

TS

106603

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: PM 26433

RECEIVED FOR RECORD
AT 2:00 O'CLOCK

MAR 26 1992

Recorded in Official Records
of Riverside County, California

W. J. [Signature]
Recorder
Fees \$

13213

AVIGATION EASEMENT

WHEREAS SUNLAC 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 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;

13213

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 March 9, 1992

SUNLAC CORPORATION,
a California corporation,

By _____

Title President

By _____

Title _____

CONSENT TO RECORDATION

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. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated March 26, 1992

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

SUNLAC.AE/b

APPROVED AS TO FORM
[Signature]
ATTORNEY

811-0901
LGL/#52

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
AVIGATION EASEMENT
TENTATIVE PARCEL MAP NO. 26433

A PORTION OF LOT 265 OF THE CORRECTED MAP OF ADDITIONS TO MAPS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, AS RECORDED IN BOOK 4, PAGE 75, OF MAPS IN THE OFFICE OF THE RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 265;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, S 28°52'04" W 56.35 FEET;

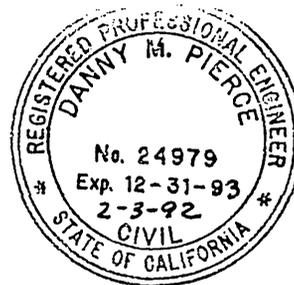
THENCE N 60°44'48"W 453.34 FEET TO THE SOUTHEASTERLY LINE OF GRAND AVENUE, SAID LINE BEING PARALLEL AND 44.00 FEET SOUTHEASTERLY MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID STREET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE N 54°45'00"E 62.50 FEET TO THE NORTHEASTERLY LINE OF SAID LOT;

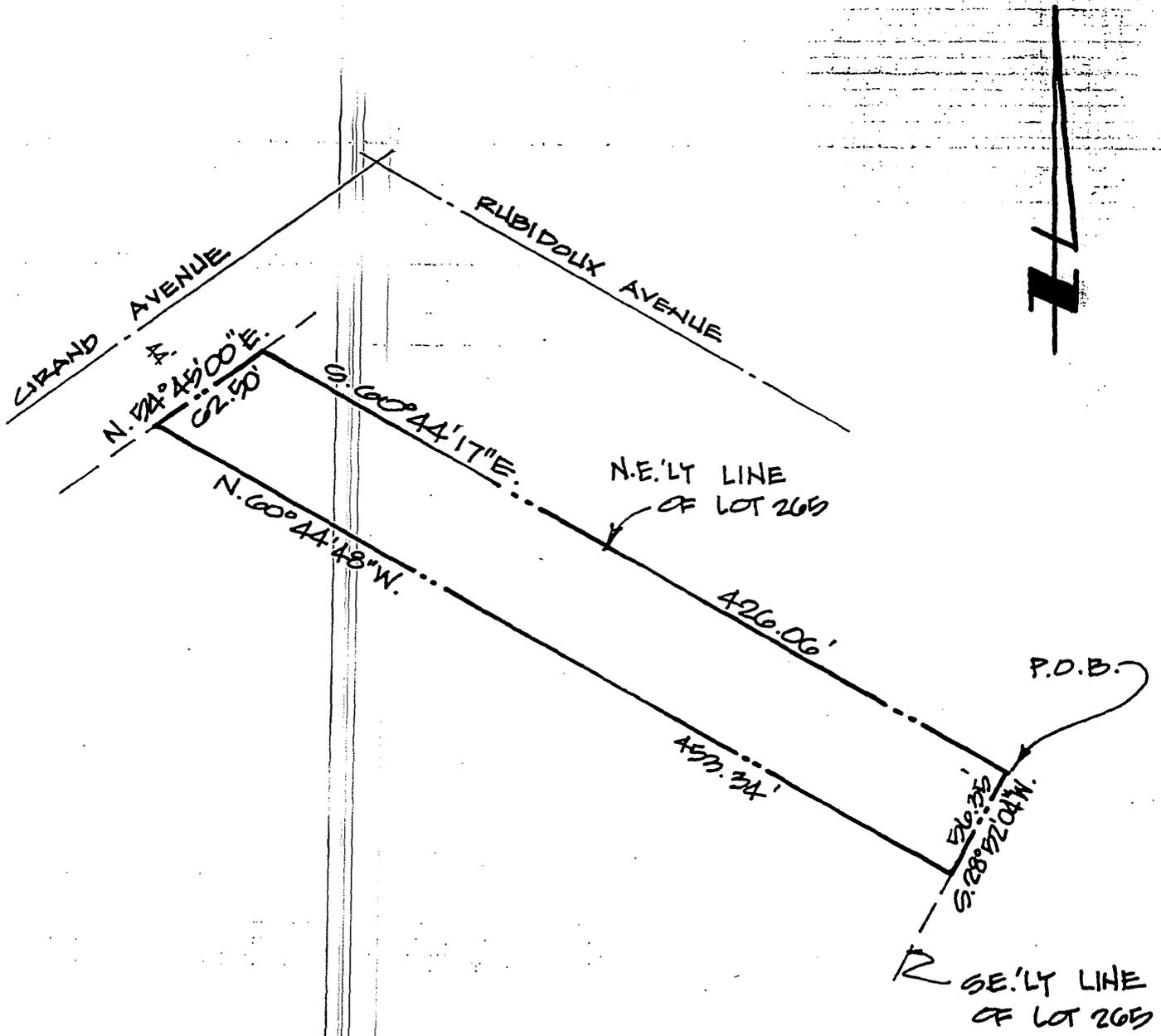
THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE S 60°44'17"E 426.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.569 ACRES MORE OR LESS

Danny M. Pierce
PREPARED BY: Danny M. Pierce
R.C.E. NO. 24979
Expiration Date: 12/31/93



DESCRIPTION APPROVAL 2/6/92
George P. Hutchinson by *WF*
SURVEYOR, CITY OF RIVERSIDE



RECORDER'S MEMO: Legibility of writing.
 Typing of Printing UNSATISFACTORY
 in this document when received For Record.

CITY OF RIVERSIDE, CALIFORNIA. 2/30

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.		SHEET 1 OF 1
SCALE: 1" = 80'	DRAWN BY: ASC	DATE: 5/28/91
SUBJECT: AVIGATION EASEMENT - FM 26433		