



When recorded mail to:

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

FREE RECORDING

This instrument is for the benefit of the March Air Reserve Base/ March Inland Port and is entitled to be recorded without fee (Government Code _6103)

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FOR RECORDER'S OFFICE USE ONLY



14991

Project:
A.P.N.

AVIGATION EASEMENT

(MARCH AIR RESERVE BASE/ MARCH INLAND PORT)

J.E.D.

WHEREAS FAMILY TRUST, hereinafter called the "Grantor", is the owner in fee of that certain real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the County of Riverside, State of California, hereinafter called "Grantor's Property"; and

WHEREAS the property interest of the Grantor is located within the Air Installation Compatible Use Zone (AICUZ) for March Air Reserve Base/ March Inland Port, operated by the Department of Defense of the United States of America and the March Joint Powers Authority, and within the flight path of aircraft operating from said Air Reserve Base; and

WHEREAS the Grantor has sought approval from the City of Riverside for the development of the property interest of the Grantor by the project above-referenced; and

WHEREAS the Airport Land Use Commission for the County of Riverside (ALUC) found the project consistent with the County Land Use Plan for March Air Reserve Base, subject to granting of an avigation easement to March Air Reserve Base/ March Inland Port; and

WHEREAS the Grantor now desires to grant an avigation easement over the property interest of Grantor to March Air Reserve Base/ March Inland Port for the purpose of complying with the condition imposed by ALUC;

NOW, THEREFORE FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GRANTOR does hereby grant to the, hereinafter referred to March Air Reserve Base/ March Inland Port as "Grantee", its successors and assigns, for the use and benefit of the public, including, but not limited to, the United States Armed Forces, a perpetual easement and right of flight 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. "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 March Air Reserve Base/ March Inland Port 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 March Air Reserve Base/ March Inland Port or other airport or air facility which is or may be located at or near the site of said Air Reserve Base. 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 March Air Reserve Base/ March Inland Port and aircraft, or to cause difficulty for pilots to distinguish between airport lights and other lights or to impair visibility in the vicinity of March Air Reserve Base/ March Inland Port, or to otherwise endanger the landing, take-off, or maneuvering of aircraft on or at said Air Reserve Base.

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.



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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 10-7-2002

J.E.D. FAMILY TRUST

By: *John De Gennaro*

JOHN DE GENNARO



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GENERAL ACKNOWLEDGEMENT

State of California
County of Riverside □ss

On me Idalia ~~Flamenco~~ October 7, 2002 before
(name)

a Notary Public in and for said State, personally appeared

John De Gennaro
Name(s) of Signer(s)

OR - proved to me on the basis of

~~factory 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.

Idalia Flamenco
Signature



OPTIONAL SECTION

CAPACITY CLAIMED BY SIG

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

() Partner(s)
() General
() Limited

The party(ies) executing thi document is/are representi



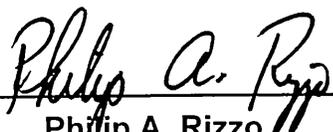
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CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the March Air Reserve Base/ March Inland Port is hereby accepted by the undersigned officer on behalf of the March Joint Powers Authority, a government entity, pursuant to authority conferred by Resolution No. MIPAA-01-01 adopted May 16, 2001, and the grantee consents to recordation thereof by its duly authorized officer.

Date 10/10/02

March Joint Powers Authority


Philip A. Rizzo
Executive Director



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LEGAL DESCRIPTION

Real property in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of the west 60 acres of the south half of Section 9, Township 3 south, range 4 west, San Bernardino Base and Meridian, according to an Official Plat of said land approved by Surveyor General February 28, 1955, described as follows:

Beginning at the southwest corner of said Section;
Thence north 660 feet on the west line thereof;
Thence east, 990 feet, parallel with the south line of said Section;
thence 660 feet, parallel with said west line to a point on the west line of said Section;
Thence west, 990 feet on said south line to the Point of Beginning;

Excepting therefrom the portion conveyed to the County of Riverside by deed recorded April 17, 1956 in book 1898 page 284 of Official Records of Riverside County, California, over the southerly rectangular 40 feet of the southwest quarter;

Also excepting therefrom all rights to oil, gas, or other hydrocarbon substances below a depth of 500 feet with no surface right of entry for drilling, as reserved by Ralph V. Arnold, a married man et al, in Deed recorded August 10, 1965 as instrument no. 92028 of Official Records of Riverside County, California.

Also excepting therefrom any portion thereof lying within Barton Street and Allesandro Boulevard.

Parcel A:

The westerly 33.00 feet of the northerly 620.00 feet of the southerly 660.00 feet of said Section 9.

Parcel B:

Commencing at the southwest corner of said Section 9;

Thence northerly on the west line of said Section 9, a distance 40.00 feet to a line parallel with and distant 40.00 feet northerly, as measured at right angles, from the south line of said Section 9;

Said parallel line also being the northerly line of that certain Parcel conveyed to the County of Riverside as Parcel 1 by deed recorded April 17, 1956 as instrument no. 27400 of Official Records of Riverside County, California;

Thence easterly along said parallel line and along said northerly line a distance of 33.00 feet to a line parallel with and distant 33.00 feet easterly measured at right angles, from said west line and the Point of Beginning of Parcel of land being described;

Thence northerly along said last mentioned parallel line, a distance of 15.00 feet to a line parallel with and distant 55.00 feet northerly, as measured at right angles, from said south line;

Thence southeasterly a distance of 20.76 feet to a point in said northerly line distant therein 47.35 feet easterly of said west line;

Thence westerly along said northerly line, a distance of 14.35 feet to said Point of Beginning.

Also except therefrom all right to oil, gas or other hydrocarbon substances below a depth of 500

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feet with no surface right of entry for drilling, as reserved by Ralph V. Arnold, a married man, et al, in deed recorded August 10, 1965 as instrument no. 92028 of Official Records.

APN: 263-060-034-8



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