

When recorded mail to:

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

DOC # 2007-0126709

02/23/2007 08:00A Fee:NC

Page 1 of 7

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



FREE RECORDING

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

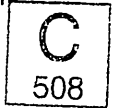
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
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FOR RECORDER'S OFFICE USE ONLY

Project: LL P06-0934
A.P.N. 189-280-032, -034, &-036
Address: N/A

D-

1/23/07



AVIGATION EASEMENT
(RIVERSIDE MUNICIPAL AIRPORT)

WHEREAS AIRPORT PARTNERS, LLC, a California Limited Liability Company, hereinafter referred to as the "Grantor", is/are the owner(s) in fee of that certain real property situated in the City of Riverside, County of Riverside, State of California, described in **Exhibit "A"**, attached hereto and incorporated herein by this reference, hereinafter called "the property of the Grantor "; and

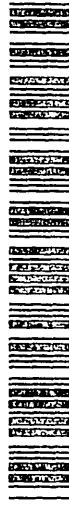
WHEREAS the property of the Grantor is located within the Airport Influence Area for the Riverside Municipal Airport operated by the City of Riverside; and

WHEREAS the Grantor has sought approval from the City of Riverside for the development of the property of the Grantor by the project above-referenced; and

WHEREAS the Riverside County Airport Land Use Commission has conditioned the approval of such project by requiring the granting of an avigation easement over the property of the Grantor;

NOW, THEREFORE FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GRANTOR does hereby grant to the CITY OF RIVERSIDE, a municipal

2007-0126709
02/23/2007 08:00A
2 of 7



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 property of the Grantor 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 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

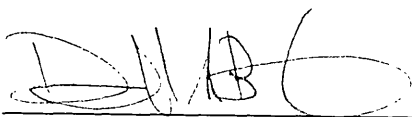
interference with radio communication between any installation at the Riverside Municipal Airport and aircraft, or to cause difficulty for pilots to distinguish between airport lights and other lights or to impair visibility in the vicinity of the Riverside Municipal Airport, or to otherwise endanger 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 property of the Grantor 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 1/24/07

AIRPORT PARTNERS, LLC, a California Limited Liability Company

By: 

By: 

Print Name: DARRELL A. BUTLER

Print Name: [unclear]

Title: MANAGING MEMBER

Title: [unclear]

Concurs with: 
Airport Director



2007-0126709
02/23/2007 08:00A
3 of 7

GENERAL ACKNOWLEDGEMENT

State of California

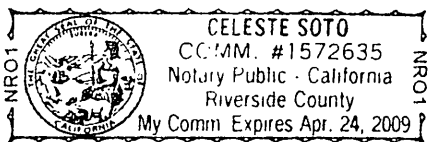
County of _____ } ss

On _____, before me _____
(date) (name)

a Notary Public in and for said State, personally appeared

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.

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:

**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. 21027 of said City Council adopted September 6, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

DATED 2/8/07

CITY OF RIVERSIDE

APPROVED AS TO FORM

By: Amelia M. Valeri

~~SUPERVISING DEPUTY CITY ATTORNEY~~



2007-0126709
02/23/2007 09:09A
4 of 7

LLA P06-XXXX

EXHIBIT 'A'

PARCEL "A" - LEGAL DESCRIPTION:

PARCELS 1, 2 AND 3, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A PARCEL MAP FILED IN BOOK 12, PAGE 1 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE CITY OF RIVERSIDE BY FINAL ORDER OF CONDEMNATION, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 30, 1989, AS INSTRUMENT NO. 89-220199, OFFICIAL RECORDS.

2007-0126709
02:23:2007 08:00A
5 of 7

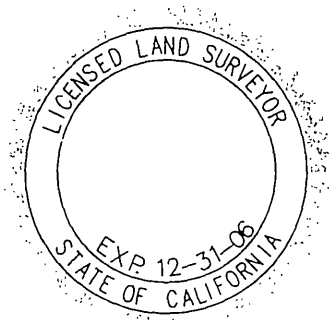


DESCRIPTION APPROVAL:

[Signature] 2/15/07
MARK S. BROWN CITY SURVEYOR DATE

[Signature]
MARK P. PFEILER L.S. 5959
EXPIRES 12-31-06

7/12/06
DATE



SHEET 1 OF 2

R.B. ENGINEERING
3198 N. ASHWOOD STREET
ORANGE, CA 92865
TELE: (714) 637-8100

PLAT FOR
LOT LINE ADJUSTMENT
LLA 06-XXXX
RIVERSIDE, CALIFORNIA

15949

05-380/LLA2-07-10-06

SCALE: 1"=150'

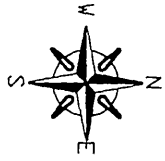
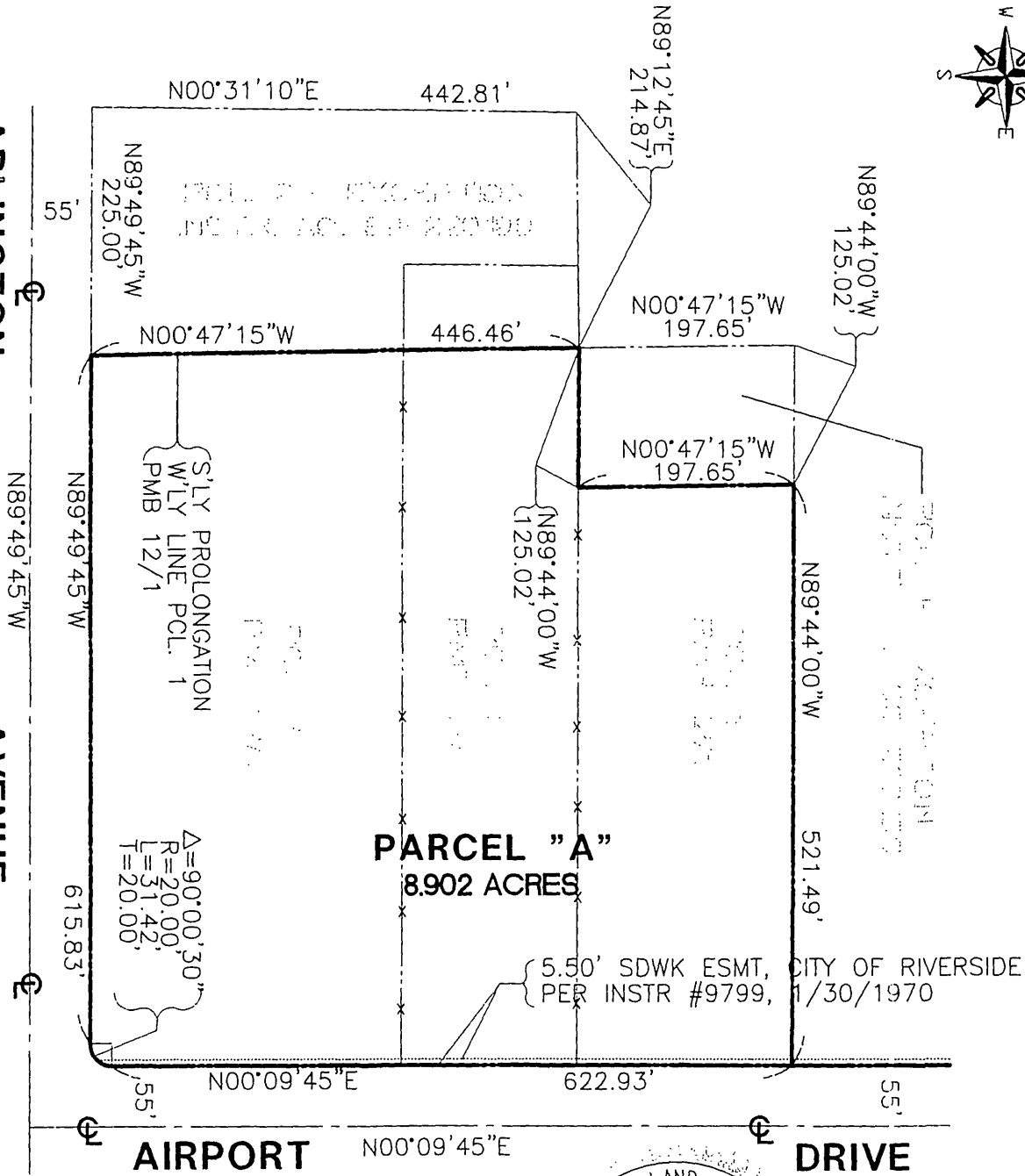


EXHIBIT "B"

ARLINGTON

AVENUE



PARCEL "A"
8.902 ACRES

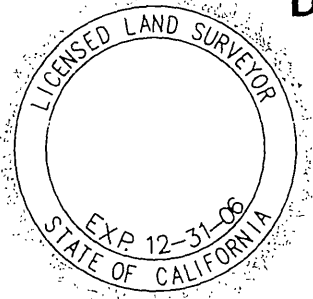
5.50' SDWK ESMT, CITY OF RIVERSIDE
PER INSTR #9799, 11/30/1970

LEGEND

- x--- LOT LINE TO BE REMOVED
- LOT LINE TO REMAIN

Mark P. Pfeiler
 MARK P. PFEILER L.S. 5959
 EXPIRES 12-31-06

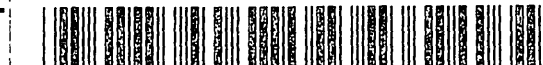
7/12/06
DATE



51134S
SHEET 2 OF 2

R.B. ENGINEERING
 3198 N. ASHWOOD STREET
 ORANGE, CA 92865
 TELE: (714) 637-8100

PLAT FOR
 LOT LINE ADJUSTMENT
LLA 06-XXXX
 RIVERSIDE, CALIFORNIA



2007-0126703
 02/23/2007 09:00A
 6 of 7

15949

05-380/LLA2-07-10-06



LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

<http://riverside.asrelkrec.com>

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

DARRELL A BUTLER
MANAGING MEMBER

RUFUS C. BARKLEY III

Date: 2-23-07
Signature: M J Lewis
Print Name: M J Lewis

