

When recorded mail to:

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

DOC # 2002-537228

09/27/2002 08:00A Fee:NC

Page 1 of 7

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)

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FOR RECORDER'S OFFICE USE ONLY

Project: Building Permit

A.P.N. 227-022-042

D - 14972



**AVIGATION EASEMENT
(RIVERSIDE MUNICIPAL AIRPORT)**

WHEREAS UNITED EL SEGUNDO, INC., a California Corporation, 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

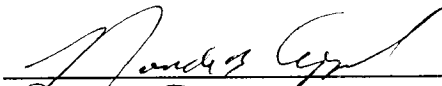
other lights or to impair visibility in the vicinity of the Riverside Municipal Airport, or to otherwise endanger the landing, take-off, or maneuvering of aircraft on or at said Riverside Municipal Airport.

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 SEPTEMBER 9, 2002

UNITED EL SEGUNDO, INC., a California Corporation

BY: 
RONALD B. APPEL

Title: PRESIDENT

BY: 
JEFF APPEL

Title: VICE PRESIDENT Secretary

Concurs with: 
John Sabatello, Airport Director



2002-537228
09/27/2002 08:00A
3 of 7



GENERAL ACKNOWLEDGEMENT

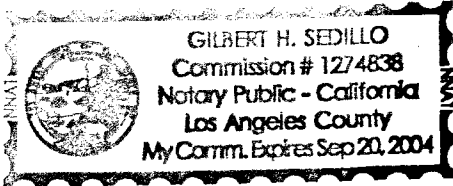
State of California
County of Los Angeles } ss

On SEPT 9, 2002, before me GILBERT H. SEDILLO
(date) (name)

a Notary Public in and for said State, personally appeared

RONALD B. APPEL & JEFF APPEL
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~~ they executed the same in ~~his~~ their authorized capacity(ies), and that by ~~his~~ 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.

Gilbert H. Sedillo
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

Title PRESIDENT

Title VICE PRESIDENT

- () 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 9/27/02

APPROVED AS TO FORM
CITY ATTORNEYS OFFICE

BY Krista Smith
Deputy City Attorney

CITY OF RIVERSIDE

Coral A. Chido

Real Property Services Manager
of the City of Riverside



EXHIBIT A

Project: Avigation Easement

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOT(S) 4 IN BLOCK 6 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE(S) 70, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND OF THAT TRIANGULAR SHAPED LOT LYING NORTHWESTERLY OF SAID LOT 4 AND THAT PORTION OF COLORADO AVENUE, SHOWN ON SAID MAP, LYING BETWEEN ADAMS STREET AND ARLINGTON AVENUE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ARLINGTON AVENUE AND THE NORTHEASTERLY LINE OF ADAMS STREET, SAID POINT BEING 33 FEET FROM THE CENTER LINE OF ARLINGTON AVENUE AND 40 FEET FROM THE CENTER LINE OF ADAMS STREET, BOTH MEASURED AT RIGHT ANGLES;

THENCE NORTH 89°55' EAST, PARALLEL WITH THE CENTER LINE OF ARLINGTON AVENUE, 166.16 FEET; THENCE SOUTH 19°49'50" WEST, 171.36 FEET, TO THE NORTHEASTERLY LINE OF ADAMS STREET;

THENCE NORTH 33°52' WEST, PARALLEL WITH THE CENTER LINE OF ADAMS STREET, 193.83 FEET, TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED APRIL 25, 1957 AS INSTRUMENT NO. 30507 OF OFFICIAL RECORDS; ALSO EXCEPTING THEREFROM ALL WATER AND WATER RIGHTS AS CONVEYED TO THE RIVERSIDE WATER COMPANY, BY DEED RECORDED OCTOBER 10, 1958 AS INSTRUMENT NO. 72970 OF OFFICIAL RECORDS.

SAID PROPERTY IS ALSO SHOWN ON RECORD(S) OF SURVEY ON FILE IN BOOK 13 PAGE 3, OF RECORD(S) OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:

THAT PORTION OF LOT(S) 4 IN BLOCK 6 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE(S) 70, OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, AND OF THAT TRIANGULAR SHAPED LOT LYING NORTHWESTERLY OF SAID LOT 4 AND THAT PORTION OF COLORADO AVENUE, SHOWN ON SAID MAP, LYING BETWEEN ADAMS STREET AND ARLINGTON AVENUE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF ARLINGTON AVENUE AND THE NORTHEASTERLY LINE OF ADAMS STREET, SAID POINT BEING 33

FEET FROM THE CENTER LINE OF ARLINGTON AVENUE AND 40 FEET FROM THE CENTER LINE OF ADAMS STREET, BOTH MEASURED AT RIGHT ANGLES;
THENCE NORTH 89°55' EAST, PARALLEL WITH THE CENTER LINE OF ARLINGTON AVENUE, 166.16 FEET TO THE NORTHEAST CORNER OF THE PARCEL OF LAND CONVEYED TO THEODORE L. WALLACE AND JEAN M. WALLACE, HIS WIFE, BY DEED RECORDED JULY 26, 1956 AS INSTRUMENT NO. 52245, THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°55' EAST, PARALLEL WITH THE CENTER LINE OF ARLINGTON AVENUE, 12.76 FEET;


THENCE SOUTHWESTERLY 184 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY LINE OF ADAMS STREET, SAID POINT BEING SOUTH 33°52' EAST 14.89 FEET FROM THE MOST SOUTHERLY CORNER OF SAID PARCEL CONVEYED TO THEODORE L. WALLACE, ET UX;

THENCE NORTH 33°52' WEST, PARALLEL WITH THE CENTER LINE OF ADAMS STREET, 14.89 FEET, TO THE MOST SOUTHERLY CORNER OF SAID PARCEL CONVEYED TO THEODORE L. WALLACE, ET UX;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL SO CONVEYED, 171.36 FEET, TO THE TRUE POINT OF BEGINNING.

SAID PROPERTY IS ALSO SHOWN ON RECORD(S) OF SURVEY ON FILE IN BOOK 13 PAGE 3, OF RECORD(S) OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.


Mark S. Brown, L.S. 5655 Date 9/3/02
License Expires 9/30/03

Prep _____



