

132334

WHEN RECORDED MAIL TO:
CITY CLERK
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

132334

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: Tract 23664

RECEIVED FOR RECORD
AT 12:00 O'CLOCK

APR - 8 1993

Recorded in Official Records
of Riverside County, California
William J. [Signature]
Recorder
Fees \$

13491

DL

AVIGATION EASEMENT

WHEREAS H & L HAWARDEN GROUP LIMITED, a California Limited Partnership, hereinafter called the "Grantor", is the owner in fee of that certain real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, hereinafter called "the Grantor's property"; and

WHEREAS the Grantor's property is located within the Air Installation Compatible Use Zone (AICUZ) for March Air Force Base, operated by the Department of Defense of the United States of America, and within the flight path of aircraft operating from said Air Force Base; 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

D134:1

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 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, including, but not limited to, the United States Armed Forces, a perpetual easement and right of flight 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. "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 March Air Force Base 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 March Air Force Base or other airport or air facility which is or may be located at or near the site of said March Air Force Base. 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 March Air Force Base and aircraft, or to cause difficulty for pilots to distinguish between airport lights and other lights or to impair visibility in the vicinity of March Air Force Base, or to otherwise endanger the landing, take-off, or maneuvering of aircraft on or at said March Air Force Base.

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 Feb. 27, 1993

H & L HAWARDEN GROUP LIMITED,
a California Limited Partnership

By Yong-Chang Wang

Title General Partner

By _____

Title _____

APPROVED AS TO FORM

Clarice June
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 4/2/93

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

HAWRDNGP.AE/a

EXHIBIT "A"

The south half of the northwest quarter and the north quarter of the west half of the southwest quarter of Section 12, Township 3 South, Range 5 West, San Bernardino Meridian.

TOGETHER WITH that portion thereof of Section 11, Township 3 South, Range 5 West, San Bernardino Meridian, described as follows:

Commencing at the northwest corner of Tract No. 23678, as shown by map on file in Book 229 of Maps at pages 39 and 40 thereof, Records of Riverside County, California, said point being in the east line of said Section 11;

Thence North $00^{\circ} 16' 03''$ West along said east line, a distance of 662.90 feet to the northwest corner of the southwest quarter of said Section 12;

Thence North $00^{\circ} 10' 18''$ West along said east line of Section 11, a distance of 614.15 feet to a point therein for the TRUE POINT OF BEGINNING;

Thence continuing North $00^{\circ} 10' 18''$ West along said east line of Section 11, a distance of 606.63 feet to a point therein;

Thence South $41^{\circ} 44' 04''$ West, a distance of 308.64 feet;

Thence South $28^{\circ} 50' 48''$ East, a distance of 429.61 feet to the true point of beginning.

EXCEPTING THEREFROM that portion of Section 12, Township 3 South, Range 5 West, San Bernardino Meridian, described as follows:

Beginning at the northwest corner of Tract No. 23678 as shown by map on file in Book 229 of Maps at pages 39 and 40 thereof, Records of Riverside County, California, said point being in the west line of said Section 12;

Thence North $00^{\circ} 16' 03''$ West along said west line, a distance of 662.90 feet to the northwest corner of the southwest quarter of said Section 12;

Thence North $00^{\circ} 10' 18''$ West along the west line of said Section 12, a distance of 614.15 feet to a point therein;

Thence South $28^{\circ} 50' 48''$ East, a distance of 688.31 feet;

Thence South $71^{\circ} 32' 39''$ West, a distance of 259.64 feet to a point in a non-tangent curve, concave to the west, having a radius of 633.00 feet, the radial line at said point bears North $71^{\circ} 32' 39''$ East;

Thence southerly along said curve, to the right, through a central angle of $37^{\circ} 17' 13''$, an arc distance of 411.94 feet to the end thereof;

Thence South $18^{\circ} 49' 52''$ West, a distance of 100.00 feet to the beginning of a tangent curve, concave to the west, having a radius of 267.00 feet;

Thence southerly along said curve, to the left, through a central angle of $19^{\circ} 05' 55''$, an arc distance of 89.00 feet to the end thereof;

Thence South $00^{\circ} 16' 03''$ East, a distance of 4.68 feet to a point in the north line of said Tract No. 23678;

Thence South $89^{\circ} 10' 33''$ West, a distance of 33.00 feet to the point of beginning.

DESCRIPTION APPROVAL 12/4/92
George P. Huteliger by WF
SURVEYOR, CITY OF RIVERSIDE

2 1

11 12

700'

OLD BRIDGE RD.

20' EASEMENT FOR ROAD PURPOSES CONV. TO R.C.F.C. & W.C.D. BY DEED REC. 2/8/57 IN BK. 2038/76-79 AND BK. 2038/85-87 O.R.

TR. NO. 23663

NW 1/4

TR. NO. 23664

SECTION 12

T. 3 S., R. 5 W.
S. B. M.

TR. NO. 22218

M.B. 239/30-33

CHARTWELL DR.

TR. NO. 23664

WYNDHAM HILL DR.

CHATEAU VIEW DR.

T-23664

CHABOT CT.

TR. NO. 23678
M.B. 229/39-40

OVERLOOK PARKWAY

SW 1/4

SCALE: 1" = 500'

CITY OF RIVERSIDE

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 1 OF 1

91-241

SCALE: 1" = 500'

DRWN BY HLM DATE 11/25/92
CHKD BY DATE

SUBJECT: TRACT NO. 23664 D13491