

When recorded mail to:

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

DOC # 2006-0574533

08/04/2006 08:00A Fee:NC

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Recorded in Official Records
County of Riverside

Larry W. Ward

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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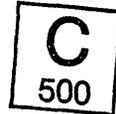
FOR RECORDER'S OFFICE USE ONLY

Project: BP 06-0862 & 0683

A.P.N. 189-160-010

Address: 6120 & 6160 Wilderness Ave

D- 15839



AVIGATION EASEMENT
(RIVERSIDE MUNICIPAL AIRPORT)

WHEREAS DAVID C. FENTON and LORI M. FENTON, Trustees of the Fenton Living Trust under Declaration of Trust dated January 14, 2004, hereinafter referred to as 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 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 Riverside County Airport Land Use Commission has conditioned the approval of such project by requiring the granting of an avigation easement over the property of the Grantor;

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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.

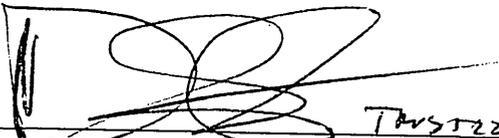


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Dated 6-26-06

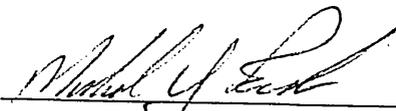
**Fenton Living Trust under Declaration
of Trust dated January 14, 2004**



DAVID C. FENTON, Trustee



LORI M. FENTON, Trustee

Concurs with: 

Airport Director

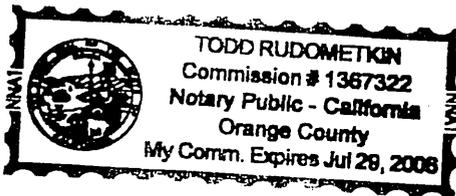
GENERAL ACKNOWLEDGEMENT

State of California }
County of Orange } ss

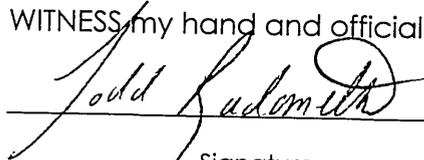
On June 26, 2006, before me Todd Rudometkin, Notary Public
(date) (name)

a Notary Public in and for said State, personally appeared
David C. Fenton and Lori M. Fenton
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.



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:

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

By 

Deputy City Attorney

**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. 21027 of said City Council adopted September 6, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

DATED 7/20/06

CITY OF RIVERSIDE

By: Amelia M. Valeri



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EXHIBIT A

APN: 189-160-010
Avigation Easement

The westerly 362.00 feet of Lot 19, in Block 33 of Tract No. 5 of Riverview Addition, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Map Book 7, Page 7, in the Office of the County Recorder of said County;

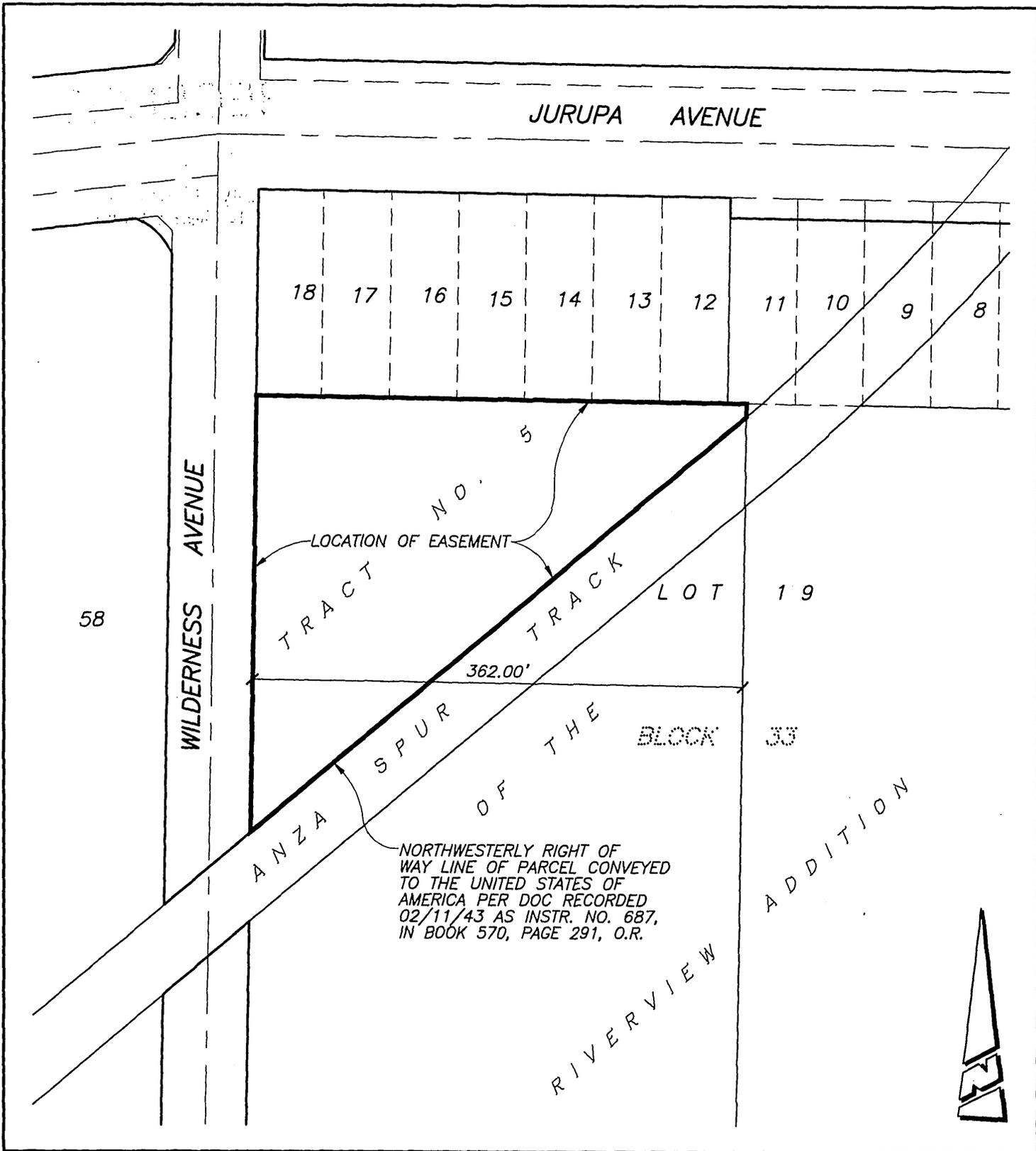
EXCEPTING THEREFROM that portion lying southeasterly of the northeasterly right of way line of that certain parcel of land conveyed to the United States of America, by document recorded February 11, 1943, as Instrument No. 687, in Book 570, Page 291, in said Office of the County Recorder.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 4/15/06 Date
Prep. 
Mark S. Brown, L.S. 5655
License Expires 9/30/07



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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: RICH DATE: 06/15/06

SUBJECT: 6120 & 6160 WILDERNESS AVENUE AVIGATION EASEMENT (BP 06-0862 & 0863)



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ENCLOSURE WITH PLAT 150329-01-01-01 AVIGATION

150329