

When recorded mail to:

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

DOC # 2005-0218901

03/21/2005 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: Generation Facility
A.P.N. 189-150-001 &
Por. 189-120-001 & Por 155-070-031
Address: Acorn Street

15447

D-

418901



AVIGATION EASEMENT
(RIVERSIDE MUNICIPAL AIRPORT)

WHEREAS THE CITY OF RIVERSIDE, a municipal corporation of the State of California, hereinafter referred to as the "Grantor", is/are the owner(s) 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;

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

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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.

Dated March 1, _____ 2005

CITY OF RIVERSIDE,
a municipal corporation

By *[Signature]*
City Manager

Attest *[Signature]*
City Clerk

Concurs with: *[Signature]*
Airport Director

[Signature]
CITY OF RIVERSIDE
CITY CLERK'S OFFICE

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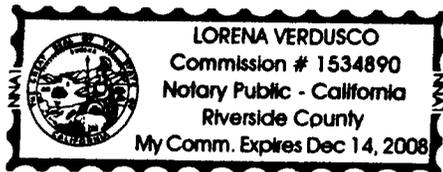
GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On March 1, 2005, before me Lorena Verdusco
(date) (name)

a Notary Public in and for said State, personally appeared
Thomas P. Evans and Colleen J. Nicol
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.

Lorena Verdusco
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:

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. 20534 of said City Council adopted September 23, 2003 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 3/7/05

CITY OF RIVERSIDE

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

By: [Signature]

BY [Signature]
Deputy City Attorney

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EXHIBIT "A"

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Section 25, Township 2 South, Range 6 West, San Bernardino Meridian, and that portion of Lots 6, 6-A, 7 and 7-A of McClaskey Tract, as shown by map on file in Book 10, Pages 36 and 37 of Maps, records of Riverside County, California, described as follows:

BEGINNING at the northeasterly corner of said Lot 6;

THENCE South 1°04'12" West, along the easterly line of said Lots 6 and 7, a distance of 1176.86 feet to the southerly line of said Lot 7;

THENCE North 89°00'40" West, along said southerly line, a distance of 603.00 feet to a line that is parallel with and distant 633.00 feet westerly, as measured at right angles, from the centerline of Payton Avenue, formerly Baker Street, as shown by said map;

THENCE North 1°04'12" East, along said parallel line, a distance of 806.83 feet;

THENCE North 11°17'47" East, a distance of 66.19 feet;

THENCE North 33°47'47" East, a distance of 499.11 feet to the northerly line of said Lot 6;

THENCE South 88°58'10" East, along said northerly line, a distance of 321.41 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM that portion of said Lot 6, described as follows:

COMMENCING at the northwesterly corner of said Lot 6;

THENCE South 88°58'10" East, along said northerly line of Lot 6, a distance of 315.72 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE South 88°58'10" East, continuing along said northerly line, 189.28 feet to said northeasterly corner of Lot 6;

THENCE South 1°04'12" West, along the westerly line of Payton Avenue (formerly Baker Street), a distance of 114.36 feet to the southerly line of Parcel "B" of that certain parcel of land described in document recorded January 10, 1992, as Instrument No. 010308 of Official Records of said Riverside County; said westerly line of Payton Avenue also being the easterly line of said Lot 6;

THENCE North 61°09'36" West, along said last mentioned southerly line, a distance of 181.81 feet;

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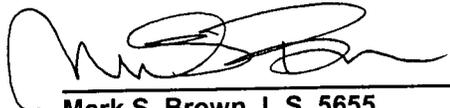


THENCE North 42°50'00" West, continuing along said last mentioned southerly line, a distance of 40.97 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM the easterly 3.00 feet of said Lots 6 and 7.

Area – 701,270 square feet.

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

 1/14/05 Prep. _____
Date

Mark S. Brown, L.S. 5655
License Expires 9/30/05



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