

479575

When Recorded Mail To:

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

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

DEC 20 1996

FREE RECORDING

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

Recorded in Official Records of Riverside County, California

Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: 5837 Crest Ave.
Building Permit
150-030-023

AVIGATION EASEMENT

WHEREAS RUBEN PLASENCIA, a married man as his sole and separate property, and PASCUAL SILVA, a single man, all as joint tenants, 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:

All that portion of Lot 1 in Block 39 of La Granada, as shown my map on file in Book 12, Pages 42 through 51 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the most northerly corner of said Lot 1;

THENCE southeasterly along the northeasterly line of said Lot 1, a distance of 131.84 feet to the northwesterly corner of that certain parcel of land conveyed to Vivian S. King by deed recorded in Book 2182, Page 217 of Official Records of said Riverside County;

THENCE South 30°25'26" West, and along the northwesterly boundary line of said King parcel, a distance of 54.44 feet to the POINT OF BEGINNING;

THENCE North 61°33'33 West, a distance of 125 feet, more or less, to the northwesterly line of said Lot 1;

THENCE South 30°25'26" West, and along said northwesterly line of said Lot 1, a distance of 60 feet;

THENCE South 61°33'33" East, a distance of 125 feet, more or less, to the northwesterly line of the above mentioned Vivian S. King parcel;

THENCE North 30°25'26" East, and along said northwesterly line, a distance of 60 feet to the POINT OF BEGINNING.

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 Grantors have 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 aviation easement over the Grantor's property;

NOW, THEREFORE FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GRANTORS do 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.

Grantors hereby acknowledge 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 Grantors hereby fully waive, remise and release any right or cause of action which Grantors 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.

Grantors, on the behalf of Grantors and the successors and assigns of Grantors, agree 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 Grantors and the heirs, administrators, executors, successors and assigns of Grantors.

Dated NOVEMBER 25TH. 1996

Ruben Plasencia
RUBEN PLASENCIA

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

Martha Plascencia
MARTHA PLASENCIA
Pascual Silva
PASCUAL SILVA

APPROVED AS TO FORM

Kathleen M. Doney
NOTARY PUBLIC

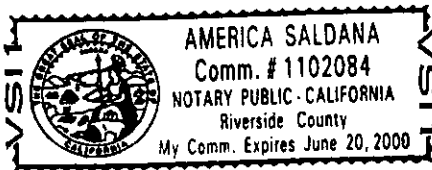
GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } ss

On NOV. 25TH. 1996 before me AMERICA SALDANA
(date) (name)

a Notary Public in and for said State, personally appeared
Ruben Plasencia, Martha Plascencia & Pascual Silva
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.

America Saldana
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- (X) Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:

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 12/11/96

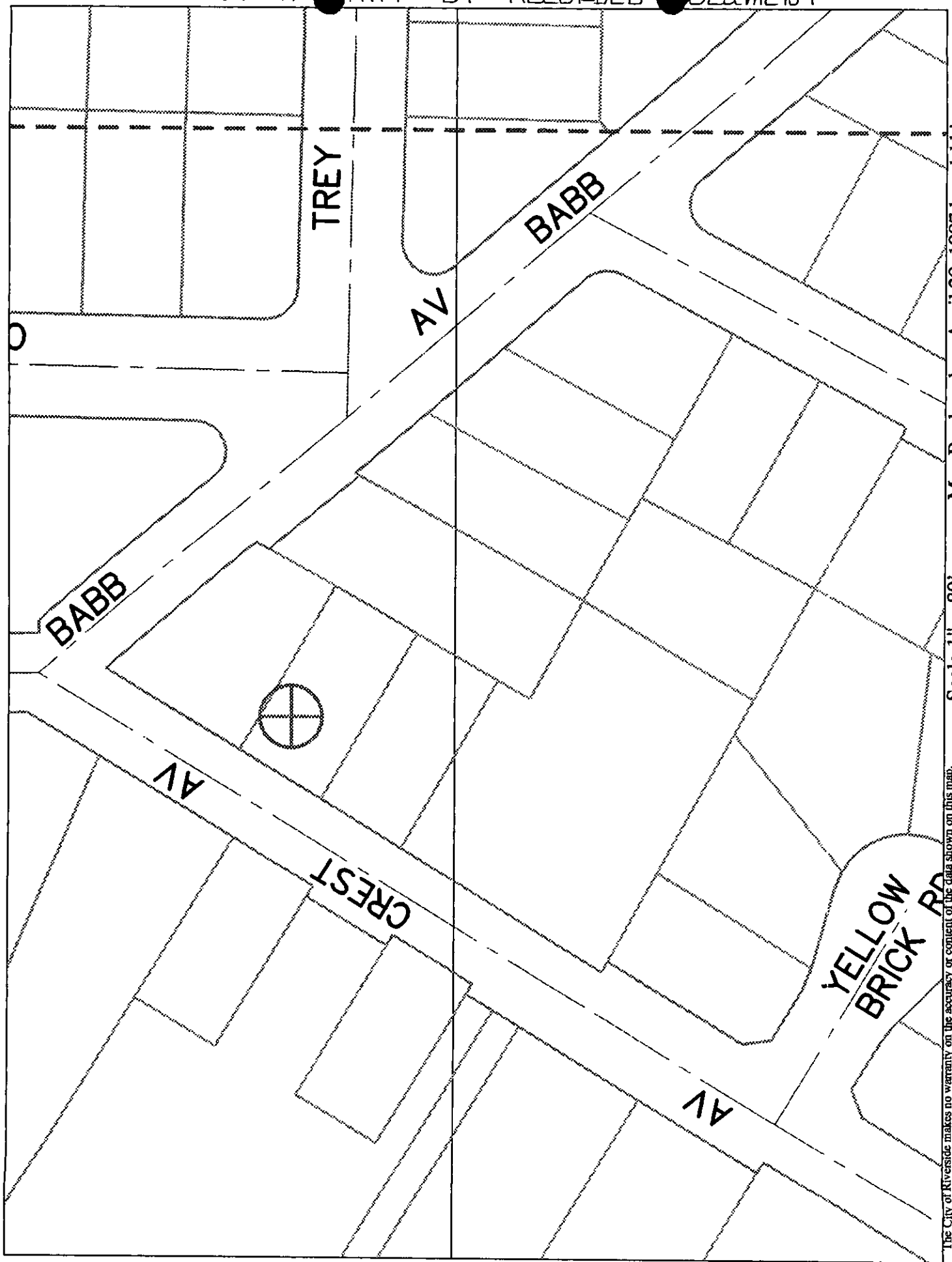
CITY OF RIVERSIDE



Real Property Services Manager
of the City of Riverside

SILVA.AVG

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Map Produced on April 29, 1997 by cdebbie

Scale 1" = 80'

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