

RECORDING REQUESTED BY  
SAN LUIS OBISPO COUNTY

WHEN RECORDED, RETURN TO:

Director of Planning and Building  
County Government Center  
San Luis Obispo, California 93408  
ATTN: Stephanie Fuhs

APN(S): 062-117-009 and -011  
FILE NO: DRC2015-00050



**Grant of Avigation Easement**

**No Fee Document**

**(Public Entity Grantee, Government Code Section 27383)**

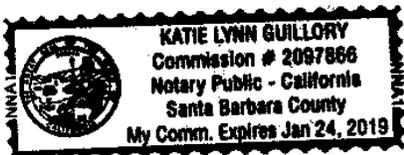
For Valuable consideration, receipt of which is hereby acknowledged, Community Health Centers of the Central Coast, Inc., a California Corporation, hereinafter referred to as "Grantor(s)", HEREBY GRANT(S) TO the County of San Luis Obispo, a political subdivision of the State of California, hereinafter referred to as "County", for the use and benefit of the public, a perpetual and assignable easement and right-of-way, and certain rights appurtenant to said easement as hereinafter set forth, in, on and over the following described real property situated in the County of San Luis Obispo, State of California, in which Grantor(s) hold(s) a fee simple estate, lying above, in whole or in part, the horizontal limits of the civil airport imaginary surfaces described in Federal Aviation Regulations, Part 77.25 (14 CFR 77.25) as applicable to the Oceano County Airport, situated in the County of San Luis Obispo, State of California, hereinafter referred to as "Airport", which parcel of real property is described as follows:

See attached legal description attached as Exhibit A.

*Said parcel of real property described above is delineated on the map attached hereto as Exhibit B and incorporated by reference herein as though set forth in full.*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 ) SS  
COUNTY OF SAN LUIS OBISPO )



(SEAL)

On this 10 day of April, in the year 2016, before me, Katie Guillory, Notary Public, personally appeared Ronald Castle and Linda Costa, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Katie Guillory, Notary Public

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**GRANT OF AVIGATION EASEMENT**

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IT IS AGREED by Grantor(s) they he/they shall not hereafter erect, enlarge or grow, or permit the erection, enlargement or growth of, or permit to remain, any building, structure, or other object, or any tree, bush, shrub or other vegetation within or into the airspace above said Imaginary Surfaces overlying said real property.

IT IS FURTHER AGREED by Grantor(s) that the easement and rights hereby granted to the County are for the purpose of ensuring that occupants of the real property burdened by this easement are aware that the quiet enjoyment of this real property may be interrupted by noise generated by overflying aircraft and by aircraft operations at the Airport, and for the additional purpose of ensuring that said Imaginary Surfaces shall remain free and clear of any building, structure or other object, and of any tree bush, shrub, or other vegetation, which is or would constitute an obstruction or hazard to the flight of aircraft landing at and/or taking off from said Airport. These rights shall include, but not be limited to, the following:

1. The continuing and perpetual right of County, at Grantor(s) sole cost and expense, to cut off, trim, and/or prune those portions of any tree, bush, shrub and/or other vegetation extending, projecting or infringing into or upon the airspace above said Imaginary Surfaces.
2. The continuing and perpetual right of County, at Grantors sole cost and expense, to remove, raze or destroy those portions of any building, structure, or other object, infringing, extending or projecting into or upon said Imaginary Surfaces.
3. The right of the County, at Grantors sole cost and expense, to mark and light, as obstruction to air navigation, any building structure or other object, any tree, bush, shrub or other vegetation, that may at any time infringe, project or extend into or upon said Imaginary Surfaces.
4. The right of County for ingress to, egress from, and passage on or over said real property of Grantor(s) for above purposes. County shall exercise said right of ingress and egress only after County gives Grantor(s) twenty-four (24) hours notice of County's intent to enter Grantor(s) property. County shall not be precluded from exercising its right of ingress and egress by the failure of Grantor(s) to receive notice if County has made a reasonable effort to notify Grantor(s). If, in the opinion of the Airport manager, an obstruction or hazard exists within or upon said Imaginary Surfaces overlying said real property, which creates an immediate danger to the flight of aircraft landing at and/or taking off from the Airport such that immediate action is necessary, County may exercise its right of ingress and egress for the above purposes without notice to Grantor(s).
5. The right of flight for the unobstructed passages of aircraft, for the use and benefit of the public, in the airspace above said Imaginary Surfaces, together with the right to cause in or about said airspace such noise, light, electromagnetic emission, vibrations, fumes, dust, fuel particles, and all other effects as may be inherent in the navigation or flight of aircraft now or hereafter used or known, using said airspace for landing at, taking off from, or operating from, to at, on, or over said Airport. Note: Noise from over flying aircraft and from aircraft operations on the airport property may be considered significant to persons residing and/or working on this real property.
6. The continuing and perpetual right of the County to allow aircraft flight and ground operations at said Airport at all times.

IT IS FURTHER AGREED by Grantor(s) that he/they fully realize that any negative effects of aircraft operations at County Airports, as they pertain to this real property, are not expected to diminish from the level at the time of granting this easement.

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The easement granted herein and all rights appertaining thereto are granted unto the County, its successors and assigns, until said Airport shall be abandoned and ceased to be used for airport purposes.

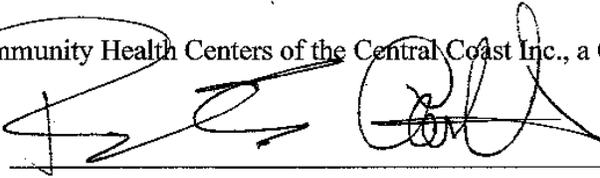
If any item, covenant, condition or provision of this easement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provision hereof shall remain in full force and effect and shall no way be affected, impaired or invalidated in any way.

IT IS UNDERSTOOD AND AGREED by Grantor(s) that this easement and the covenants and restrictions contained herein shall run with the land described above and shall be binding upon the heirs, successors and assigns of Grantor(s). For purposes of this instrument, the above described real property shall be the servient tenement and the Airport shall be the dominant tenement.

Dated: 4-6-2016

GRANTOR:

Community Health Centers of the Central Coast Inc., a California Corporation

By: 

Its: CEO

By: Lucia L. Costa

Its: CFO

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**EXHIBIT A**

Legal Description

**PARCEL 1:**

**LOTS 9 TO 18, INCLUSIVE, IN BLOCK 45 OF MAP NO. 2 OF THE TOWN OF OCEANO, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED JANUARY 30, 1899 IN BOOK A, PAGE 148 OF MAPS.**

**EXCEPTING THEREFROM THE NORTHERLY 5.01 FEET OF SAID LOTS 9 TO 18, INCLUSIVE, AS CONVEYED TO THE STATE OF CALIFORNIA IN DEED RECORDED AUGUST 19, 1991 AS INSTRUMENT NO. 50708, IN BOOK 3739, PAGE 863 OF OFFICIAL RECORDS.**

**PARCEL 2:**

**ALL THAT PART OF THAT CERTAIN STRIP OF LAND SHOWN AS "60 FOOT RESERVED FOR RAILROAD RIGHT OF WAY", IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 2 OF THE TOWN OF OCEANO, ACCORDING TO MAP RECORDED JANUARY 30, 1899 IN BOOK A, PAGE 148 OF MAPS, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF SIXTH STREET WITH THE NORTHERLY LINE OF SOUTHERN PACIFIC RAILROAD COMPANY'S RIGHT OF WAY AS DESCRIBED IN THE DEED DATED JUNE 17, 1895 FROM R.E. JACK TO SOUTHERN PACIFIC RAILROAD COMPANY, RECORDED JUNE 22, 1895 IN BOOK 25, PAGE 643 OF DEEDS, SAID POINT BEING DISTANT 180 FEET MEASURED IN A SOUTHERLY DIRECTION ALONG SAID CENTERLINE OF SIXTH STREET FROM THE POINT OF INTERSECTION OF SAID CENTERLINE OF SIXTH STREET WITH THE CENTERLINE OF ARROYO GRANDE AVENUE, AS SAID STREETS ARE SHOWN ON SAID MAP NO. 2 ABOVE REFERRED TO;  
THENCE IN AN EASTERLY DIRECTION ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 330 FEET TO A POINT;  
THENCE SOUTHERLY AT RIGHT ANGLES, 60 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE;  
THENCE WESTERLY AT RIGHT ANGLES ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 330 FEET TO A POINT ON THE CENTERLINE OF SIXTH SHEET;  
THENCE NORTHERLY AT RIGHT ANGLES ALONG SAID CENTERLINE, A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING.**

**EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF SAID SIXTH STREET ABOVE REFERRED TO.**

APNs 062-117-009 and 011

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**EXHIBIT B**  
Map

