

ENCROACHMENT PERMIT

Pursuant to Resolution No. 11065 of the City of Riverside, permission is hereby granted to RALPH W. & MARY L. DEMONT
3652 Van Buren Boulevard
Riverside, CA

their heirs and assigns, hereinafter referred to as "Permittee" to use and occupy the following described property. Those portions of the public street rights of way of Van Buren Boulevard lying adjacent to Lot 35 of Assessor's Map No. 53, as shown by map on file in Book 2, Page 12 of Assessor's Maps, records of Riverside County, California, and of that portion of the public alley, lying adjacent to the southwesterly line of said Lot 35, conveyed to the City of Riverside as Parcel 2 of Deed recorded December 5, 1986, as Instrument No. 310108, Official 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: Maintenance of an existing business sign, concrete curb planter, and 5' high concrete block wall encroaching into said public street rights 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: Jan 13, 1987

CITY OF RIVERSIDE, a municipal corporation

By [Signature] Mayor

Attest [Signature] City Clerk

The foregoing is accepted by:

[Signature]
(Signature(s) of Permittee)
[Signature]

APPROVED AS TO CONTENT

William D. Gardner
Department Head

APPROVED AS TO FORM

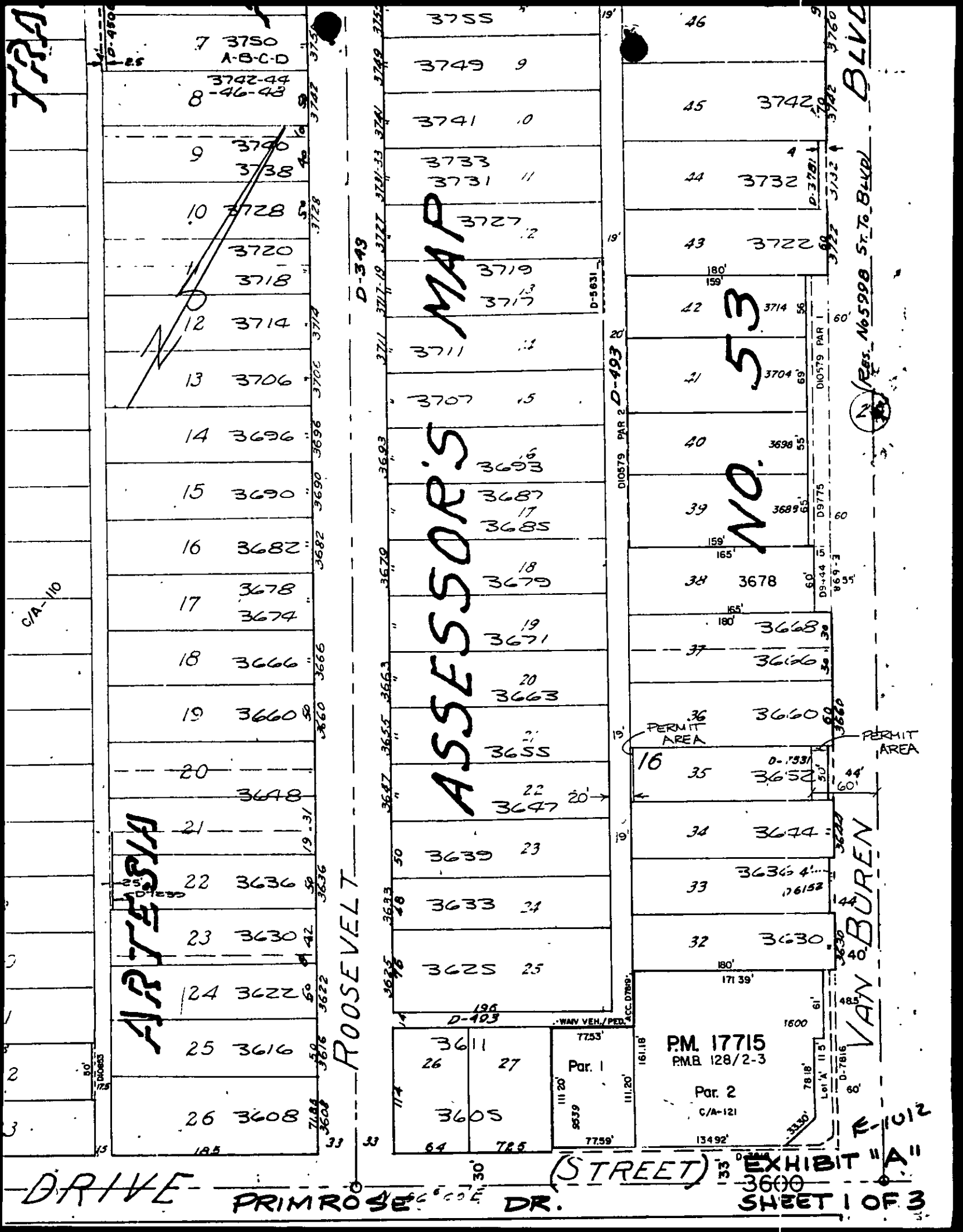
John Woodhead
City Attorney

CONCURS WITH

Robert C. Messer
Planning Department

CITY MANAGER APPROVAL

for Robert C. [Signature]
City Manager



TRIA

C/A-110

ARTEZIA

ROOSEVELT

ASSESSOR'S MAP

VAN BUREN

BLVD

DRIVE

PRIMROSE DR.

(STREET)

EXHIBIT "A" SHEET 1 OF 3

7	3750	A-B-C-D
8	3742-44	-46-48
9	3740	3738
10	3728	3720
11	3718	
12	3714	
13	3706	
14	3696	
15	3690	
16	3682	
17	3678	3674
18	3666	
19	3660	
20	3648	
21		
22	3636	
23	3630	
24	3622	
25	3616	
26	3608	

3755	
3749	9
3741	10
3733	
3731	11
3727	12
3719	
3717	13
3711	14
3707	15
3693	16
3687	17
3685	
3679	18
3671	19
3663	20
3655	21
3647	22
3639	23
3633	24
3625	25
3611	26
3605	27

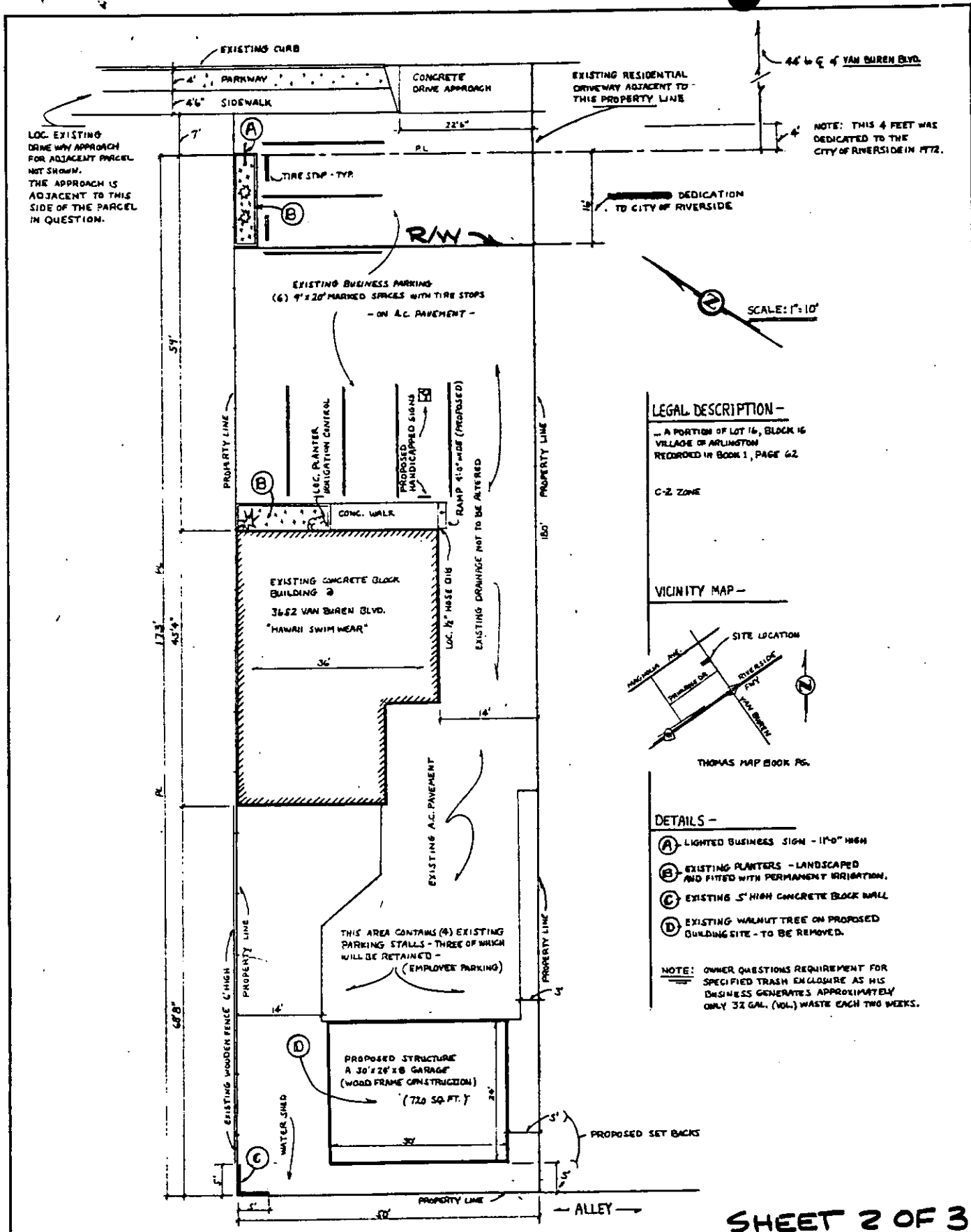
46	
45	3742
44	3732
43	3722
42	3714
41	3704
40	3698
39	3689
38	3678
37	3668
36	3660
35	3652
34	3644
33	3636
32	3630
31	3622
30	3616
29	3610
28	3604
27	3598
26	3592
25	3586
24	3580
23	3574
22	3568
21	3562
20	3556
19	3550
18	3544
17	3538
16	3532
15	3526
14	3520
13	3514
12	3508
11	3502
10	3496
9	3490
8	3484
7	3478
6	3472
5	3466
4	3460
3	3454
2	3448
1	3442

PM. 17715
RMB 128/2-3

Par. 2
C/A-121

13492'

11012



SHEET 2 OF 3

DRAWN BY:
 GEORGE LOHME (714) 793-1760
 724 CLAY ST. REDLANDS, CA 92374

PLOT PLAN FOR: MR. RALPH DeMONT (714) 688-1181
 "HAWAII SWIM WEAR" - A BUSINESS
 3622 VAN BUREN BLVD., RIVERSIDE, CA.

CONTRACTOR: GRIFFITH CONSTRUCTION CO.
 1980 GRATTON
 RIVERSIDE, CA. (714) 687-1190

E-1012

