

ENCROACHMENT PERMIT

Pursuant to Resolution No. 11065 of the City of Riverside, permission is hereby granted to Hunter Park Office Plaza Ltd.,
a limited partnership
c/o 23002 Lake Center Drive, Ste. 200
Lake Forest, CA 92630

their heirs and assigns, hereinafter referred to as "Permittee" to use and occupy the following described property.

Portion of the existing public right of way of Iowa Avenue adjacent to Parcel 1 of Parcel Map 15312 on file in Book 73 of Parcel Maps, pages 53 and 54 thereof and adjacent to Parcel 2 of Parcel Map 21676 on file in Book 143 of Parcel Maps, pages 8 and 9 both, records of Riverside County, California, and portion of S.E. quarter of S.W. Quarter of Section 18, T.2S., R.4W., all as shown on 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: for construction and maintenance of a 12" low pressure private storm drain pipe as shown by attached Exhibit "A". Pipe is 100 PSI Asbestos Cement with 4 feet of earth cover.

1b. Prior to construction, Permittee shall contact all utility companies with facilities in the permit area to determine if the proposed encroachment permit will conflict with any existing or proposed facilities.

1c. This permit shall not be active until Permittee has obtained an approved Encroachment Permit from the Riverside County Flood Control to connect to their drain.

1d. Prior to any construction taking place, Permittee shall obtain a "street opening" permit from the Public Works Department.

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: MAR 3 1 1989

CITY OF RIVERSIDE, a municipal corporation

By *Al Brown* Mayor

Attest *Alice A. Hale* City Clerk

The foregoing is accepted by: HUNTER PARK OFFICE PLAZA, LTD.,
A Limited Partnership

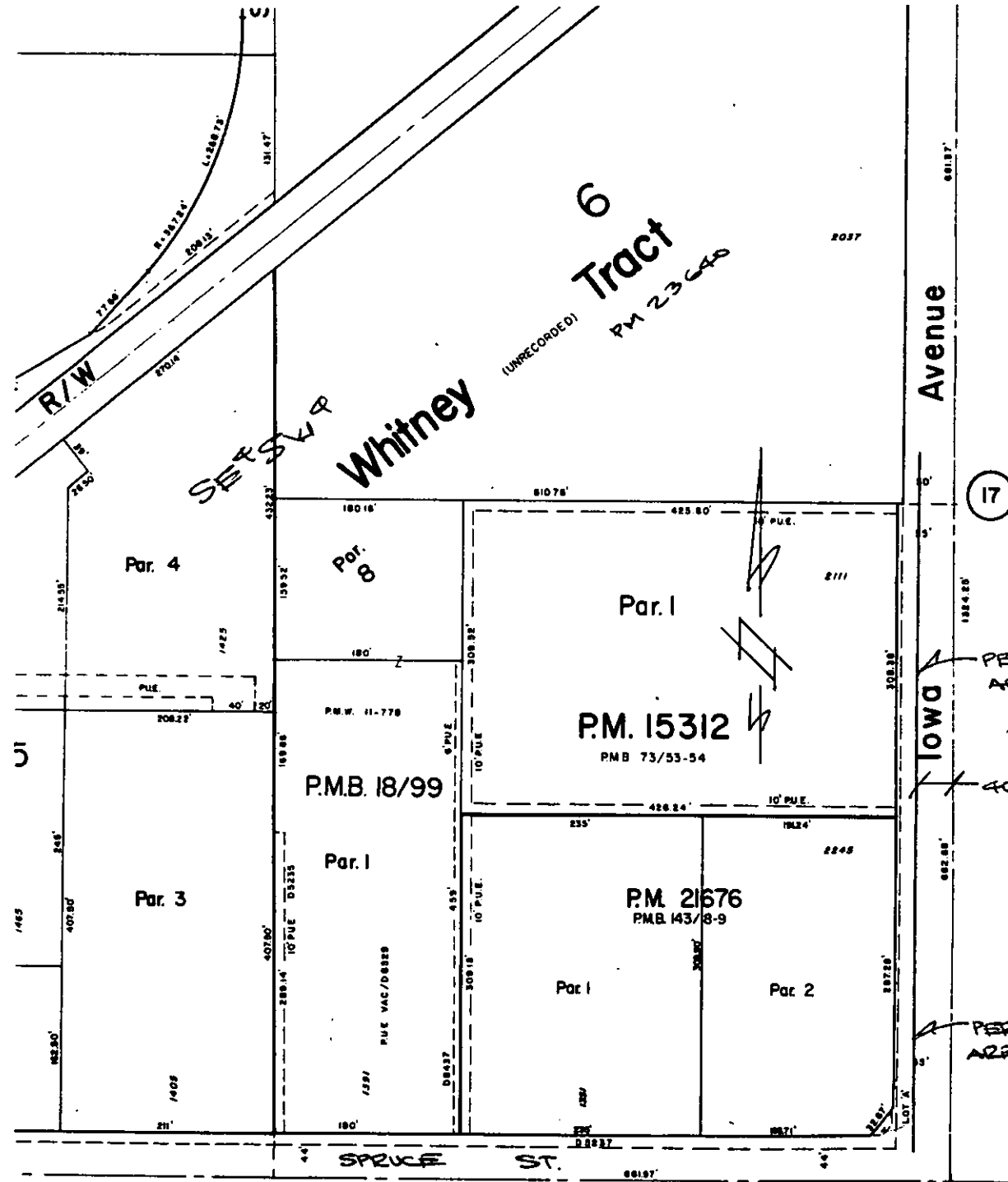
(Signature(s) of Permittee)
BY: *Robert McKenna*

BY: *Paul Brown*

APPROVED AS TO CONTENT
Barry Bed
Department Head

APPROVED AS TO FORM
John Woodhead
City Attorney

CITY MANAGER APPROVAL
Robert E. Tennant
City Manager



6 Tract
PM 23648
(UNRECORDED)

Whitney

Avenue

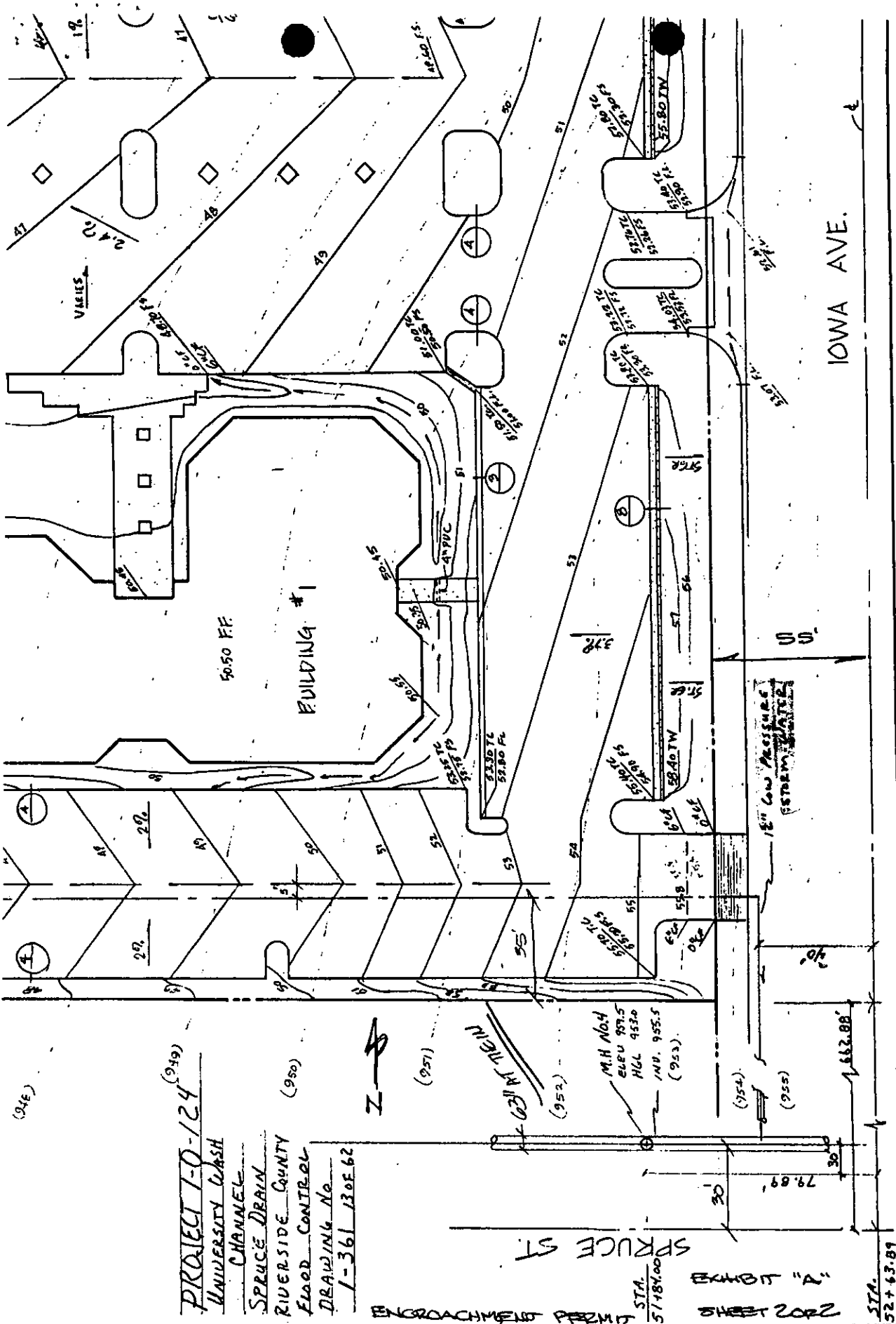
17

Iowa

SPRUCE ST.

ENCROACHMENT PERMIT

BHHS
EXHIBIT "A"
SHEET 1 OF 2



PROJECT 10-124 (949)
 UNIVERSITY WASH CHANNEL
 SPRUCE DRAIN
 RIVERSIDE COUNTY
 FLOOD CONTROL
 DRAWING No. 1-361 130E.62

ENCROACHMENT PERMIT

STA. 51481.00
 EXHIBIT "A"
 SHEET 2022

STA. 52+63.89
 79.89'
 1612.88'

THIS