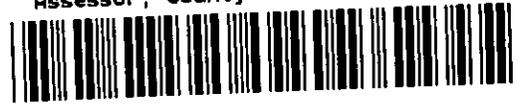


When recorded mail to:

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



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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)

⓪ C
LJ

FOR RECORDER'S OFFICE USE ONLY

Project:

A.P.N. 291040019 8

14993

AVIGATION EASEMENT

(MARCH AIR RESERVE BASE/ MARCH INLAND PORT)

WHEREAS Laboratory Investment Partnership, 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.



2002-587237
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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 9/30/02

By: Allison Mac
Partner Laboratory
Investment Partnership



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10/21/2002 08:08A
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GENERAL ACKNOWLEDGEMENT

State of California
County of San Bernardino ss

On 9/30/02
me Jannean Marie Sapp
(name)

before

a Notary Public in and for said State, personally appeared

Allison Mackenzie

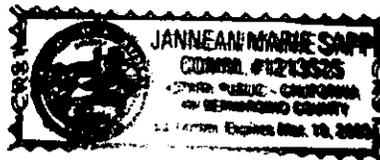
Name(s) of Signer(s)

OR - proved to me on the basis of

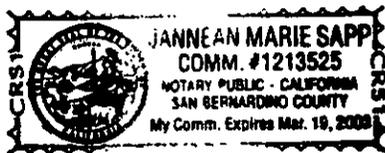
~~factory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.~~

WITNESS my hand and official seal.

Jannean Marie Sapp
Signature



Comm. #1213525
Expires mar. 19, 2003



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 this document is/are representi



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10/21/2002 08:00A
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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 10/4/02

March Joint Powers Authority

Philip A. Rizzo

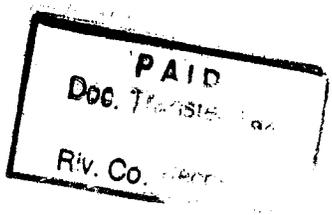
Philip A. Rizzo
Executive Director



2002-587237
10/21/2002 08:00A
5 of 7

RECORDING REQUESTED BY:
Lawyers Title Co.
AND WHEN RECORDED, MAIL TO:

RECEIVED FOR RECORD
AT 8:00AM



MAY 12 1998

Recorded in Official Records
of Riverside County, California
Recorder

Fees \$ 6

6
SE

Laboratory Investment Partnership
P.O. Box 432
Riverside, CA 92502

THIS SPACE FOR RECORDER'S USE ONLY

ASSESSOR'S PARCEL NO.: 291-040-019-8
TRA 009056
TITLE ORDER NO.: 421984

The undersigned Grantor(s) declare(s) that the DOCUMENT TRANSFER
TAX IS:

\$ 82.50 County \$ 82.50 City

T
JB

ESCROW NO.: 10337-LS

XX computed on the full value of the interest of property conveyed, or
computed on the full value less the value of liens or encumbrances
remaining thereon at the time of sale
OR transfer is EXEMPT from tax for the following reason:

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Jonatkim Enterprises, a California General Partnership

hereby GRANT(S) to
Laboratory Investment Partnership

all that real property situated in the City of Riverside
County of Riverside, State of California, described as:
Lot 12 of Parcel Map 11907 as per map recorded in the Parcel Map Book 63, pages 87 and 88
of Parcel Map in the office of the county recorder of Riverside.

Dated April 09, 1998

STATE OF CALIFORNIA, }
COUNTY OF Orange } ss.

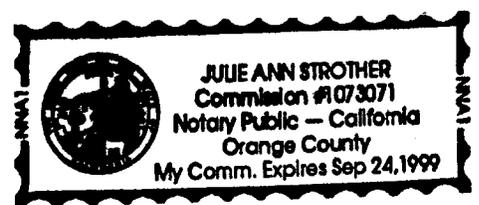
On May 7, 1998, before me Julie Ann Strother, Notary Public, personally appeared
Larry M. Worth

Jonatkim Enterprises
a California General Partnership

By: [Signature]
LARRY M. WORTH

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 Julie Ann Strother



(This area for official notary seal)

MAIL TAX STATEMENTS TO:
Laboratory Investment Partnership-
NAME ADDRESS CITY, STATE & ZIP



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10/21/2002 09:00A
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14993-6

Certificate of Penalty of Perjury- Illegible Notary Seal
Declaration
(Government code 27361.7)

I certify under the penalty of perjury that the notary seal on the document to
which this statement is attached reads as follows:

Name of Notary- Jannean Marie Sapp

Commission Number- 1213525

Date Commission Expires- March 19, 2003

Date and Place of Notary Execution- 9/30/02 6100 Quail Vall. Ct.
Riverside, CA 92507

Date and Place of this Execution- 10/18/02 Moreno Valley, California

Nadia Falbo dba

Signature of Person Making this Declaration

Nadwies Enterprises

Firm Name (if any)

