

When recorded mail to:

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

DOC # 2002-327180

06/14/2002 08:00A Fee:NC

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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: BP- 10550,10554, &10562 Arlington Ave.

A.P.N. 150-050-001, -002, & -003

D - 14926

AVIGATION EASEMENT
(RIVERSIDE MUNICIPAL AIRPORT)

WHEREAS PAMELA PATRICIA GROTENHUIS, TRUSTEE OF THE PAMELA P. GROTENHUIS TRUST DATED NOVEMBER 14, 1984 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

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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 4. 16. 02

PAMELA PATRICIA GROTENHUIS, TRUSTEE
OF THE PAMELA P. GROTENHUIS TRUST
DATED NOVEMBER 14, 1984

Pamela Patricia Grotenhuis Trustee
PAMELA PATRICIA GROTENHUIS, TRUSTEE



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GENERAL ACKNOWLEDGEMENT

State of California

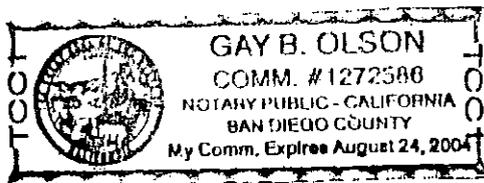
County of SAN DIEGO } ss

On 4-16-02, before me GAY B. OLSON
(date) (name)

a Notary Public in and for said State, personally appeared

Damela Patricia GROTEHUIS
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.

Gay B. Olson

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 6/10/02

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



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PARCEL A:

That portion of Lot 3 in Block 3 of Chadbourne Heights, as shown by Map on file in Book 12, Pages 11, 12, and 13 of Maps, Records of Riverside County California, described as follows:

The Northeasterly 90 feet of the Northwesterly 210 feet of said land;

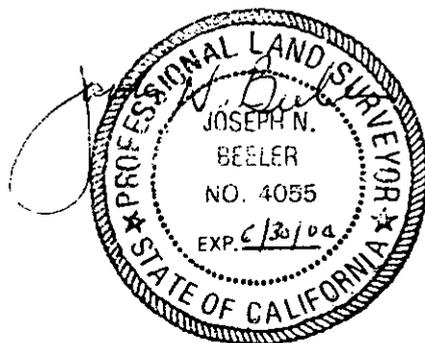
Excepting therefrom the Northwesterly 25 feet of said land, as conveyed to the City of Riverside for road purposes.

PARCEL A1:

A non-exclusive easement for driveway purposes over that portion of Lot 3 in Block 3 of Chadbourne Heights, as shown by Map on file in Book 12, Pages 11, 12, and 13 of Maps, Records of Riverside County California, described as follows:

Beginning at a point on the Northwesterly line of said lot, 90 feet Southwesterly from the North corner of said lot; thence Southeasterly, parallel with the Northeasterly line of said lot, 210 feet; thence Southwesterly, parallel with the Northwesterly line of said lot, 20 feet; thence Northwesterly, parallel with the Southwesterly line of said lot, 210 feet to a point on the Northwesterly line of said lot, said point being 110 feet Southwesterly from the North corner of said lot; thence Northeasterly along said Northwesterly line of said lot, 20 feet to the point of beginning;

Excepting therefrom the Northwesterly 25 feet of said land, as conveyed to the City of Riverside for road purposes.



DESCRIPTION APPROVAL 4/12/02

SURVEYOR CITY OF RIVERSIDE



PARCEL B:

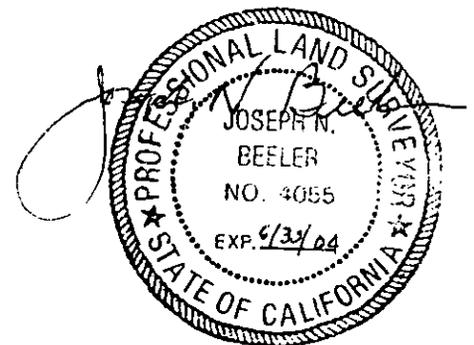
That portion of Lot 3 in Block 3 of Chadbourne Heights, as shown by Map on file in Book 12, Pages 11, 12, and 13 of Maps, Records of Riverside County California, described as follows:

Beginning at a point on the Northwesterly line of said lot, 90 feet Southwesterly from the north corner of said lot; thence Southeasterly, parallel with the Northeasterly line of said lot, 210 feet; thence Northeasterly, parallel with the Northwesterly line of said lot, a distance of 90 feet to a point on the Northeasterly line of said lot; thence Southeasterly along the Northeasterly line of said lot, a distance of 90 feet to the East corner of said lot; thence Southwesterly along the Southeasterly line of said lot, a distance of 200 feet to the South corner of said lot; thence Northwesterly along the Southwesterly line of said lot, a distance of 90 feet to a point 210 feet from the northwest corner of said lot 3; thence Northeasterly, parallel with the Northwesterly line of said lot, a distance of 90 feet; thence Northwesterly, parallel with the Northeasterly line of said lot, a distance of 210 feet to a point on the Northwesterly line of said lot; thence Northeasterly along said Northwesterly line of said lot, a distance of 20 feet to the Point of Beginning.

Excepting therefrom the Northwesterly 25 feet of said land, as conveyed to the City of Riverside for road purposes.

DEDICATION APPROVAL
4.12.02

CITY OF RIVERSIDE



PARCEL C:

That portion of Lot 3 in Block 3 of Chadbourne Heights, as shown by Map on file in Book 12, Pages 11, 12, and 13 of Maps, Records of Riverside County California, described as follows:

The Southwesterly 90 feet of the Northwesterly 210 feet of said land;

Excepting therefrom the Northwesterly 25 feet of said land, as conveyed to the City of Riverside for Road purposes.

PARCEL C1:

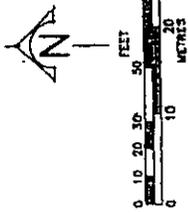
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Beginning at a point on the Northwesterly line of said lot, 90 feet Southwesterly from the North corner of said lot; thence Southeasterly, parallel with the Northeasterly line of said lot, 210 feet; thence Southwesterly, parallel with the Northwesterly line of said lot, 20 feet; thence Northwesterly, parallel with the Southwesterly line of said lot, 210 feet to a point on the Northwesterly line of said lot, said point being 110 feet Southwesterly from the North corner of said lot; thence Northeasterly along said Northwesterly line of said lot, 20 feet to the point of beginning;

Excepting therefrom the Northwesterly 25 feet of said land, as conveyed to the City of Riverside for road purposes.

[Faint signature and text]





OWNER
 PAMELA P. CHRISTENSEN-ROBERTSON
 1207 SERRANO LANE
 CARLSBAD, CA 92009
 (760) 435-2572

REPRESENTATIVE
 A.P.N.'S
 150-050-001, 002 & 003

ZONING
 RR: EXISTING AND PROPOSED

AREAS
 PARCEL A = 16,850 SQUARE FEET (NET)
 PARCEL B = 21,700 SQUARE FEET (NET)
 PARCEL C = 16,850 SQUARE FEET (NET)

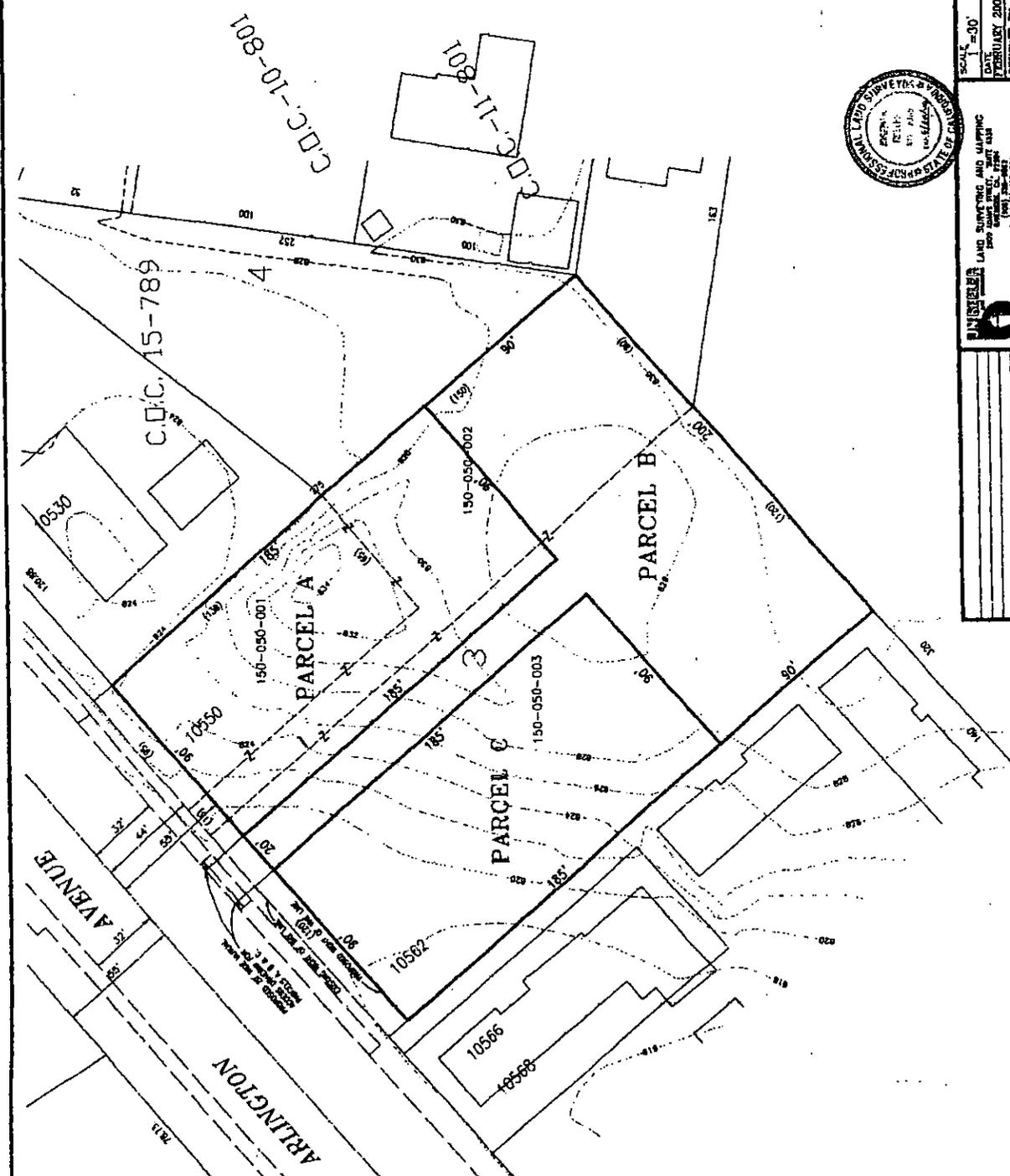
NOTE: ALL EXISTING STREET TREES ARE TO BE PROTECTED IN PLACE.



APPLICANT
 NOV 13 2001
 CITY OF CARLSBAD, CALIFORNIA

SHEET
ONE
 OF ONE
 DRAWING NO.
 96-507-05

LOT LINE ADJUSTMENT
 SHOWING THE ADJUSTMENT OF THE COMMON LINES BETWEEN THREE ADJACENT PARCELS IN LOT 3, BLOCK 3 OF CHARLENE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 13 OF MAPS AT PAGES 11 THROUGH 13, INCLUDING THEREBY, RECORDS OF INDIAN COUNTY, CALIFORNIA, MADE IN THE CITY OF INDIAN, COUNTY OF INDIAN, STATE OF CALIFORNIA.



SCALE: 1" = 30'	DATE: FEBRUARY 2001
DESIGNED BY: WAVER	DRAWN BY: WAVER
CHECKED BY: WAVER	DATE: 11/15/01
LAND SURVEYING AND PLANNING 2000 JAMES STREET, SUITE 100 CARLSBAD, CA 92008 TEL: (760) 736-8444	PLANS PREPARED UNDER THE SUPERVISION OF: WAVER DATE: 11/15/01

