California, hereinafter called "Grantor's Property"; and

WHEREAS the property interest of the Grantor is located within the Air Installation Compatible Use Zone (AICUZ) for March AirReserve Base/ March Inland Port, operated by the Department of Defense of the United States of America and the March Joint Powers Authority, and within the flight path of aircraft operating from said AirReserve Base; and

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

WHEREAS the Airport Land Use Commission for the County of Riverside (ALUC) found the project consistent with the County Land Use Plan for March Air Reserve Base, subject to granting of an avigation easement to March Air Reserve Base/ March Inland Port; and

WHEREAS the Grantor now desires to grant an avigation easement over the property interest of Grantor to March Air Reserve Base/ March Inland Port for the purpose of complying with the condition imposed by ALUC;

NOW, THEREFORE FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GRANTOR does hereby grant to the, hereinafter referred to March Air Reserve Base/ March Inland Port 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 Air Reserve Base/ March Inland Port 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 Air Reserve Base/ March Inland Port or other airport or air facility which is or may be located at or near the site of said Air 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 Air Reserve Base/ March Inland Port 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 Air Reserve Base/ March Inland Port, or to otherwise endanger the landing, take-off, or maneuvering of aircraft on or at said Air 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.



2002-320275
06/12/2002 08:00A
2 of 5

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.

JANETTE FICARRA

Dated 6-11-02

By: Joseph Ficarra
Joseph Ficarra
JOSEPH FICARRA

GENERAL ACKNOWLEDGEMENT

State of California

County of RIVERSIDE ss

On 6-11-02, before me LYNNE A. DATTILO
(name)

a Notary Public in and for said State, personally appeared

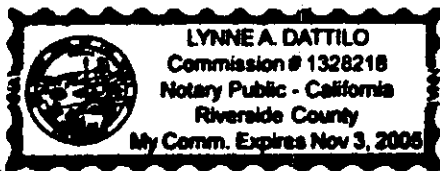
JOSEPH FICARRA & JANETTE FICARRA
Name(s) of Signer(s)

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.

Lynne A. Dattilo
Signature



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGN

- 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



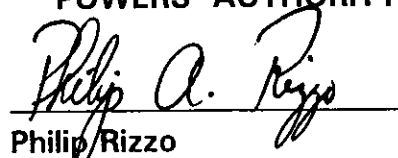
2002-320275
06/12/2002 09:00A
3 of 5

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the March Air Reserve Base/ March Inland Port is hereby accepted by the undersigned officer on behalf of the March Joint Powers Authority, a government entity, pursuant to authority conferred by Resolution No. MIPAA-01-1 adopted May 16, 2001, and the grantee consents to recordation thereof by its duly authorized officer.

Dated _____

**MARCH JOINT
POWERS AUTHORITY**



Philip Rizzo

Executive Director



2002-320275
06/12/2002 08:00A
4 of 5

Recording Requested by

First American Title Company

RECORDING REQUESTED BY

EXHIBIT A

Doc # 2001-128827

02/22/2001 08:00A Fee:25.00

Page 1 of 1 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Name: Joe Ficarra & Janette Ficarra
Street Address: 2164 Old Bridge Road
City: Riverside, CA 92506
State:
Zip:



Table with columns: M, S, U, PAGE, SIZE, DA, PCOR, NOCOR, SMF, MISC, A, R, L, COPY, LONG, REFUND, NCHG, EXAM

2187540-5

ORDER NO. 2187540
ESCROW NO. 3892-MS

0091002

GRANT DEED

TAX PARCEL NO. 243-370-010

The undersigned declares that the documentary transfer tax is \$374.00 and is

X computed on the full value of the interest of the property conveyed, or is
computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

The land, tenements or realty is located in
unincorporated area X city Riverside and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Kenneth Allan Hicks and Karen Renee Hicks, Husband and Wife as Joint Tenants

hereby GRANT(S) to

Joseph P. Ficarra and Janette Ficarra, husband and wife as joint tenants

The following described real property in the City of Riverside
County of Riverside, State of California:

Lot 10 of Tract No. 21156 as per map recorded in Book 185, Page(s) 8 to 10 inclusive of maps, in the office of the
county recorder of the said county.

Dated 02/22/2001

STATE OF CALIFORNIA,)
COUNTY OF San Bernardino)

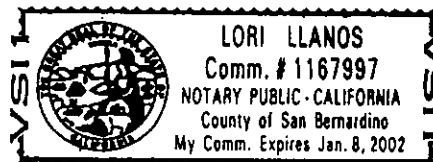
On March 21, 2001, before me,
Lori Llanos, Notary Public - California

(insert name/title of the officer), personally appeared
Karen Renee Hicks & Kenneth Allan Hicks

Handwritten signatures of Kenneth Allan Hicks and Karen Renee Hicks

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 Lori Llanos



(Notary Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE.

Joe Ficarra & Janette Ficarra

2164 Old Bridge Road

Riverside, CA 92506

Name

Street Address

City & State



2002-320275
06/12/2002 08:00A
5 of 5

14928