



When Recorded Mail To:

City Clerk
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

APR 12 1996

Recorded in Official Records
of Riverside County, California
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: CU-13-956
Arlington Ave. @ Tyler St.
A.P.N. 154-322-013

AVIGATION EASEMENT

WHEREAS COLCO - TYLERTON L.P., a California limited partnership, 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:

That portion of Section 35, Township 2 South, Range 6 West, as shown by
sectionalized survey of Rancho La Sierra on file in Book 6, Page 70 of Maps,
records of Riverside County, California, described as follows:

COMMENCING at the northwesterly corner of Lot 1 in Block 41 of La Granada,
as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of
said Riverside County;

THENCE North 8°26'23" East, 30.29 feet to a point in the centerline of
Arlington Avenue as shown by said map of La Granada;

THENCE South 89°29'30" East, along said centerline, 147.19 feet;

THENCE North 0°30'30" East, 55.00 feet;

THENCE North 0°30'30" East, 81.67 feet;

THENCE North 89°29'30" West, 21.00 feet;

THENCE North 0°30'30" East, 32.00 feet to an angle point in the southerly
line of Parcel 3 of that certain parcel of land described in deed recorded January
10, 1995, as Instrument No. 7205 of Official Records of said Riverside County;

THENCE South 89°29'30" East, along said southerly line of Parcel 3, a distance of 177.00 feet to the southeasterly corner of said Parcel 3;

THENCE North 0°30'30" East, along the easterly line of said Parcel 3, a distance of 96.33 feet;

THENCE North 89°29'30" West, 37.00 feet to the POINT OF BEGINNING of the parcel of land being described;

THENCE continuing North 89°29'30" West, 28.00 feet;

THENCE South 0°30'30" West, 26.00 feet;

THENCE South 89°29'30" East, 12.00 feet;

THENCE North 0°30'30" East, 12.00 feet;

THENCE South 89°29'30" East, 16.00 feet;

THENCE North 0°30'30" East, 14.00 feet to the POINT OF BEGINNING.

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

Mark S. Brown 4/28/99 Prep. Kap
 Mark S. Brown, L.S. 5655 Date
 License Expires 9/30/99



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 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 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 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 Grantor's property 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 4-9-96

COLCO - TYLERTON L.P., a California limited partnership

APPROVED AS TO FORM
Robert A. Lewis 4/9
ASST. CITY ATTORNEY

By [Signature]
Title Gen. Partner.

By _____

Title _____

GENERAL ACKNOWLEDGEMENT

State of California }
County of San Bernardino }ss

On 4-9-96, before me Mary B. Dilley
(date) (name)

a Notary Public in and for said State, personally appeared

James E. Collings
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.

Mary B. Dilley
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:
Colco-Tylerton L.P.

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. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated _____

CITY OF RIVERSIDE

Real Property Services Manager
of the City of Riverside

