

169235

When recorded mail to:

City Clerk's Office  
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)

RECEIVED FOR RECORD  
At Riverside, Cal.  
Book 1981, Page 169235  
SEP - 4 1981  
Recorded in Official Records of Riverside County, California  
D. J. S. Recorder  
FEES \$

Project: Parcel Map 10044

FOR RECORDER'S OFFICE USE ONLY

CLEAR ZONE AVIGATION EASEMENT

This indenture make this 27th day of August, 1981, between RIVERSIDE AIR PARK, a Limited Partnership, hereinafter referred to as the Grantors, and the CITY OF RIVERSIDE, a municipal corporation of the State of California, hereinafter referred to as the Grantee.

DESCRIPTION APPROVAL 4/27/81  
D. J. S.  
SURVEYOR, CITY OF RIVERSIDE

The Grantors, for valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the Grantee, its successors and assigns, a perpetual and assignable easement over that portion of the following described land lying within the clear zone approach area, as hereinafter described as runway 34 of the Riverside Municipal Airport, situate in the County of Riverside, State of California.

The westerly 15 feet of Parcel 3 of Parcel Map 10044 as shown by map on file in Book 40 of Parcel Maps, Page 76, Records of Riverside County, California.

The clear zone approach surface lying over the above described property is delineated on Exhibit "A" attached hereto and made a part hereof.

The Grantors agree that they, their heirs, successors and assigns shall not hereafter erect, or permit the erection of any structure, or growth of any tree or other object to a height above said clear zone approach surface, hereinafter described in Exhibit "A".

The Grantors further agree that the easement and rights hereby granted to the Grantee over that portion of the said clear zone approach area for the purpose of ensuring that the said clear zone approach area shall remain free and clear of any structure, tree, or other object which is or would constitute an obstruction or hazard to the flight of aircraft in landing or taking off from the said runway 34 of the Riverside Municipal Airport; that these rights shall include, but not be limited to the following:

1. For the use and benefit of the public, the right of flight for the passage of aircraft in the airspace above the clear zone approach surface, hereinafter described, together with the right to cause in said airspace such noise and such incidence of flight as may be inherent in the operation of aircraft, now known or hereafter used for navigation or of flight in air, using said airspace taking off from, landing at or operating on runway 34 of the Riverside Municipal Airport.
2. The right to remove, raze or destroy those portions of buildings, other structures and land infringing upon or extending into said clear zone approach surface, together with the right to prohibit the future erection of buildings or other structures which would infringe upon or extend into said surface.

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The clear zone approach area and the clear zone approach surface are delineated on Exhibit "A" attached hereto and are described as follows:

Clear zone area of runway 34 of the Riverside Municipal Airport lying above West 15 feet of Parcel 3 of Parcel Map 10044 filed in the Office of Recorder of Riverside County, California.

The clear zone approach surface is a rectangular plane with a slope of 7 to 1 (one foot of elevation for each 7 feet of horizontal distance) located directly above the clear zone approach area, hereinabove described, which inclined plane has an elevation of 764 feet mean sea level at its inner and lower edge along line X, as shown on Exhibit "A", and an elevation of 766 at its outer and higher edge along line Y as shown on Exhibit "A".

TO HAVE AND TO HOLD said easement and all rights appertaining thereto unto the Grantee, its successors and assigns, until said Riverside Municipal Airport shall be abandoned and shall cease to be used for public airport purposes.

IT IS UNDERSTOOD AND AGREED that these covenants and agreements shall run with the land and shall be binding upon the heirs, administrators, executors, successors and assigns of the Grantors and that for the purpose of this instrument, that portion of Parcel 3 of Parcel Map 10044 which lies within the clear zone approach area shall be the servient tenement and said Riverside Municipal Airport shall be the dominant tenement.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seal this 27th day of August, 1981.

/s/

RIVERSIDE AIR PARK,  
a Limited Partnership

By: INVESTCAL REALTY CORPORATION  
a California corporation

By: William C. Dolan  
William C. Dolan, Vice President

APPROVED AS TO FORM

[Signature]  
CITY ATTORNEY

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated August 27, 1981 from Riverside Air Park, a Limited Partnership for Clear Zone Avigation Easement - runway 34 of Riverside Municipal Airport.

to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 by Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

dated 9-4-1981

[Signature]  
Property Services Manager

m No. 122-9R1

10165

