

ENCROACHMENT PERMIT

Pursuant to Resolution No. 11065 of the City of Riverside, permission is hereby granted to Magnolia Apartments
4575 Jurupa Avenue
Riverside, CA 92506

its heirs and assigns, hereinafter referred to as "Permittee" to use and occupy the following described property. That portion of the public street right of way lying adjacent to Parcel 2 of Record of Survey on file in Book 32, Page 86, of Record of Surveys, Records of Riverside County, California, as shown by the attached Exhibit "A",

in accordance with the terms hereof.

1. Permittee shall use and occupy the described property only in the manner and for the purposes as follows: construction and maintenance of 2 benches with concrete pads encroaching into said public right of way as shown by the attached Exhibit "A".

2. Permittee, by acceptance of the benefits hereunder, acknowledges title to the property to be in the City of Riverside and waives any right to contest the validity of the dedication or grant.

3. Permittee acknowledges that the described property is the site of a proposed or planned public improvement and that, accordingly, all rights and privileges of use permitted shall cease and expire upon notice of revocation by the City. Upon the expiration or revocation, Permittee shall, within the time prescribed by the City, remove all improvements or obstructions placed, constructed or maintained by the Permittee. If the Permittee fails to abide by the removal order of the City within the time prescribed, the City shall have the right to remove and destroy the improvements without reimbursement to the Permittee and the cost of such removal shall be paid by the Permittee to the City of Riverside and shall constitute a debt owed to the City of Riverside.

4. Permittee, by acceptance hereof, waives the right of claim, loss, damage or action against the City of Riverside arising out of or resulting from revocation, termination, removal of the improvements or any action of the City of Riverside, its officers, agents or employees taken in accordance with the terms hereof.

5. Finding and determination by the City Council of the City of Riverside that the Permittee, or his heirs and assigns or successors in interest, are in default of the terms hereunder shall be cause for revocation.

6. Permittee herewith agrees to hold the City of Riverside harmless from and against all claims, demands, costs, losses, damages, injuries, action for damages and/or injuries, and liability growing or arising out of or in connection with the construction, encroachment, and/or maintenance to be done by Permittee or his agents, employees or contractors within the described property.

DATED: Sept. 30, 1986 CITY OF RIVERSIDE, a municipal corporation
By Ronald Loversidge Mayor
Attest: Alice A. Hare Pro Tempore City Clerk

The foregoing is accepted by:

(Signature(s) of Permittee)
Magnolia Apartments, a Calif. Limited partnership
by Vistar Financial, Inc., General Partnership

x [Signature]

APPROVED AS TO CONTENT
William D. Gardner
Department Head

Mike Moe
Vice President

CONCURS WITH
Robert C. Meese
Planning Department

APPROVED AS TO FORM
John Woodhead
City Attorney

CITY MANAGER APPROVAL
Robert C. Fremont
City Manager

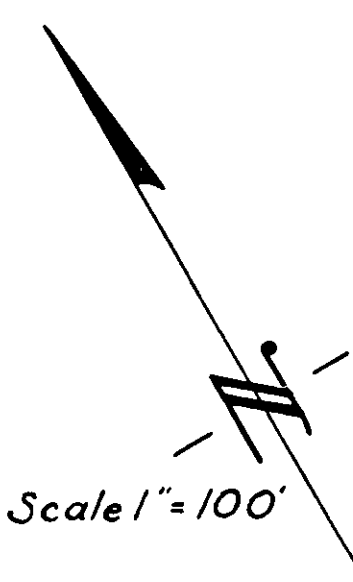
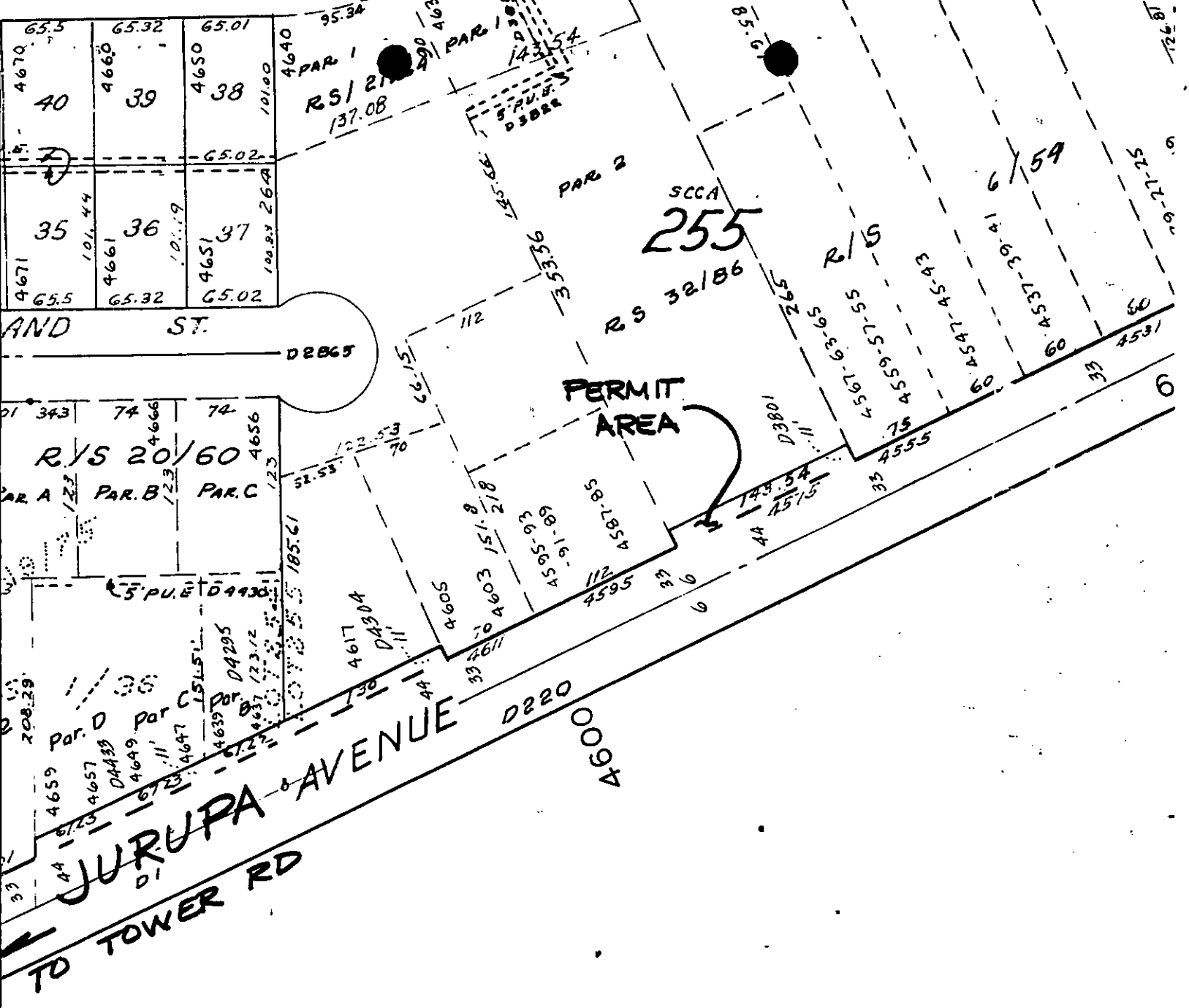
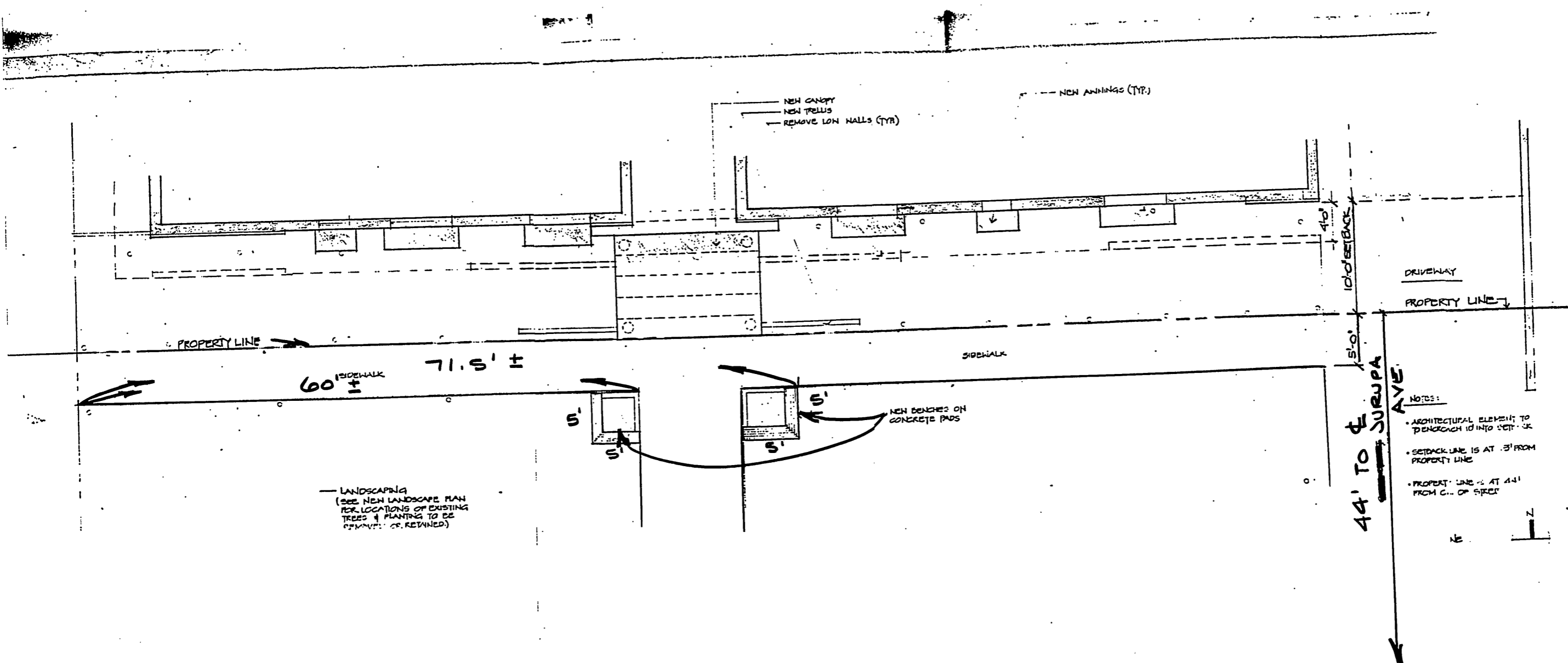
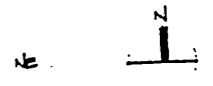


EXHIBIT "A"
 SHEET 1 OF 3
 E-1003

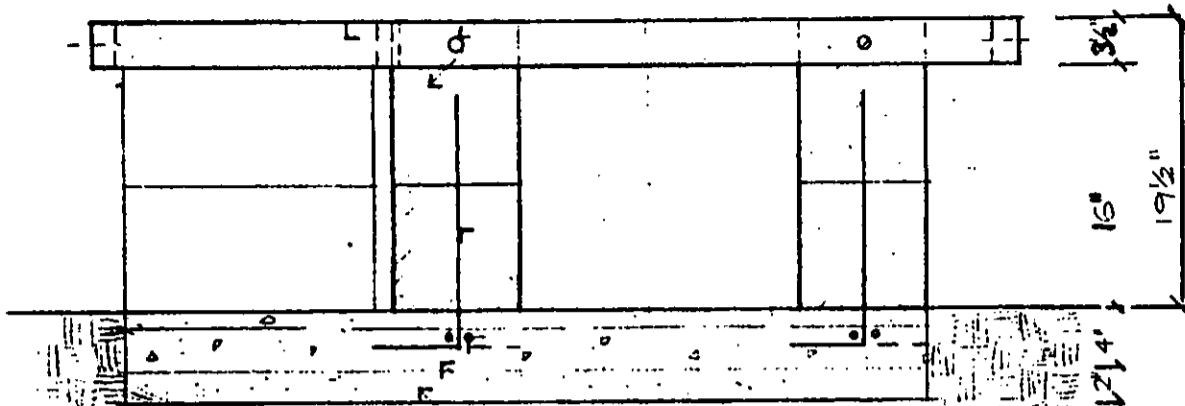


- NOTES:
- ARCHITECTURAL ELEMENT TO PENETRATE 10 INTO SETBACK
 - SETBACK LINE IS AT 3' FROM PROPERTY LINE
 - PROPERTY LINE IS AT 44' FROM C.O. OF STREET



2x4 RELWOOD SLAB W/2x4 SPACERS
SURFACES SMOOTH ON 3 SIDES, FINISHED
W/WATER REPELLENT, MITERED CORNERS.

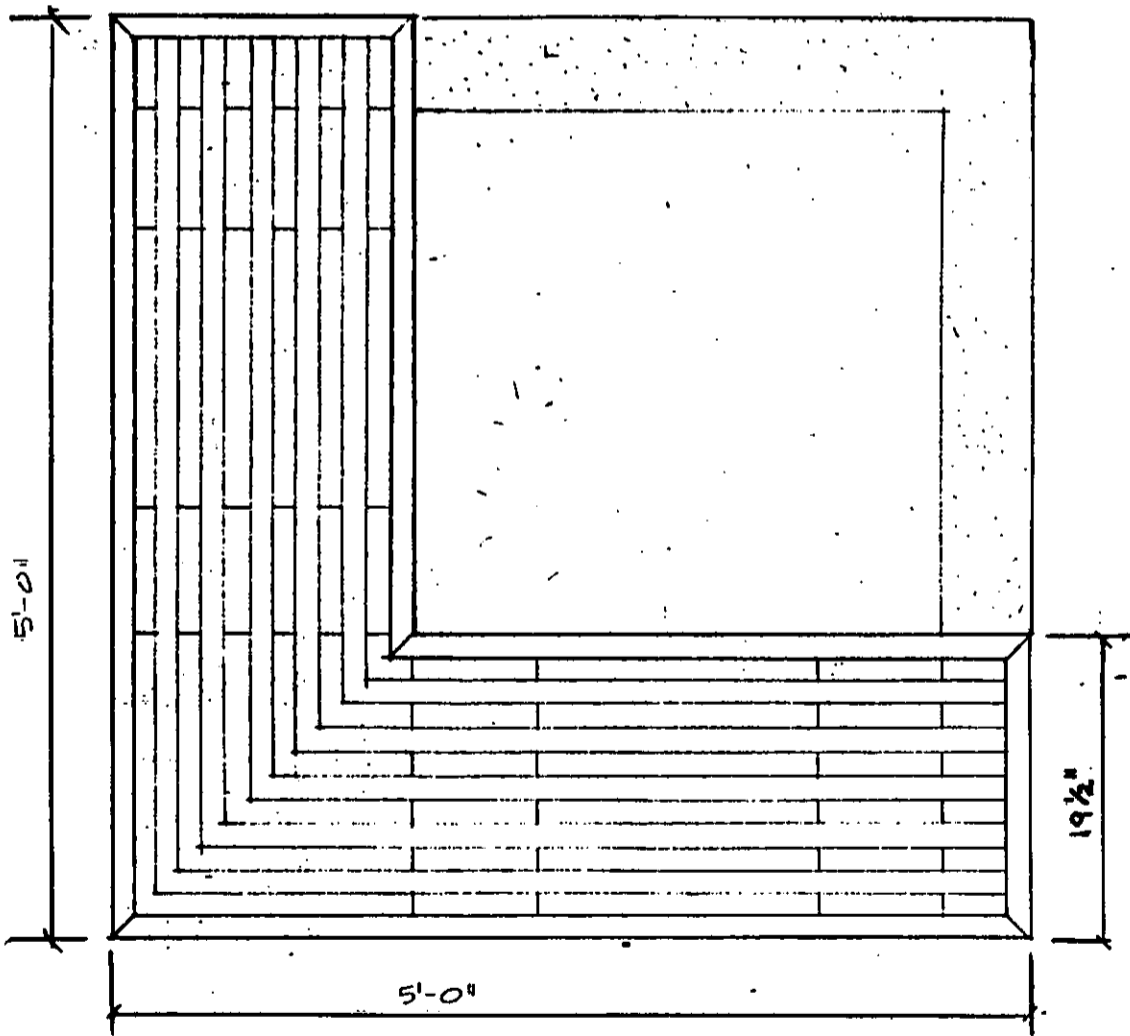
1/4" THREADED STEEL BARS, COUNTERBUNK
W/ WOOD PLUGS.
CONCRETE BLOCK - FILL ALL CELLS W/GROUT



SECTION

- 2-#4 VERT. REBARS (TYP.)
- 2-#4 DOWELS (TYP.)
- 4" CONC. SLAB W/Øx6" / #10x#10 WWM
- 2" SAND OVER SOL

GRAVEL



PLAN

BENCH

SCALE: 1/4" = 1'-0"