

When recorded mail to:

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

DOC # 2003-256902

04/11/2003 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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Project: BP 8605 California Ave

A.P.N. 193-144-030

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AVIGATION EASEMENT
(RIVERSIDE MUNICIPAL AIRPORT)

WHEREAS ED BROCKMANN and SILVIA BROCKMANN, husband and wife as joint tenants,

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

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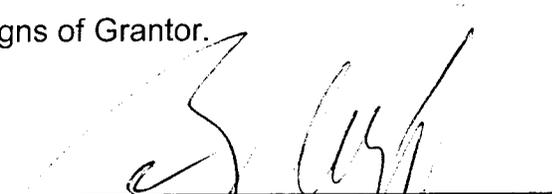


other lights or to impair visibility in the vicinity of the Riverside Municipal Airport, or to otherwise endanger the landing, take-off, or maneuvering of aircraft on or at said Riverside Municipal Airport.

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.

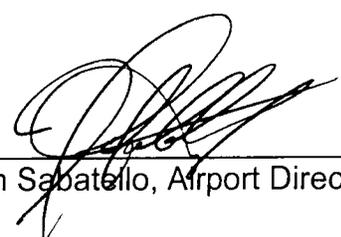
IT IS UNDERSTOOD AND AGREED that this easement and the rights and restrictions herein created shall run with the land and shall be binding upon the Grantor and the heirs, administrators, executors, successors and assigns of Grantor.

Dated April 2 - 2003



ED BROCKMANN


SILVIA BROCKMANN

Concurs with: 

John Sabatello, Airport Director



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GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside } ss

On April 2nd, 2003, before me Ana Garcia
(date) (name)

a Notary Public in and for said State, personally appeared
Ed Brockmann and Silvia Brockmann
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.

Ana Garcia
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 4/10/03

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY [Signature]

CITY OF RIVERSIDE

[Signature]

Real Property Services Manager
of the City of Riverside

EXHIBIT A

Project: BP 8605 California Ave.

That portion of real property in the City of Riverside, County of Riverside, State of California being all of PARCEL 2 of a Certificate of Compliance issued by the City of Riverside by document recorded July 19, 1989 as Instrument No. 240797, Official records of Riverside County being described as follows:

That portion of Lot 13 in Block 7 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1, page 70 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at a point on the southwesterly line of said Lot, 169.00 feet northwesterly from the most southerly corner thereof;

THENCE northeasterly, parallel with the southeasterly line of said Lot, 142.50 feet to the true POINT OF BEGINNING;

THENCE northwesterly, parallel with the southwesterly line of said Lot, 71.00 feet;

THENCE northeasterly, parallel with the southeasterly line of said Lot, 488.50 feet, more or less, to a point 30.00 feet southwesterly from the northeasterly line of said Lot;

THENCE southeasterly, parallel with the northeasterly line of said Lot, 77.00 feet;

THENCE southwesterly, parallel with the southeasterly line of said Lot, 488.50 feet to the said true POINT OF BEGINNING;

Together with that portion of said Lot 13 in Block 7, described as follows:

BEGINNING at a point on the southeasterly line of said Lot, 631.00 feet northeast of the most southerly corner thereof, said point being the most easterly corner of that certain parcel conveyed to William C. Randolph, et ux., by Deed recorded August 22, 1952, as Instrument No. 35915 of Official Records of Riverside County;

THENCE continuing northeasterly 30.00 feet, more or less, and on said southeasterly line to the most easterly corner of said Lot;

THENCE northwesterly 246.00 feet on the northeasterly line of said Lot to the most easterly corner of that certain parcel conveyed to the Department of Veterans Affairs of the State of California by Deed recorded March 6, 1951, as Instrument No. 9763 of Official Records of Riverside County;

THENCE southwesterly 30.00 feet on the southeasterly line of said parcel to the most northerly corner of that certain parcel conveyed to Walter D. Pratt, Sr., et ux., by Deed recorded November 15, 1950, as Instrument No. 1955 of Official Records of Riverside County;



THENCE southeasterly 246.00 feet on the northeasterly line of said Pratt Parcel and the northeasterly line of said Randolph Parcel to the POINT OF BEGINNING;

EXCEPTING THEREFROM the southeasterly 4.00 feet as conveyed to the City of Riverside, a municipal corporation, by Grant Deeds recorded January 11, 1957, in Book 2022, Pages 500 and 504 of Official Records of Riverside County, California.

~~RECORDED APPROVAL~~ 3.27.03
[Signature]
~~FOR THE COUNTY CLERK OF RIVERSIDE COUNTY~~



