

When recorded mail to:

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

DOC # 2001-017067

01/16/2001 08:00A Fee:NC

Page 1 of 8

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)

Project: 4635 Texas Avenue
Building Permit
A.P.N. 191-181-009

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AVIGATION EASEMENT
(RIVERSIDE MUNICIPAL AIRPORT)

WHEREAS **WESLEY B. HOOVER** and **MICHELE M. HOOVER**, husband and wife as community property, 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,

2001-017067
01/16/2001 08:05A
2 of 8



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.

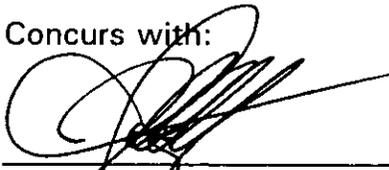
IT IS UNDERSTOOD AND AGREED that this easement and the rights and restrictions herein created shall run with the land and shall be binding upon the Grantor and the heirs, administrators, executors, successors and assigns of Grantor.

Dated 11-29-00


WESLEY B. HOOVER


MICHELE M. HOOVER

Concurs with:


John Sabatello
Airport Director

2001-017067
01/16/2001 08:00A
3 of 8



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

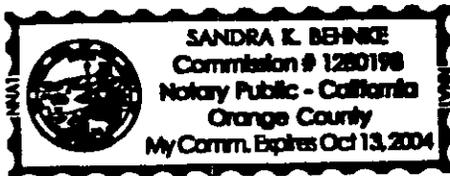
County of Orange

On November 28, 2000 before me, Sandra Behnke, Notary Public,
Date Name and Title of Officer

personally appeared ***Wesley B Hoover***,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Sandra Behnke

OPTIONAL

Description of Attached Document

Title or Type of Document: Avigation Easement

Document Date: November 28, 2000 #of Pages 6

Signer(s) Other Than Named Above: None



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4 of 8

14641

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

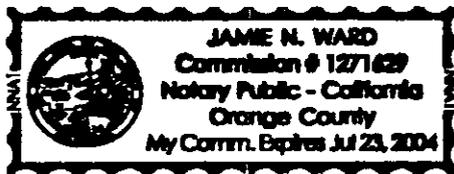
State of California

County of Orange

On November 29, 2000 before me, Jamie Ward, Notary Public,
Date Name and Title of Officer

personally appeared ***Michele M Hoover***,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.

Jamie Ward

OPTIONAL

Description of Attached Document

Title or Type of Document: Avigation Easement

Document Date: November 29, 2000 #of Pages 6

Signer(s) Other Than Named Above: _____



2001-017067
01/16/2001 08:00A
5 of 8

14641

GENERAL ACKNOWLEDGEMENT

State of California

County of _____ } ss

On _____, before me _____
(date) (name)

a Notary Public in and for said State, personally appeared

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.

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:

2001-017067
01/16/2001 09:00:00
6 of 8

**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 1/03/01

CITY OF RIVERSIDE

APPROVED AS TO FORM
[Signature] 12-15-00
DEPUTY CITY ATTORNEY

[Signature]
Real Property Services Manager
of the City of Riverside

EXHIBIT "A"

That certain real property located in the City of Riverside, Riverside County, California, described as follows:

Lot 19 of Belmont Tract No. 1, as shown by map on file in Book 14, Page 32 of Maps, records of Riverside County, California;

EXCEPTING THEREFROM that portion of said Lot 19 lying easterly of the westerly line of that certain strip of land conveyed to the Metropolitan Water District of Southern California by deed recorded September 26, 1935, in Book 254, Page 275 of Official Records of said Riverside County.

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

 11/21/00 Prep. Kop
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/03



2001-017067
01/16/2001 08:00A
7 of 8

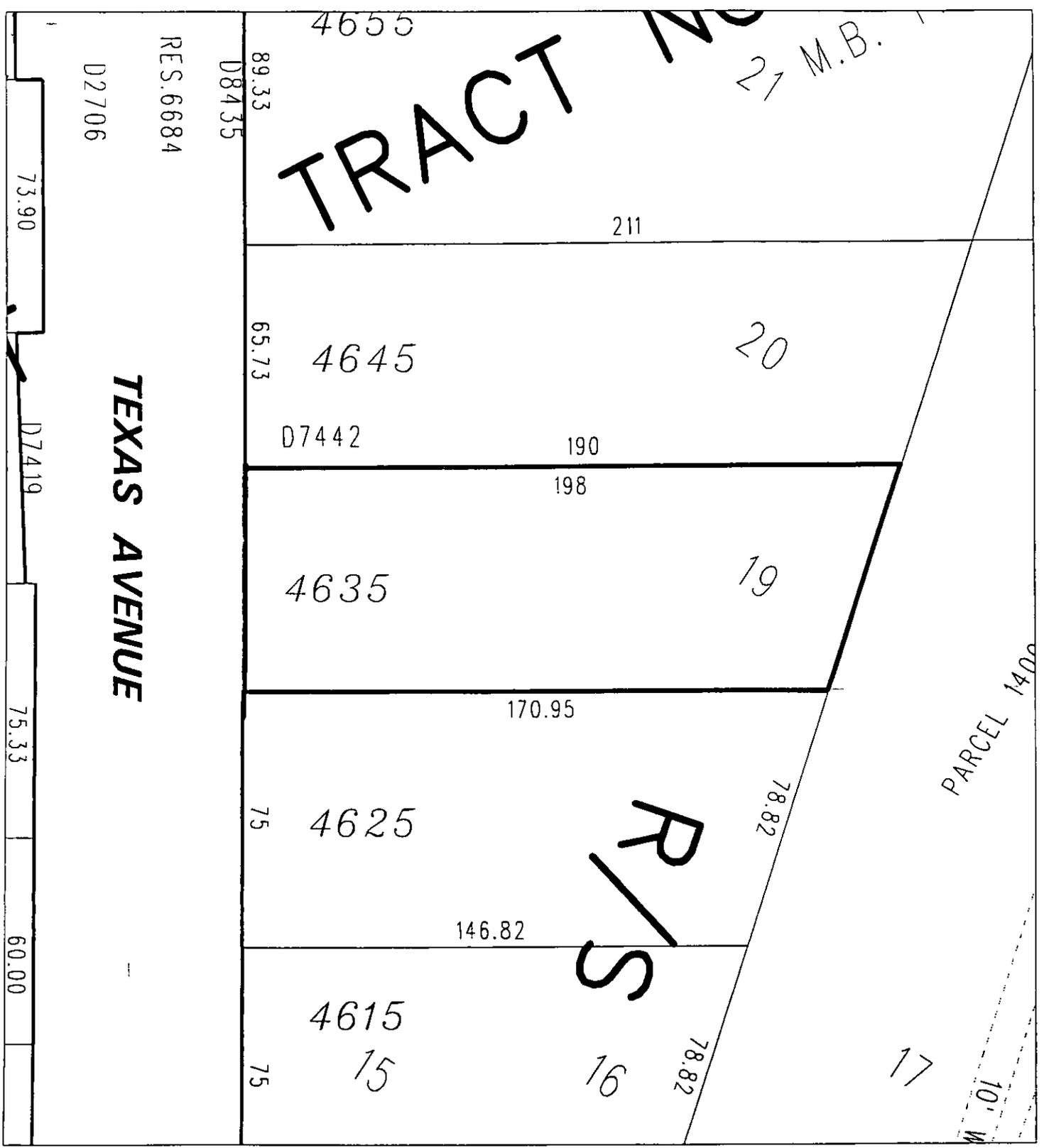


TRACT INC 27 M.B.

TEXAS AVENUE

R/S

PARCEL 1400



◆ CITY OF RIVERSIDE, CALIFORNIA ◆

51-6

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale: 1" = 40'

Drawn by: skn

Date: 10/03/00

Subject: 4635 TEXAS AVENUE - BUILDING PERMIT



2001-017067 14641
01/16/2001 08:09A
2 of 2