

309660

WHEN RECORDED MAIL TO:

CITY CLERK  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

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: 0-1-912  
7675 Magnolia Blvd.

RECEIVED FOR RECORD  
AT 8:30 O'CLOCK A.M.

SEP - 6 1991

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$  
*[Signature]*

13056

AVIGATION EASEMENT

WHEREAS RIVERSIDE UNIFIED SCHOOL DISTRICT, who acquired title as RIVERSIDE CITY HIGH SCHOOL DISTRICT, hereinafter called the "Grantor", is the owner 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 Grantor's property"; and

WHEREAS the Grantor's property 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 Grantor's property 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 Grantor's property;

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 Grantor's property 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.

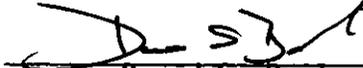
Grantor hereby acknowledges that the Riverside Municipal Airport is an operating airport subject to increases in the intensity of use and operation, including present and future noise, sound or shock waves, vibrations, dust, smoke, odors, fumes, and fuel particles and related conditions, and Grantor 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.

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 8/29/91

RIVERSIDE UNIFIED SCHOOL DISTRICT

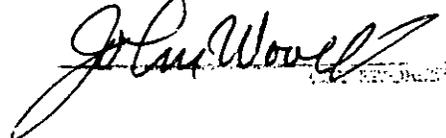
By   
David S. Bail

Title Assistant Superintendent  
Business & Governmental Relations

By \_\_\_\_\_

Title \_\_\_\_\_

APPROVED AS TO FORM

  
John W. Wood

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, 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. 14883 of said City Council adopted January 25, 1983, and the Grantee consents to recordation thereof by its duly authorized officer.

Dated Dec. 6, 1991

  
Real Property Services Manager  
of the City of Riverside

1766u/a

STATE OF CALIFORNIA )  
 )  
COUNTY OF RIVERSIDE ) ss.

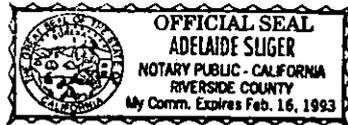
On this 29th day of August, 1991, before me, the undersigned, a Notary Public in and for such State, personally appeared David S. Bail, the Asst. Superintendent-Business of the RIVERSIDE Unified School District, and known to me or provided to me on the basis of satisfactory evidence to be the person(s) who executed the within instrument on behalf of such corporation and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or resolution of its board of directors.

WITNESS my hand and official seal.

*Adelaide Sliger*

Notary Public in and for the State of California

[SEAL]



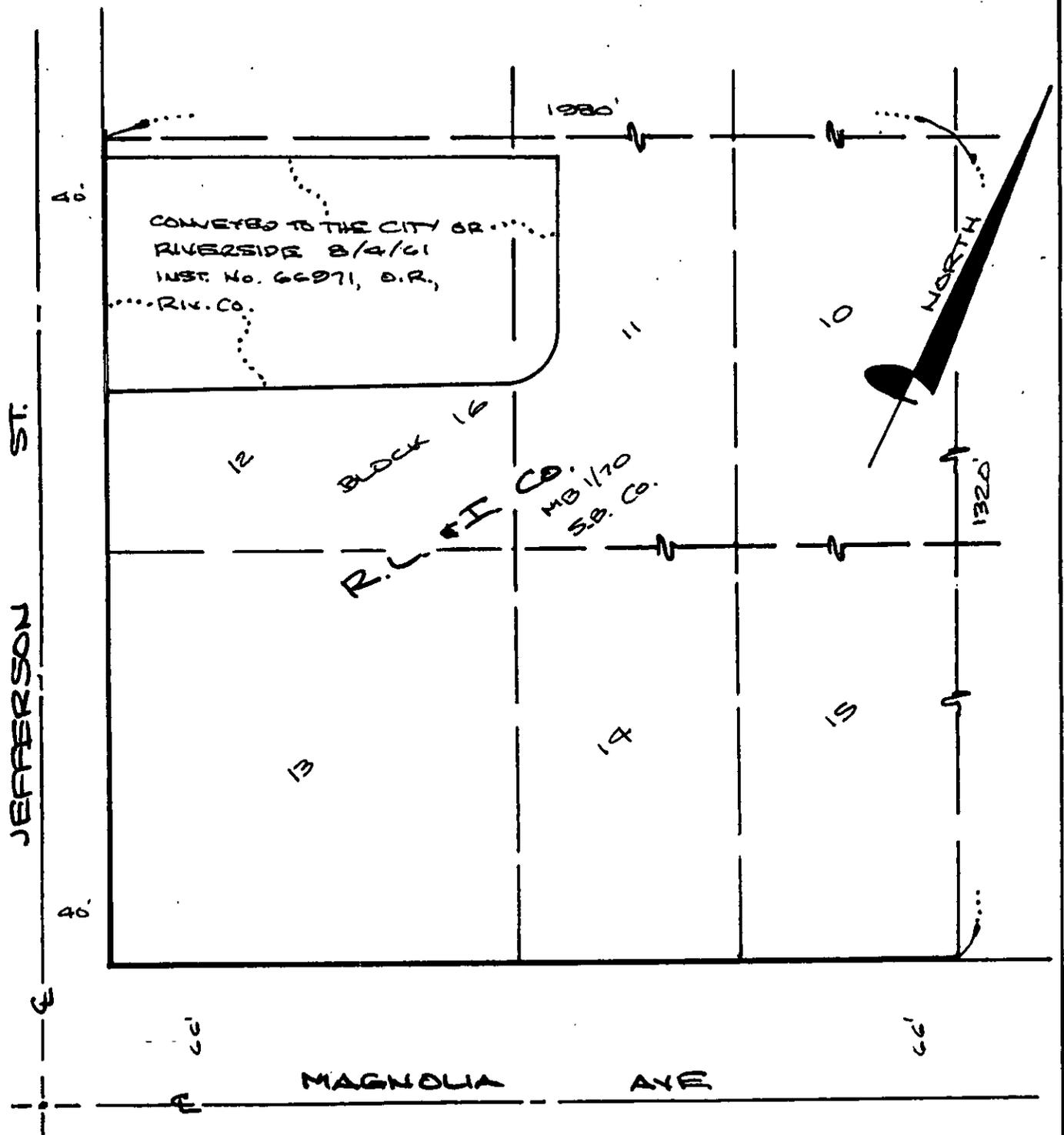
309660

EXHIBIT "A"  
0-1-912  
7675 MAGNOLIA AVENUE

LOTS 10 THROUGH 15 IN BLOCK 16 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP RECORDED IN BOOK 1 PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THAT PORTION OF LOTS 11 AND 12 IN SAID BLOCK 16 CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED AUGUST 4, 1961, AS INSTRUMENT No. 66971, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DESCRIPTION APPROVAL 8/20/91  
George P. Hutchinson by F  
SURVEYOR, CITY OF RIVERSIDE



• CITY OF RIVERSIDE, CALIFORNIA •

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

5/13

SCALE: 1" = N/A

DRAWN BY WJ DATE 8/19/21

SUBJECT 0-1-912 7675 MAGNOLIA