

When recorded mail to:

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

DOC # 2002-459034

08/20/2002 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: 4224 Shelby Drive
Building Permit
A.P.N. 193-153-025

D - 14960



AVIGATION EASEMENT
(RIVERSIDE MUNICIPAL AIRPORT)

WHEREAS **NICHOLAS E. TAVAGLIONE**, 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.

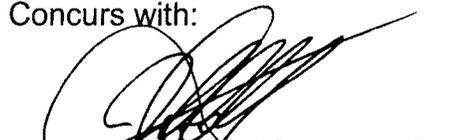
The foregoing grant of easement shall not be considered as otherwise prohibiting the use of the property of the Grantor for any lawful purpose below minimum flight altitudes for aircraft presently authorized or hereafter authorized by the appropriate federal or state authority, provided all applicable 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 8-6-02


NICHOLAS E. TAVAGLIONE

Concurs with:


John Sabatello
Airport Director



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GENERAL ACKNOWLEDGEMENT

State of California

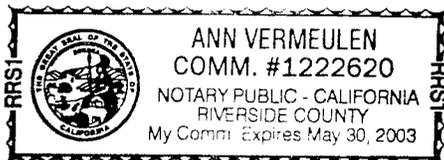
County of Riverside } ss

On Aug. 6, 2002, before me Ann Vermeulen
(date) (name)

a Notary Public in and for said State, personally appeared

Nicholas E. Tawogljone
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.

Ann Vermeulen
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 8/15/02

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY [Signature]
Deputy City Attorney

CITY OF RIVERSIDE

Carol J. Chiao
Real Property Services Manager
of the City of Riverside



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EXHIBIT "A"

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

THAT PORTION OF LOT 14, BLOCK 7 OF THE LANDS OF 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:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 14;

THENCE NORTH 34°00'00" WEST ALONG THE WESTERLY LINE OF SAID LOT 14, A DISTANCE OF 4.00 FEET;

THENCE NORTH 56°00'00" EAST AND PARALLEL WITH THE CENTERLINE OF CALIFORNIA AVENUE, A DISTANCE OF 98.22 FEET TO THAT CERTAIN PARCEL OF LAND CONVEYED TO FLORENCE V. DAVIS AND ARTHUR S. DAVIS BY DEED RECORDED JUNE 12, 1950, IN BOOK 1180, PAGE 258 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA;

THENCE NORTH 34°00'00" WEST ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 141.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 34°00'00" WEST CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 130.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO JOHN WINTERBORNE BY DEED RECORDED JUNE 6, 1947, IN BOOK 834, PAGE 546, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 56°00'00" EAST ALONG SAID NORTHWESTERLY LINE A DISTANCE OF 146.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 33.00 FEET WESTERLY OF THE CENTERLINE OF SHELBY DRIVE;

THENCE SOUTH 34°00'00" EAST AND PARALLEL WITH THE CENTERLINE OF SHELBY DRIVE, A DISTANCE OF 130.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF PARCEL 1 AS SHOWN BY MAP ON FILE IN BOOK 19, PAGE 84 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 56°00'00" WEST ALONG SAID NORTHWESTERLY LINE, ALSO BEING PARALLEL WITH THE CENTERLINE OF CALIFORNIA AVENUE, A DISTANCE OF 146.00 FEET TO THE POINT OF BEGINNING.

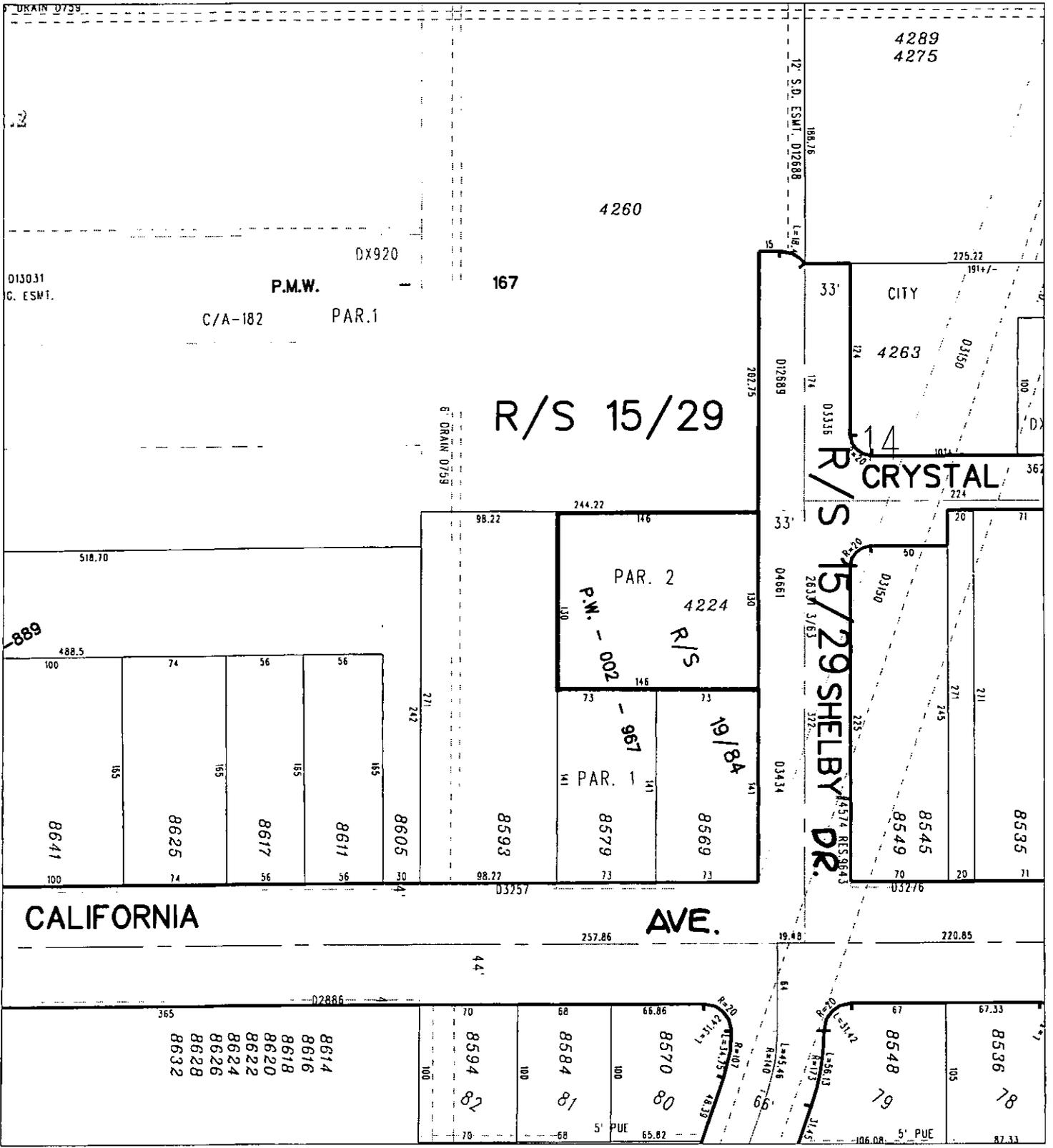
DESCRIPTION APPROVAL 8/2/2008
by [Signature]
SURVEYOR, CITY OF RIVERSIDE 14960-5

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◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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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" = 100'

Drawn by: sken

Date: 07/10/02

Subject: 4224 SHELBY DR. BUILDING PERMIT

14960