

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 purpose 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 increase 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, and 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.



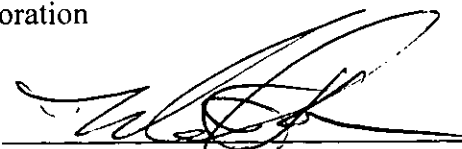
Grantor, on the behalf of Grantor and the successors and assigns of Grantor, agrees not to construct or permit the construction or growth of any structure, tree or other object that obstructs or interferes with the use of the rights herein granted or that creates electrical interference with radio communication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

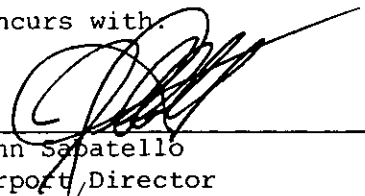
The foregoing grant of easement shall not be considered as otherwise prohibiting the use of the property of the Grantor for any lawful purpose below minimum flight altitudes for aircraft presently authorized or hereafter authorized by the appropriate federal or state authority, provided all applicable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

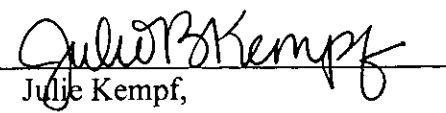
IT IS UNDERSTOOD AND AGREED that this easement and the rights and restrictions herein created shall run with the land and shall be binding upon the Grantor and the heirs, administrators, executors, successors and assigns of Grantor.

Dated July 18th 2002

Butterfield Land Company, a Delaware corporation

By: 
Martin J. Bogdanovich, III
President

Concurs with

John Spatello
Airport Director

By: 
Julie Kempf,
Secretary



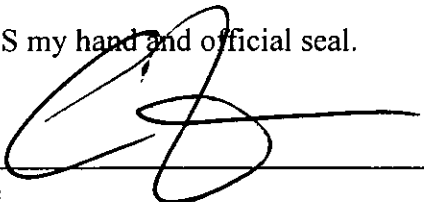
Concurs with:

~~John Sabatello
Airport Director~~

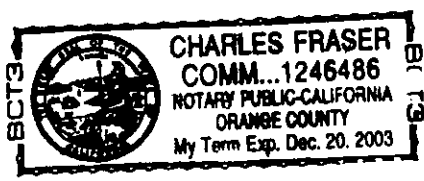


STATE OF CALIFORNIA)
)
COUNTY OF ORANGE) SS.

On 7/19/02, before me Charles Fraser Notary Public,
personally appeared Martin J. Bogdanovich III AND Julie Kempf 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



STATE OF CALIFORNIA)
)
COUNTY OF _____) SS.

On _____, before me _____, Notary Public,
personally appeared _____, 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

EXHIBIT "A"



2002-583369
10/18/2002 08:00A
6 of 10

14996

EXHIBIT "A"

LEGAL DESCRIPTION

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF PARCELS 2, 3 AND 4 OF PARCEL MAP NO. 17356, AS SHOWN BY MAP ON FILE IN BOOK 98, PAGES 65 AND 66 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THOSE PORTIONS OF LOTS 11, 12, AND 13 IN BLOCK 20, AND LOT "C" AND COLUMBUS AVE. (VACATED) OF TRACT NO. 4 OF THE RIVERVIEW ADDITION TO THE CITY OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 6 OF MAPS, RECORDS OF SAID RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 2 OF RECORD OF SURVEY ON FILE IN BOOK 54, PAGE 85 OF RECORD OF SURVEYS, RECORDS OF SAID RIVERSIDE COUNTY, TOGETHER WITH THAT PORTION OF SAID PARCEL 4 OF PARCEL MAP NO. 17356, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 4;

THENCE NORTH 0°02'21" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL 4, A DISTANCE OF 233.00 FEET TO THE POINT OF BEGINNING OF THIS LINE DESCRIPTION;

THENCE NORTH 89°57'39" EAST, ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID PARCEL MAP NO. 17356, A DISTANCE OF 243.62 FEET;

THENCE SOUTH 39°52'04" EAST, A DISTANCE OF 73.34 FEET TO A POINT IN THE NORTHWESTERLY LINE OF PARCEL 2 OF SAID RECORD OF SURVEY, DISTANT 45.00 FEET SOUTHWESTERLY FROM THE MOST NORTHERLY CORNER OF PARCEL 2 OF SAID RECORD OF SURVEY;

THENCE NORTH 50°07'56" EAST, ALONG SAID NORTHWESTERLY LINE OF PARCEL 2, A DISTANCE OF 45.00 FEET TO THE END OF THIS LINE DESCRIPTION;

EXCEPTING THEREFROM THAT PORTION OF PARCEL 2 OF SAID RECORD OF SURVEY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF PARCEL 2 OF SAID RECORD OF SURVEY;

THENCE SOUTH 39°52'04" EAST, ALONG THE NORTHEASTERLY LINE OF PARCEL 2 OF SAID RECORD OF SURVEY, A DISTANCE OF 116.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVING SOUTHWESTERLY AND HAVING A RADIUS OF 267.00 FEET;

THENCE SOUTHEASTERLY TO THE RIGHT ALONG SAID CURVE AND CONTINUING ALONG SAID NORTHEASTERLY LINE OF PARCEL 2, THROUGH A CENTRAL ANGLE OF 11°34'03" AN ARC LENGTH OF 53.91 FEET TO A POINT OF COMPOUND CURVATURE WITH A TANGENT

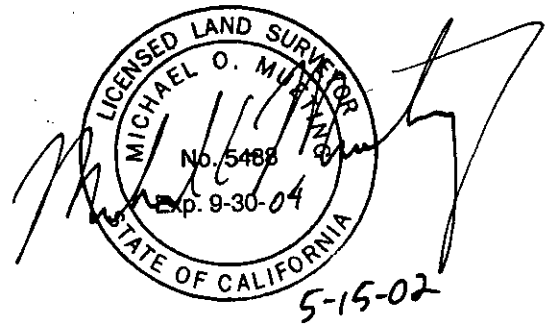


CURVE CONCAVING WESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED; THE RADIAL LINE TO SAID POINT OF BEGINNING BEARS NORTH 61°41'59" EAST;

THENCE SOUTHERLY TO THE RIGHT ALONG SAID LAST MENTIONED CURVE AND ALONG THE EASTERLY LINE OF PARCEL 2 OF SAID RECORD OF SURVEY, THROUGH A CENTRAL ANGLE OF 108°56'03" AN ARC LENGTH OF 38.03 FEET TO THE END OF SAID CURVE AND BEING A POINT ON THE SOUTHERLY LINE OF PARCEL 2 OF SAID RECORD OF SURVEY;

THENCE NORTH 26°10'01" EAST, A DISTANCE OF 32.55 FEET TO THE POINT OF BEGINNING.

PARCEL "A" CONTAINS 1.85 ACRES, MORE OR LESS.



DESCRIPTION APPROVAL 2/2/02
[Signature] by [Signature]
SURVEYOR, CITY OF RIVERSIDE



EXHIBIT "A"

LEGAL DESCRIPTION

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF PARCELS 2, 3 AND 4 OF PARCEL MAP NO. 17356, AS SHOWN BY MAP ON FILE IN BOOK 98, PAGES 65 AND 66 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL B:

PARCEL 2 TOGETHER WITH PARCEL 3 AND PARCEL 4, ALL OF SAID PARCEL MAP NO. 17356;

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 4 LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 4;

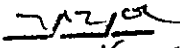
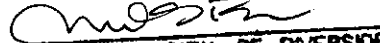

THENCE NORTH 0°02'21" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL 4, A DISTANCE OF 233.00 FEET TO THE POINT OF BEGINNING OF THIS LINE DESCRIPTION;

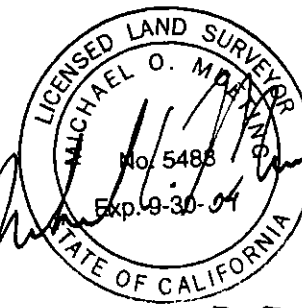
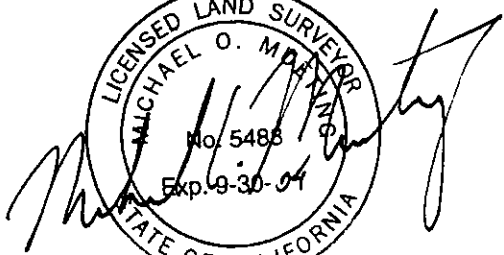
THENCE NORTH 89°57'39" EAST, ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID PARCEL MAP NO. 17356, A DISTANCE OF 243.62 FEET;

THENCE SOUTH 39°52'04" EAST, A DISTANCE OF 73.34 FEET TO A POINT IN THE NORTHWESTERLY LINE OF PARCEL 2 OF RECORD OF SURVEY ON FILE IN BOOK 54, PAGE 85 OF RECORD OF SURVEYS, RECORDS OF SAID RIVERSIDE COUNTY, DISTANT 45.00 FEET SOUTHWESTERLY FROM THE MOST NORTHERLY CORNER OF PARCEL 2 OF RECORD OF SURVEY;

THENCE NORTH 50°07'56" EAST, ALONG SAID NORTHWESTERLY LINE OF PARCEL 2, A DISTANCE OF 45.00 FEET TO THE END OF THIS LINE DESCRIPTION;

PARCEL "B" CONTAINS 2.73 ACRES, MORE OR LESS.

DESCRIPTION APPROVAL 
 by 
SURVEYOR, CITY OF RIVERSIDE

5-15-02



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:

9/11/02

CITY OF RIVERSIDE

Carol A. Chiodo

Real Property Services Manager
of the City of Riverside

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY *[Signature]*
Deputy City Attorney

