

218115

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: R-57-889
Grand Avenue & Jurupa Avenue
A.P.N. 218-080-008 & 009

RECEIVED FOR RECORD
Min. Past 2:00 PM

JUN 27 1991

Recorded in Official Records
of Riverside County, California

Will [Signature] Recorder
Fees \$ _____

13004

AVIGATION EASEMENT

WHEREAS SENTRY ENTERPRISES, a Nevada limited partnership, 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.

X

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 APRIL 30, 1991

SENTRY ENTERPRISES, a Nevada limited partnership

APPROVED AS TO FORM

[[Clarice Sweeney
ASST. CITY ATTORNEY

By Neil Safai

Title GENERAL PARTNER

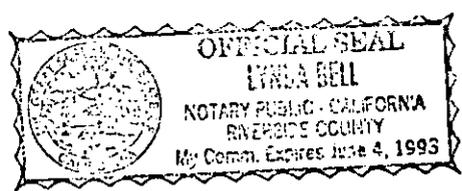
STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

By [Signature]
Title General Partner

On the 2nd day of January, 1991, before me, the undersigned, a Notary Public in and for the State of California, personally appeared Don L. Jack, as General Partner of Sentry Enterprises a Nevada Limited Partnership of which the same is personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed hereon and who further evidenced proof of capacity and authority to execute the within instrument and further acknowledged to me that he/the partnership executed the same. WITNESS my hand and official Seal.

My Commission Expires 6-4-93

Signature [Signature]
Notary Public Linda Bell



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 June 27, 1991
1346u/c

[Signature]
Real Property Services Manager
of the City of Riverside

EXHIBIT "A"
LEGAL DESCRIPTION

218115

PARCEL 1:

Lots 15 and 16 of Little Farms Tract, as shown by map on file in Book 12, Page 60 of Maps, Records of Riverside County, California.

EXCEPTING THEREFROM the northwesterly 11.00 feet thereof.

TOGETHER WITH that portion of Lot 7 of Little Farms Tract, as shown by map on file in Book 12, Page 60 of Maps, Records of Riverside County, California, described as follows:

Beginning at the most northerly corner of said Lot 7;

Thence Southwesterly along the westerly line of said Lot 7, a distance of 10.00 feet to a point therein;

Thence Southeasterly to a point on the north line, South 35° 10' East, 44.60 feet from the most northerly corner of said Lot 7;

Thence Northwesterly to the point of beginning.

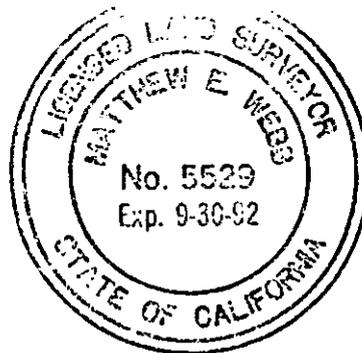
PREPARED UNDER MY SUPERVISION:

Matthew E. Webb
MATTHEW E. WEBB, L.S. 5529

10/19/90
Date

Prepared by: hlu
Checked by: hlu

DESCRIPTION APPROVAL 12/3/90
Walter R. Inge by [Signature]
SURVEYOR, CITY OF RIVERSIDE



TO JURUPA AVE.

N 54° 45' E

GRAND

AVENUE

44'

11'

100'

100'

11'

14

N 35° 15' W 208.88'

15

16

17

104.35'

N 35° 10' W

N 35° 15' W 267.6'

8

6.67'

MOST NLY CORNER LOT 7

N 44.67' E

TRACT M.B. 12/60

LITTLE FARMS

7

69.76'

N 29° 18' E

N 60° 22' W 97.78'

100'

6



• 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

2/30

SCALE: 1" = NTS

DRAWN BY KGS DATE 11/30/90

SUBJECT R-57-889

Trustee's No. RIV-1933885-ND

WHEN RECORDED MAIL TO:

FIRST AMERICAN TITLE INSURANCE COMPANY
3625 FOURTEENTH STREET
RIVERSIDE, CA 92502
ATTN: WAYNE A. ROY

The following copy of "Notice" the original of which was filed for record on 6/24/94 in the office of the County Recorder of said County, is sent to you inasmuch as an examination of the title to said trust property shows you may have an interest in the Trustee's Sale Proceedings.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF TRUSTEE'S SALE

TRUST NO. RIV-1933885-ND

On July 21, 1994 at 10:00 a.m. Heyming and Johnson, Inc.

as Trustee, or Successor Trustee or Substituted Trustee, of that certain Deed of Trust executed by Granville Development, Inc., a California Corporation

March 14, 1986 as Instrument No. 59629, and recorded

of Official Records of Riverside County, California, and pursuant to that certain Notice of Default thereunder recorded March 23, 1994 as Instrument No. 122206

of Official Records of said County, will under and pursuant to said Deed of Trust sell at public auction for cash, lawful money of the United States of America, a cashier's check payable to said Trustee drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state, at THE FOURTEENTH STREET ENTRANCE OF THE FIRST AMERICAN TITLE INSURANCE COMPANY BUILDING LOCATED AT:

3625 FOURTEENTH STREET, IN THE CITY OF RIVERSIDE, California

all that right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as:

See Attached Exhibit "A"

013004

Assessors Parcel No.: 218-080-008-7; 218-080-009-8

THE STREET ADDRESS OR OTHER COMMON DESIGNATION OF SAID PROPERTY:
5944 Grand Ave., Riverside, CA and 5938 Grand Ave., Riverside, CA

Said sale will be made without covenant or warranty, express or implied, as to title, possession or encumbrances to satisfy the unpaid balance due on the note or notes secured by said Deed of Trust, to wit: \$ 148,620.24, plus the following estimated costs, expenses and advances at the time of the initial publication of this Notice of Sale: \$2,793.08

NOTICE TO PROPERTY OWNER

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED February 27, 1986. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

DATED: June 24, 1994

PUBLISH: 6-30
7-7
7-14

FIRST AMERICAN TITLE INSURANCE COMPANY
as Agent for Heyming and Johnson, Inc.

BY: Wayne A. Roy
WAYNE A. ROY, AUTHORIZED OFFICER

3625 FOURTEENTH STREET
RIVERSIDE, CALIFORNIA 92502

(909) 787-1700

PARCEL 1:

5954 Grand

LOT 15 OF LITTLE FARMS TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 60 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 15;
THENCE NORTH 35 DEGREES 10' 00" WEST, 250.00 FEET ON THE NORTHEASTERLY LINE OF SAID LOT 15, TO THE NORTHERLY CORNER THEREOF;

THENCE SOUTH 54 DEGREES 45' 00" WEST, ON THE NORTHWESTERLY LINE OF SAID LOT, 30.00 FEET;

THENCE SOUTH 35 DEGREES 10' 00" EAST AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, TO A POINT ON THE SOUTHERLY LINE OF SAID LOT;

THENCE EAST, ON THE SOUTH LINE OF SAID LOT, TO THE POINT OF BEGINNING, SAID PORTION BEING A STRIP, 30.00 FEET WIDE, ON THE NORTHEASTERLY SIDE OF SAID LOT 15.

PARCEL 2:

5956 & 48 D13004

LOT 16 OF LITTLE FARMS TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 60 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF LOT 15 OF SAID LITTLE FARMS TRACT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 15;
THENCE NORTH 35 DEGREES 10' 00" WEST, 150.00 FEET ON THE NORTHEASTERLY LINE OF SAID LOT 15, TO THE NORTHERLY CORNER THEREOF;

THENCE SOUTH 54 DEGREES 45' 00" WEST, ON THE NORTHWESTERLY LINE OF SAID LOT, 30.00 FEET;

THENCE SOUTH 35 DEGREES 10' 00" EAST AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, TO A POINT ON THE SOUTHERLY LINE OF SAID LOT;

THENCE EAST, ON THE SOUTH LINE OF SAID LOT, TO THE POINT OF BEGINNING AND TOGETHER WITH THAT PORTION OF LOT 7 OF SAID LITTLE FARMS TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER (LOT 7);

THENCE SOUTHWEST 10 DEGREES 00' 00";

THENCE SOUTHEAST TO A POINT ON NORTH LINE, SOUTH 35 DEGREES 10' 00", EAST 44.60 FEET FROM MOST NORTHERLY CORNER;

THENCE NORTHWEST TO THE BEGINNING.