

When recorded mail to:

City of Riverside
P.O. Box 1574
Riverside, Ca Att: T. D. Kennelly

DOCUMENTARY TRANSFER TAX
\$ 281.05 None

Signature
CITY OF RIVERSIDE

CITY DEED NO. _____

PAID
Doc. Transfer Tax
W. D. BALOGH
RIV. CO. RECORDER

RECEIVED FOR RECORD

SEP 21 1972

Min. Past 2 o'clock P.M.

FIRST AMERICAN TRUST CO.

Book 1972, Page 1267770

Recorded in Official Records
of Riverside County, California

W. H. DeLoach Recorder

FEE \$ 12.00

FOR RECORDER'S OFFICE USE ONLY

GRANT DEED

APPROVED AS TO FORM

ASST. CITY ATTORNEY

AIRPORT INDUSTRIAL PROPERTIES, a Limited Partnership

Grantor

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby grant to the CITY OF RIVERSIDE, a Municipal Corporation, the real property in the City of Riverside, County of Riverside, State of California, described as follows:

All that portion of Lot 14 in Block 31, a portion of Lot 19 in Block 33, a portion of Lot 1 in Block 35, a portion of Lots 1 and 3 in Block 36, portions of Kincaid Avenue (vacated) and a portion of Ordway Street (vacated) of TRACT NO. 5 OF THE RIVERVIEW ADDITION to the City of Riverside, as shown by map on file in Book 7 of Maps, at Page 7 thereof, records of said Riverside County, described as follows:

BEGINNING at a point in the northerly line of Riverside Municipal Airport boundary; said point being the southwest corner of that certain parcel of land conveyed to the City of Riverside, a municipal corporation, by a deed recorded January 23, 1967, as Instrument No. 5934, Official Records of said County;

Thence North 01° 07' 01" East, along the west line of said parcel of land, 153.70 feet to the northerly line of said parcel of land so conveyed to the City of Riverside;

Thence South 76° 17' 35" East, along said northerly line, 1,276.00 feet to the west line of that certain parcel of land conveyed to V. W. Grubbs, et al, by a deed recorded April 8, 1965, as Instrument No. 40299, Official Records of said County;

Thence North 01° 05' 49" East, along last mentioned west line, 326.58 feet to the southwest line of Central Avenue (88.00 feet wide);

Thence North 62° 00' 01" West, along said southwest line, 531.81 feet;

Thence South 13° 42' 25" West, 150.00 feet to a line that is parallel with and distant 300.00 feet northeast, as measured at right angles to said northerly line of the parcel of land so conveyed to the City of Riverside;

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Thence North 76° 17' 35" West, along said parallel line, 1,108.96 feet to the east line of that certain parcel of land conveyed to Richard Walter Hanson, et ux, by a deed recorded February 14, 1967, as Instrument No. 11951, Official Records of said County;

Thence South 00° 43' 50" West, along said east line, 461.79 feet to the southerly line of that certain parcel of land conveyed to Walker Smith, Jr., et al, by a deed recorded January 5, 1965, as Instrument No. 875, Official Records of said County; said southerly line also being said northerly line of the Riverside Municipal Airport;

Thence South 76° 17' 35" East, along said southerly line, 349.41 feet to the point of BEGINNING.

The above described parcel contains an area of 13.41 acres or 584,236 square feet.

THE GRANTOR, its successors and assigns hereby convey for the use and benefit of the public the right of flight for the passage of aircraft in the air space above the surface of the following described property:

All that portion of Lot 14 in Block 31, a portion of Lot 19 in Block 33, a portion of Lot 1 in Block 35, a portion of Lot 3 in Block 36, a portion of Kincaid Avenue (vacated) and a portion of Ordway Street (vacated) of TRACT NO. 5 OF THE RIVERVIEW ADDITION to the City of Riverside, as shown by map on file in Book 7 of Maps, at Page 7 thereof, records of said Riverside County, described as follows:

BEGINNING at the intersection of the southerly line of Central Avenue (83.00 feet in width) with the west line of that certain parcel of land conveyed to AIRPORT INDUSTRIAL PROPERTIES, a Limited Partnership, by a deed recorded December 29, 1967, as Instrument No. 114934, Official Records of said County; said intersection also being the beginning of a non-tangent curve, concave to the southwest and having a radius of 1,456.00 feet; the initial radial line of said curve at said intersection bears North 10° 45' 14" East;

Thence southeast, along said southerly line of Central Avenue, an arc length of 437.83 feet thru a central angle of 17° 13' 45";

Thence South 62° 00' 01" East, continuing along said southerly line of Central Avenue, 788.71 feet;

Thence South 13° 42' 25" West, 150.00 feet;

Thence North 76° 17' 35" West, 1,108.96 feet to said west line of said parcel of land conveyed to AIRPORT INDUSTRIAL PROPERTIES;

Thence North 0° 43' 50" West, 398.03 feet to the point of BEGINNING.

DESCRIPTION APPROVAL
by George P. Hutchinson 8/31/72 by [Signature]
Surveyor

126770

TOGETHER WITH the right to cause in said airspace such noise and the emission of such fumes as may be inherent in the operation of aircraft now known or hereafter used for navigation of or flight in the air, using said airspace for landing at, taking off from or operation on Riverside Municipal Airport, hereby acknowledging that the Riverside Municipal Airport is an operating Municipal Airport subject to increases in the intensity of use and operation, including present and future noise, dust, smoke, fumes and other related conditions.

The foregoing shall not be considered as imposing a specific building or height restriction.

AIRPORT INDUSTRIAL PROPERTIES,
a Limited Partnership

Dated Sept 7, 1972

BY Richard Brown

BY _____

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 9-7-72 from Airport Industrial Properties

for Por. of Lot 14 in Blk. 31, Por. Lot 19 in Blk. 33, Por. Lot 1 in Blk 35, Por. of Lots 1&3 Blk. 36, Por. Kincaid Ave. & Ordway St. (vacated) of Tract #5, Bk. 7, Pg. 7 to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 by Inst. No. 123450, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 9-18-72

[Signature]
Property Services Manager

1269770

RIVERVIEW ADDITION

TRACT No 5 MB 7/7

BLK 31

LOT 14

ADDITION

VACATED

CENTRAL
562°00'00"E
7887.1'

BLK 33

TOTG A.

LOT 19

INDUSTRIAL PROP.

WINGAID AIRPORT
114334 0.47108, 94'
12129.67'

13,412.1'

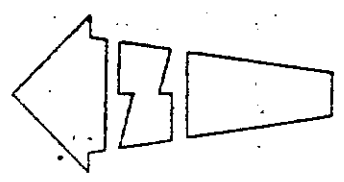
ST

INST #
7-23-67

LOT 20

BLK 36

EXISTING AIRPORT BOUNDARY



INST #
7-26-68
4-B-68
OR
40288

LOT 15

BLK 35

LOT 1

Δ: 17°13'45"
L: 437.83'
R: 1456'

L: 10'46.14" (P)

7887.1'

16°16'17.35" W

114°33'40.4" E

12129.67'

13,412.1'

1376°17'35"E

1376°17'35"E

1376°17'35"E

1376°17'35"E

1376°17'35"E

1376°17'35"E

1376°17'35"E

CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

AM 4-8

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 4 SHEETS

SCALE: 1"=200'

DRAWN BY 13 TO BY MCE

SUBJECT AIRPORT, INSIDE, WIDENING

OF 4 SHEETS