

252327

When recorded mail to:

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

RECEIVED FOR RECORD
30 Min. Post. 11 o'clock A.M.

JUL 28 1989

Recorded in Official Records
of Riverside County, California

William S. Pomeroy
Recorder
Fees \$

FREE RECORDING

This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee. (Government Code 6103)

FOR RECORDER'S OFFICE USE ONLY

Project: MP-5-889

12488

AVIGATION EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JURUPA PARTNERS, a California General Partnership, as Grantor, grants to the CITY OF RIVERSIDE, a municipal corporation of the State of California, its successors and assigns, for the use and benefit of the public, an easement and right of flight for the passage of aircraft in the air space above the surface of the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

See Exhibit "A" Attached

TOGETHER WITH THE RIGHT to cause in said air space such noise and emission of such fumes as may be inherent in the aircraft now known or hereafter used for navigation of or flight in the air, using said air space for landing at, taking off from or operation on the Riverside Municipal Airport; hereby acknowledging that the Riverside Municipal Airport is an operating airport subject to increases in the intensity of use and operation, including present and future noise, dust, smoke, fumes and other related conditions.

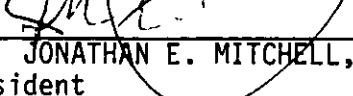
The foregoing shall not be considered as otherwise prohibiting the use of said property for any lawful purpose below the minimum flight altitudes for aircraft presently authorized or hereafter authorized by the appropriate federal authority; provided all applicable federal, state and local regulations pertaining to height restrictions are adhered to.

Dated July 7, 1989

JURUPA PARTNERS,
a California General Partnership

By EDM/JURUPA PARTNERS, LTD.
a California limited partnership

By: EDM EQUITIES, INC.
a California corporation
GENERAL PARTNER

By 
JONATHAN E. MITCHELL,
President

By: CROOKALL AND ASSOCIATES,
a California General Partnership

By: 

CHARLES E. CROOKALL,
Partner

By: 

DONALD W. SHAW, TRUSTEE,
of the Donald W. SHAW
Revocable Trust,
Partner

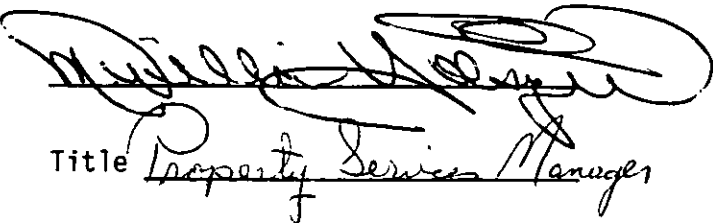
APPROVED AS TO FORM


ASST. CITY ATTORNEY

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 7/28/89


Title Property Services Manager

STATE OF CALIFORNIA)
)ss.
 COUNTY OF LOS ANGELES)

On July 11th, 1989, before me, the undersigned, a notary public in and for said State, personally appeared Jonathan E. Mitchell, known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as President, on behalf of EDM EQUITIES, INC., the corporation therein named, and acknowledged to me that said corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors, said corporation being known to me to be the general partner of EDM/JURUPA PARTNERS, LTD., a California limited partnership, the limited partnership that executed the within instrument, being known to me to be the general partner of JURUPA PARTNERS, and acknowledged to me that said general partnership executed the same.

WITNESS my hand and official seal the day and year first above written.



Bonnie Mae Tucker

 Notary Public in and for said State

STATE OF CALIFORNIA)
)ss.
 COUNTY OF ORANGE)

On this 10th day of July, 1989, before me, the undersigned, a notary public in and for said State, personally appeared DONALD W. SHAW personally known to me or proved to me on the basis of satisfactory evidence) to be the Trustee of the DONALD W. SHAW REVOCABLE TRUST, personally known to me (or proved to me on the basis of satisfactory evidence) to be a General Partner of CROOKALL AND ASSOCIATES, a California general partnership, personally known to me (or proved to me on the basis of satisfactory evidence) to be the Partner of JURUPA PARTNERS, that executed the within instrument, and acknowledged that said General Partnership executed the same.

WITNESS my hand and official seal the day and year first above written.



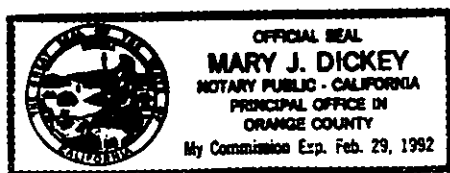
Mary J. Dickey

 Notary Public in and for said

STATE OF CALIFORNIA)
)ss.
 COUNTY OF ORANGE)

On this 10th day of July, 1989, before me, the undersigned, a notary public in and for said State, personally appeared CHARLES E. CROOKALL personally known to me (or proved to me on the basis of satisfactory evidence) to be a General Partner of CROOKALL AND ASSOCIATES, a California general partnership, personally known to me (or proved to me on the basis of satisfactory evidence) to be the Partner of JURUPA PARTNERS, that executed the within instrument, and acknowledged that said General Partnership executed the same.

WITNESS my hand and official seal the day and year first above written.



Mary J. Dickey

 Notary Public in and for said

EXHIBIT "A"PARCEL 1:

A PORTION OF PARCEL 4, SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING PORTIONS OF LOTS 52 AND 53 OF MCCLASKEY TRACT, FILED IN BOOK 10, PAGES 36 AND 37 OF MAPS, OFFICIAL RECORDS OF SAID COUNTY, BEING DESCRIBED IN CERTIFICATE OF COMPLIANCE APPROVED BY THE PLANNING COMMISSION OF THE CITY OF RIVERSIDE, RECORDED SEPTEMBER 14, 1984 AS INSTRUMENT NO. 84-200824, OFFICIAL RECORDS OF SAID COUNTY, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY LINE OF LOT 53 OF SAID MCCLASKEY TRACT, DISTANT THEREON SOUTH 0° 12' 47" WEST, 330.88 FEET FROM THE NORTHEAST CORNER OF SAID LOT 53; THENCE AT RIGHT ANGLES FROM SAID EASTERLY LINE NORTH 89° 47' 13" WEST, 3.00 FEET TO THE "TRUE POINT OF BEGINNING", SAID "TRUE POINT OF BEGINNING" BEING ON THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY QUITCLAIM DEED, RECORDED SEPTEMBER 12, 1984 AS INSTRUMENT NO. 84-199129, OFFICIAL RECORDS OF SAID COUNTY, SAID TRUE POINT OF BEGINNING ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY GRANT DEED, RECORDED SEPTEMBER 28, 1984 AS INSTRUMENT NO. 84-210873, OFFICIAL RECORDS OF SAID COUNTY; THENCE PARALLEL WITH SAID EASTERLY LINE AND ALONG THE WESTERLY LINE OF SAID LAND OF THE CITY OF RIVERSIDE, NORTH 0° 12' 47" EAST, 277.25 FEET; THENCE LEAVING SAID PARALLEL LINE NORTH 50° 54' 15" WEST, 36.06 FEET TO A POINT THAT IS 25.00 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID LOT 53; THENCE PARALLEL WITH THE NORTHERLY LINE OF LOTS 53 AND 52 OF SAID MCCLASKEY TRACT, SOUTH 80° 01' 00" WEST, 416.74 FEET TO A POINT HEREBY DESIGNATED AS POINT "A"; THENCE LEAVING SAID PARALLEL LINE SOUTH 9 59' 00" EAST, 350.43 FEET TO A POINT ON THE NORTHERLY LINE OF LATTER DESCRIBED LAND OF THE CITY OF RIVERSIDE; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING BEARINGS AND DISTANCES: NORTH 80° 01' 00" EAST 85.51 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 459.276 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 39' 48" AN ARC DISTANCE OF 125.56 FEET; THENCE NORTH 64° 21' 12" EAST, 60.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 459.276 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 39' 48" AN ARC DISTANCE OF 125.56 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING AN AREA OF 137,137 SQUARE FEET, MORE OR LESS, 3.148 ACRES, MORE OR LESS.

PARCEL 2:

A PORTION OF PARCEL 4 AND A PORTION OF PARCEL 5, SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING PORTIONS OF LOTS 52 AND 53 OF MCCLASKEY TRACT, FILED IN BOOK 10, PAGES 36 AND 37 OF

MAPS, OFFICIAL RECORDS OF SAID COUNTY, BEING DESCRIBED IN CERTIFICATE OF COMPLIANCE APPROVED BY THE PLANNING COMMISSION OF THE CITY OF RIVERSIDE, RECORDED SEPTEMBER 14, 1984 AS INSTRUMENT NO. 84-200824, OFFICIAL RECORDS OF SAID COUNTY, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THAT CERTAIN POINT DESIGNATED AS POINT "A" IN THE DESCRIPTION FOR PARCEL 1, ABOVE; THENCE CONTINUING ALONG A LINE BEING PARALLEL WITH AND 25.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF LOTS 52 AND 51 OF SAID MCCLASKEY TRACT, AND ALONG THE SOUTHERLY LINE OF SAID LAND OF THE CITY OF RIVERSIDE, DESCRIBED FIRST IN PARCEL 1, ABOVE, SOUTH 80° 01' 00" WEST, 433.00 FEET TO A POINT HEREBY DESIGNATED AS POINT "B"; THENCE LEAVING SAID PARALLEL LINE SOUTH 9° 59' 00" EAST, 350.43 FEET TO A POINT ON SAID NORTHERLY LINE OF LAND OF THE CITY OF RIVERSIDE, DESCRIBED LATTER IN PARCEL 1, ABOVE; THENCE ALONG SAID NORTHERLY LINE NORTH 80° 01' 00" EAST, 433.00 FEET; THENCE NORTH 9° 59' 00" WEST, 350.43 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 151,736 SQUARE FEET, MORE OR LESS, 3.483 ACRES, MORE OR LESS.

PARCEL 3:

A PORTION OF PARCEL 5 AND A PORTION OF PARCEL 6, SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING PORTIONS OF LOTS 51 AND 52 OF MCCLASKEY TRACT, FILED IN BOOK 10, PAGES 36 AND 37 OF MAPS, OFFICIAL RECORDS OF SAID COUNTY, BEING DESCRIBED IN CERTIFICATE OF COMPLIANCE APPROVED BY THE PLANNING COMMISSION OF THE CITY OF RIVERSIDE, RECORDED SEPTEMBER 14, 1984 AS INSTRUMENT NO. 84-200824, OFFICIAL RECORDS OF SAID COUNTY, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THAT CERTAIN POINT DESIGNATED AS POINT "B" IN THE DESCRIPTION FOR PARCEL 2 ABOVE; THENCE CONTINUING ALONG A LINE BEING PARALLEL WITH AND 25.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF LOTS 50 AND 51 OF SAID MCCLASKEY TRACT, AND ALONG THE SOUTHERLY LINE OF SAID LAND OF THE CITY OF RIVERSIDE, DESCRIBED FIRST IN PARCEL 1, ABOVE SOUTH 80° 01' 00" WEST, 422.88 FEET TO A POINT HEREBY DESIGNATED AS POINT "C"; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 9° 59' 00" EAST, 350.43 FEET TO A POINT ON SAID NORTHERLY LINE OF LAND OF THE CITY OF RIVERSIDE, DESCRIBED LATTER IN PARCEL 1, ABOVE; THENCE ALONG SAID NORTHERLY LINE NORTH 80° 01' 00" EAST, 422.88 FEET; THENCE NORTH 9° 59' 00" WEST, 350.43 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 148,190 SQUARE FEET, MORE OR LESS, 3.402 ACRES, MORE OR LESS.

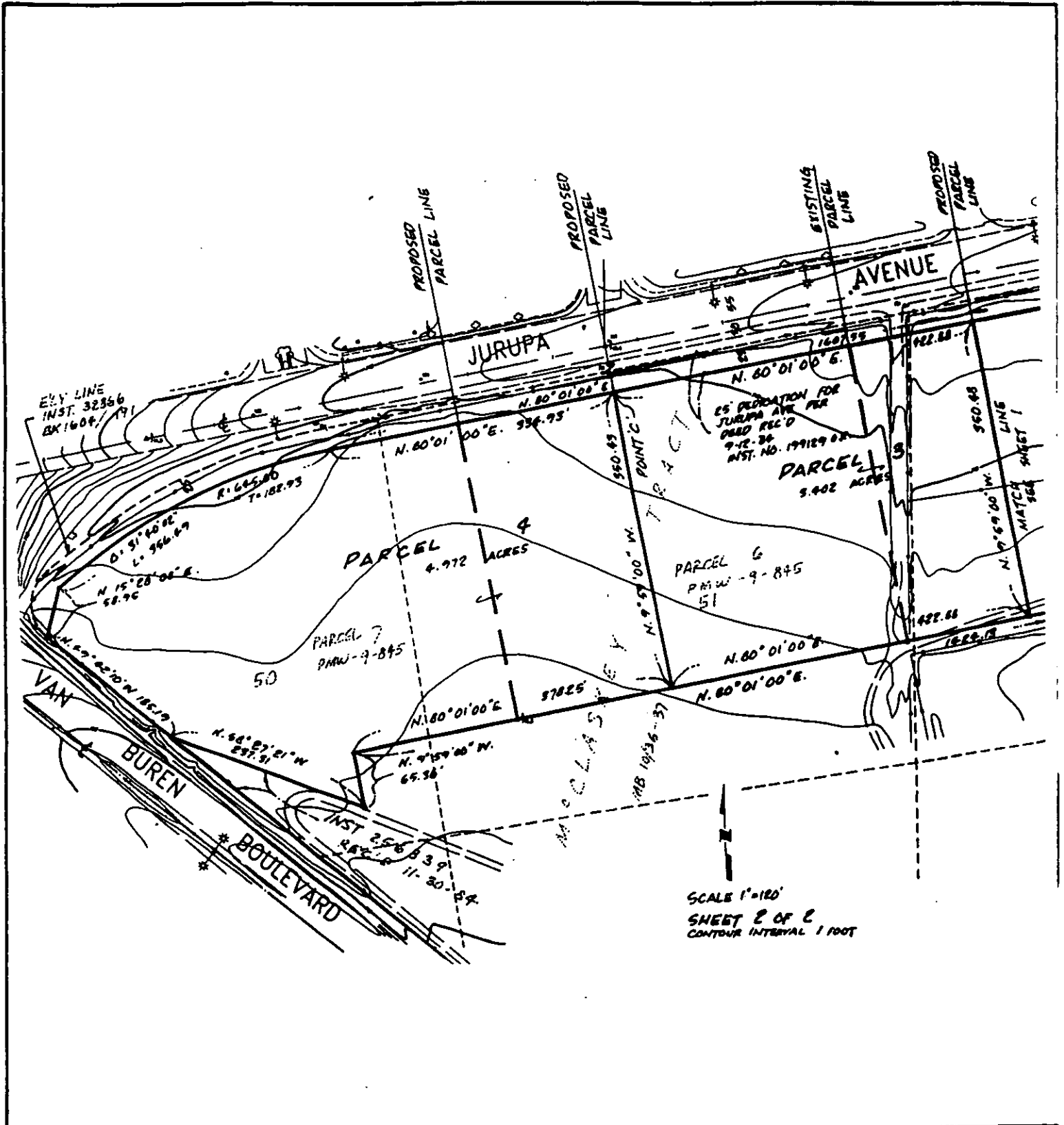
PARCEL 4:

ALL OF PARCEL 7 AND A PORTION OF PARCEL 6 SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING PORTIONS OF LOTS 50 AND 51, OF MCCLASKEY TRACT, FILED IN BOOK 10, PAGES 36 AND 37 OF MAPS, OFFICIAL RECORDS OF SAID COUNTY, BEING DESCRIBED IN CERTIFICATE OF COMPLIANCE APPROVED BY THE PLANNING COMMISSION OF THE CITY OF RIVERSIDE, RECORDED SEPTEMBER 14, 1984 AS INSTRUMENT NO. 84-200824, OFFICIAL RECORDS OF SAID COUNTY, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THAT CERTAIN POINT DESIGNATED AS POINT "C" IN THE DESCRIPTION FOR PARCEL 3 ABOVE; THENCE CONTINUING ALONG A LINE BEING PARALLEL WITH AND 25.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF PARCELS 50 AND 51 OF SAID MCCLASKEY TRACT, AND ALONG THE SOUTHERLY LINE OF SAID LAND OF THE CITY OF RIVERSIDE, DESCRIBED FIRST IN PARCEL 1, ABOVE, SOUTH 80° 01' 00" WEST, 334.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 645.00 FEET, SAID BEGINNING OF CURVE BEING SOUTH 9° 59' 00" EAST, 25.00 FEET FROM THE EASTERLY TERMINUS OF THAT CERTAIN 670 FOOT RADIUS CURVE DESCRIBED IN DEED OF CONVEYANCES TO THE COUNTY OF RIVERSIDE BY DEED, RECORDED JULY 01, 1954, AS INSTRUMENT NO. 32866 IN BOOK 1604, PAGE 191, OFFICIAL RECORDS OF SAID COUNTY, SAID TANGENT CURVE BEING CONCENTRIC WITH THE ABOVE DESCRIBED CURVE HAVING A RADIUS OF 670 FEET; THENCE SOUTHWESTERLY, ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 31° 40' 02" AN ARC DISTANCE OF 356.49 FEET; THENCE SOUTH 15° 28' 08" WEST, 58.95 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE COUNTY OF RIVERSIDE, DESCRIBED ABOVE; THENCE ALONG SAID NORTHEASTERLY BOUNDARY LINE SOUTH 49° 42' 10" EAST, 185.19 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE, RECORDED NOVEMBER 30, 1984 AS INSTRUMENT NO. 84-256839, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE NORTHEASTERLY LINE OF LAST DESCRIBED LAND OF THE CITY OF RIVERSIDE SOUTH 68° 27' 21" EAST, 237.31 FEET TO A SOUTHWEST CORNER OF LAND OF THE CITY OF RIVERSIDE DESCRIBED IN DOCUMENT NO. 84-210873, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID LAND TO THE CITY OF RIVERSIDE NORTH 9° 59' 00" WEST, 65.36 FEET TO THE NORTHWEST CORNER OF SAID LAND OF THE CITY OF RIVERSIDE; THENCE PARALLEL WITH THE NORTHERLY LINE OF SAID LOTS 50 AND 51 AND ALONG THE NORTHERLY LINE OF SAID LAND OF THE CITY OF RIVERSIDE, NORTH 80° 01' 00" EAST, 378.25 FEET; THENCE NORTH 9° 59' 00" WEST, 350.43 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 216,600 SQUARE FEET, MORE OR LESS, 4.972 ACRES, MORE OR LESS.

DESCRIPTION APPROVAL 6/27/89
George P. Hutchinson
 SURVEYOR, CITY OF RIVERSIDE by F.



• 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.

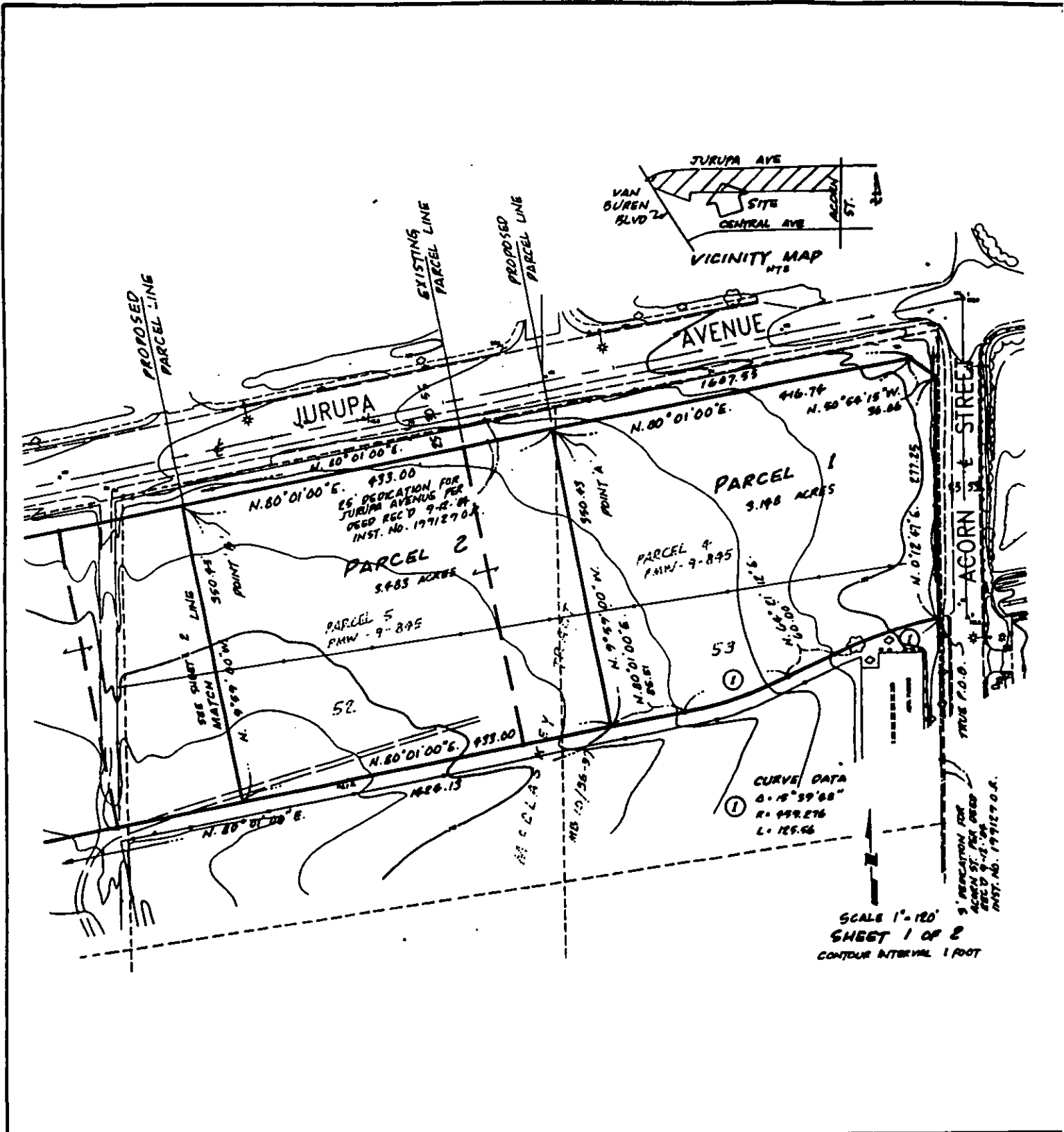
SHEET 2 OF 2

4/
6/17-1

SCALE 1" =

DRAWN BY F DATE 6/22/39

SUBJECT MP-5-889



• 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 <u>1</u> OF <u>2</u>	<u>4</u> <u>6/7-1</u>
SCALE: 1" = <u> </u>	DRAWN BY <u>E</u> DATE <u>6/22/89</u>	SUBJECT <u>MP-5-289</u>