

267760

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: C-27-856  
4291 Monroe Street

RECEIVED FOR RECORD  
Min. Past 1 o'clock P.M.

AUG - 5 1991

Recorded in Official Records  
of Riverside County, California

Recorded  
Fees \$  
*Walter T. McDonald*

13031

AVIGATION EASEMENT

WHEREAS IDM CORPORATION, a California corporation, 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 as follows:

THAT PORTION OF LOTS 13 AND 14, BLOCK 7 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 13;

THENCE NORTHWESTERLY ON THE SOUTHWESTERLY LINE OF SAID LOT 13, 246 FEET;

THENCE NORTHEASTERLY AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 13, 142.5 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTHEASTERLY AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 13, 518.90 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 13;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF SAID LOT 13, 29.00 FEET;

THENCE NORTHEASTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 14, 277.22 FEET TO THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO WALTER T. MCDONALD BY DEED FILED FOR RECORD DECEMBER 28, 1979, AS INSTRUMENT NO. 263935 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID PARCEL, 377.14 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL;

THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOTS 14 AND 13, 938.74 FEET TO THE MOST WESTERLY CORNER OF PARCEL 2 OF THE RECORD OF SURVEY ON FILE IN BOOK 34, PAGE 54 OF RECORD OF SURVEYS IN THE OFFICE OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTHEASTERLY ON THE SOUTHWESTERLY LINE OF SAID PARCEL 2, 100.89 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 2;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF PARCEL 1 OF SAID RECORD OF SURVEY, 142.50 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL 1;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 AND THE SOUTHEASTERLY EXTENSION THEREOF 304.70 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED MAY 10, 1990, AS INSTRUMENT NO. 173201 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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 described hereinabove, 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 June 13, 1991

IDM Corporation,  
a California corporation,

By [Signature]  
Larry T. Uyeda  
Title President

By [Signature]  
Raymond T. Fujii  
Title VP and Asst Secretary

DESCRIPTION APPROVAL 5/21/91  
George P. Hutchinson by Kgz  
SURVEYOR, CITY OF RIVERSIDE

APPROVED AS TO FORM  
[Signature]  
CERK

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 \_\_\_\_\_

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

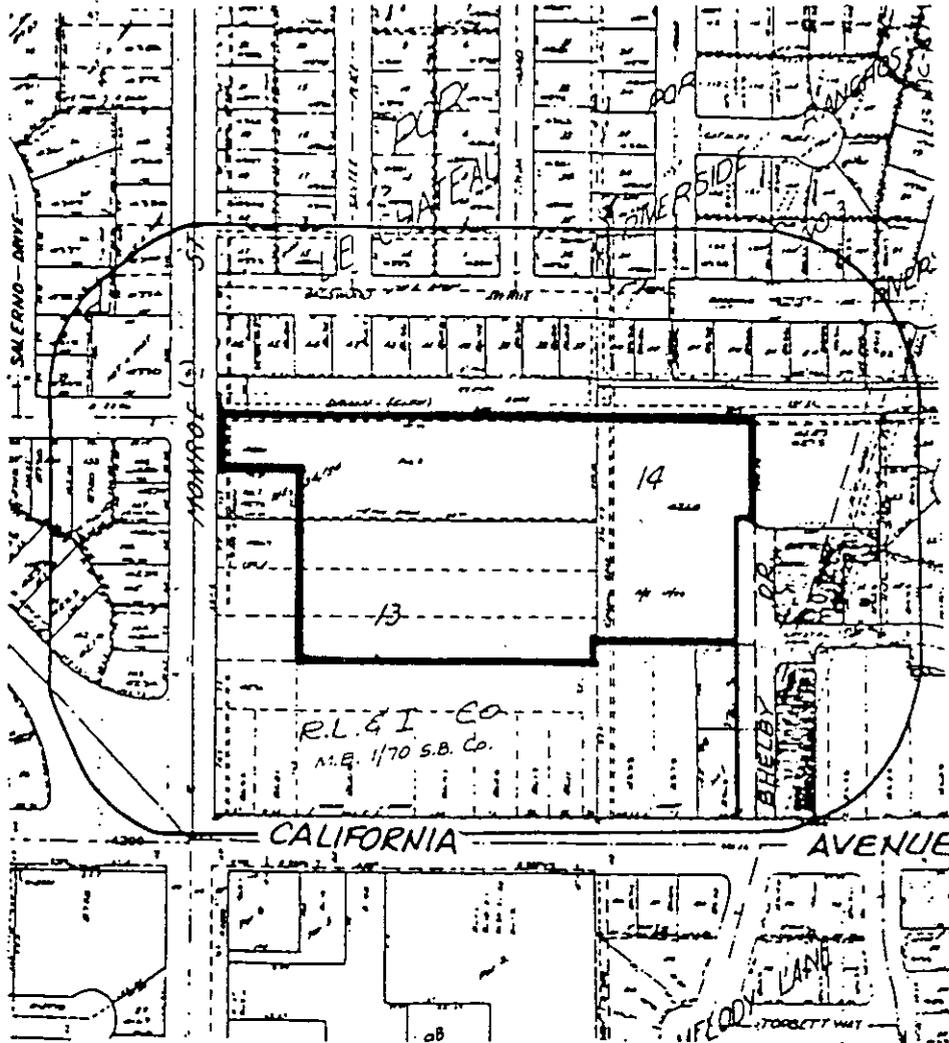
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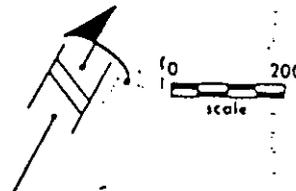
DEPT. OF PUBLIC WORKS



C-27-856

SENIOR APARTMENTS

CPC Minutes 07/21/88



REVISED 4/2/91

• 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

5/3-1

SCALE: 1" = N/A

DRAWN BY WF DATE 11-19-88

SUBJECT C-27-856

13031