

WHEN RECORDED MAIL 10:

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: Building Permits for
7417 and 7427 Orangewood Drive
Riverside, California

307497

RECEIVED FOR RECORD
Min. Post 2:00 P.M.

AUG 17 1990
Recorded in Official Records
of Riverside County, California
William J. Egan
Recorder
Fees \$

12763

AVIGATION EASEMENT

WHEREAS DOYLE LEE, a married man dba DOYLE LEE PROPERTIES,
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:

Lots 5 and 6 of Tract No. 15446, as shown by map
on file in Book 122 of Maps, at pages 40 and 41
thereof, 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

DESCRIPTION APPROVAL 8, 9, 90
George P. Whitekin
CITY CLERK, CITY OF RIVERSIDE

12763

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 caused by 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

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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.

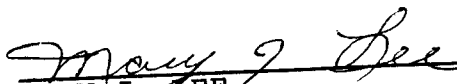
IT IS UNDERSTOOD AND AGREED that this easement and the rights and restrictions herein created shall run with the land and shall be binding upon the Grantor and the heirs, administrators, executors, successors and assigns of Grantor.

Dated: August 14, 1990



DOYLE LEE dba
DOYLE LEE PROPERTIES

As the spouse of Doyle Lee, I hereby consent and join in the granting of the above avigation easement.



MARY J. LEE

BP/2659A/jm
8/8/90

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: *August 17, 1990*


Real Property Services Manager of
the City of Riverside