

**ENCROACHMENT PERMIT**

UNIVERSITY VILLAGE LLC, the Owner of the property located at 1221 University Avenue in the City of Riverside, Assessors Parcel No. 250-250-025 hereby requests permission to construct and maintain a building and building footings within the public sewer easement along University Avenue as shown on **EXHIBIT A** attached hereto.

Upon issuance of this permit, I agree to comply with the attached terms and conditions.

Date 1/28/00

University Village, LLC  
By: Southland Land Corporation Its: Manager

BY: [Signature]  
Michael L. Keele, President

Date \_\_\_\_\_

BY: \_\_\_\_\_

Applicants Address: University Village LLC  
c/o Rick Engineering  
3050 Chicago Avenue, Suite 100  
Riverside CA.

Phone:  
Phone: 782-0707

**ENCROACHMENT PERMIT APPROVAL**

This permit shall become effective upon the approval of the Departments listed below. Issuance of this permit shall not be construed as a waiver of any other applicable permit or requirement, and is only revocable permission to use the land for the purpose described.

\_\_\_ Public Utilities Water - Brian Simpson \_\_\_\_\_

\_\_\_ Public Utilities Electric - Bill Mainord \_\_\_\_\_

\_\_\_ Public Works Engineering - Tom Boyd [Signature]

\_\_\_ Planning - Jeff Belier \_\_\_\_\_

**APPLICANT:** Upon obtaining the above signatures, return this permit to the Public Works Department for final approval.

**FINAL APPROVAL**

Date 12-20-99

[Signature]  
Richard McGrath, Public Works Director

## TERMS AND CONDITIONS

1. Permittee acknowledges that the area of encroachment is owned or controlled by the City of Riverside.
2. Permittee acknowledges that the described property could be needed for a proposed or planned public improvement and the City may revoke this permit. Upon written notice of revocation, the permittee shall, within the time prescribed by the City, remove all improvements placed, constructed or maintained. If the permittee fails to abide by the removal order of the City, the City shall have the right to remove and destroy the improvements without reimbursement to the permittee. The cost of such removal shall be paid by the permittee to the City and shall constitute a debt owed to the City.
3. Permittee waives the right of claim, loss, damage or action against the City resulting from revocation, termination, removal of improvements or any action of the City, its officers, agents or employees taken in accordance with the terms herein.
4. If the Public Works Director of the City of Riverside finds that the permittee is in default of the terms of this permit, that shall be cause for revocation.
5. Permittee herewith agrees to hold the City of Riverside harmless from and against all claims demands, costs, losses, damages, injuries, actions for damages and/or injuries, and liability in connection with the construction, encroachment, and/or maintenance to be done by permittee within the described property.
6. Prior to any construction taking place on City controlled property, permittee shall obtain a Construction Permit or Street Opening Permit from the City Public Works Department.
7. The permittee agrees to insure that construction of their improvements will not interfere in any way with any existing City or utility facilities.
8. Permitted acknowledges that existing city or utility facilities will require future maintenance, reconstruction, and revisions and that facilities may be added, any of which may result in removal or alteration of the permittee's improvements without reimbursement to the permittee.
9. Prior to construction, permittee shall contact Underground Service Alert to field locate existing utility lines. Any conflicts discovered will void the permit until acceptable revisions are made.

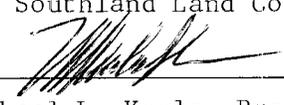
Special Departmental Conditions Attached: \_\_\_\_\_

SPECIAL CONDITIONS  
Public Works  
Maintenance Conditions

- 9a. Permittee acknowledges that the area of encroachment is an existing Sewer Easement and contains an active sewer facility. As such the facility will, in the foreseeable future, require maintenance, including but not limited to, complete reconstruction. Permittee understands that any such maintenance or reconstruction will result in damages to Permittee's improvements including but not limited to physical damages, loss of access, dust, noise, and other undesirable affects inherent during major construction and hereby agrees to hold the City of Riverside harmless from and against all claims demands, costs, losses, damages, injuries, actions for damages and/or injuries, and liability in connection with any construction, reconstruction, and/or maintenance to be done by the City of Riverside, it's employees, agents, and assigns within the described property.

University Village, LLC  
By: Southland Land Corp. Its: Manager

DATE 1/28/00

Owner   
Michael L. Keele, President

16

C.O.C. - 333

PAR. 3

30

137.44

58.55

75.61

154.9

L.L. - 009 - 978

PAR. G

7.08

C.O.C. - 334

250250020

180

180

1245

ESMT D6451

189.17

D6450

1223

150

R/S 53/63

250250025

1221

249.31

PAR. 1

10' PUES

D6701

PAR. 2

1201

237.80

D14154

S' P.U.E.

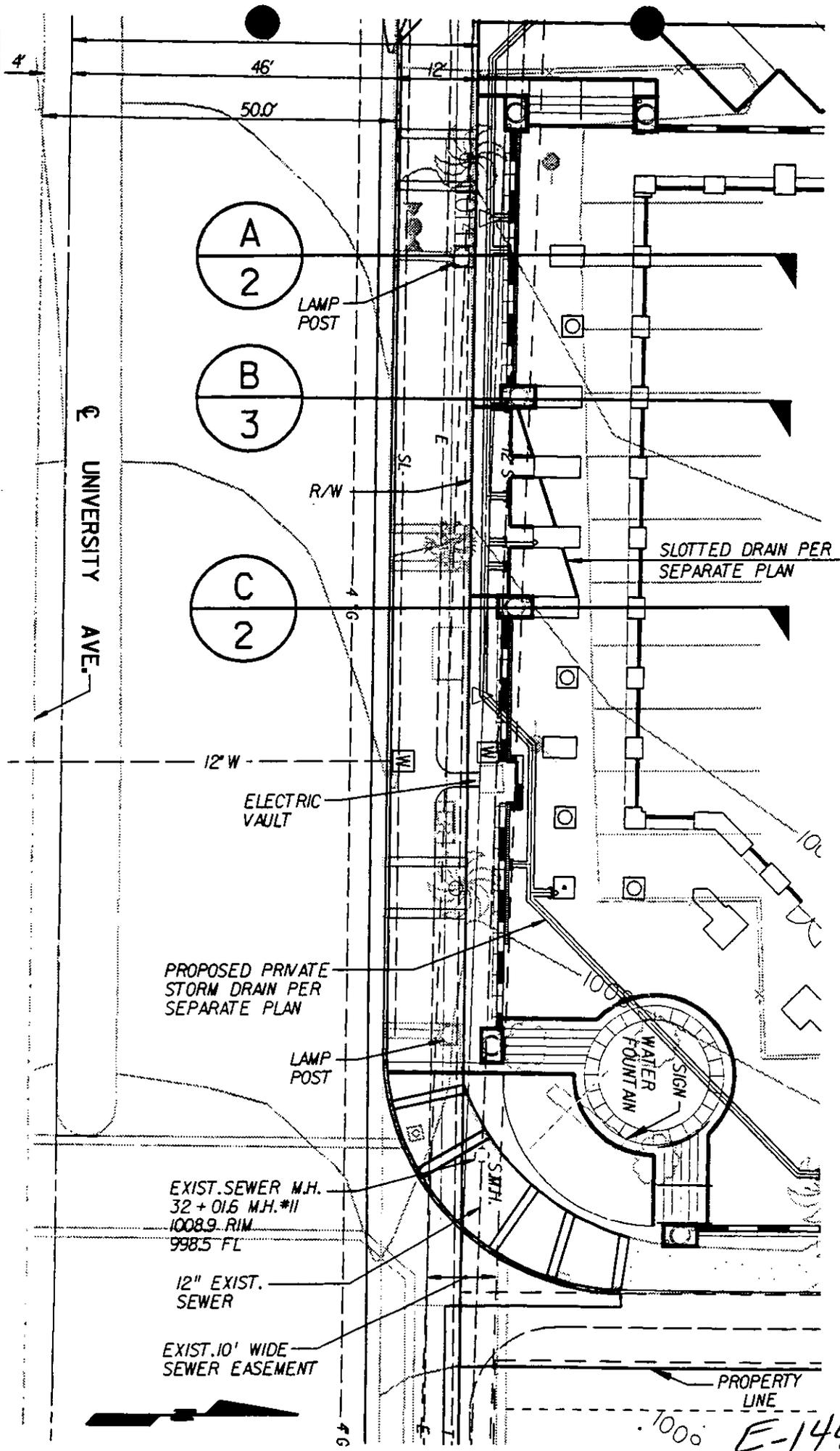


1 inch = 50 feet  
December 13, 1999  
Actual photos taken April 1998. The City of Riverside makes no warranty as to the accuracy or completeness of the information shown on this map. This map shall not be reproduced or distributed without the written consent of the City of Riverside, California. Prepared by: BMARK

E-1448-4

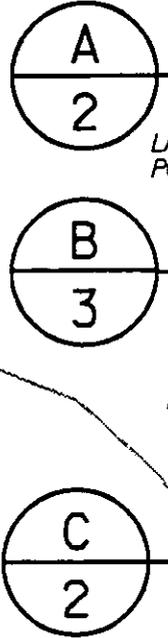
# PROPOSED BUILDING "B"

SHEET 1 OF 3



ENCROACHMENT PERMIT PLAN  
UNIVERSITY VILLAGE BUILDING "B"

UNIVERSITY AVE.



LAMP POST

R/W

SLOTTED DRAIN PER SEPARATE PLAN

ELECTRIC VAULT

PROPOSED PRIVATE STORM DRAIN PER SEPARATE PLAN

LAMP POST

EXIST. SEWER M.H. 32 + 01.6 M.H. #11  
1008.9 RIM  
998.5 FL

12" EXIST. SEWER

EXIST. 10' WIDE SEWER EASEMENT

PROPERTY LINE

E-1448

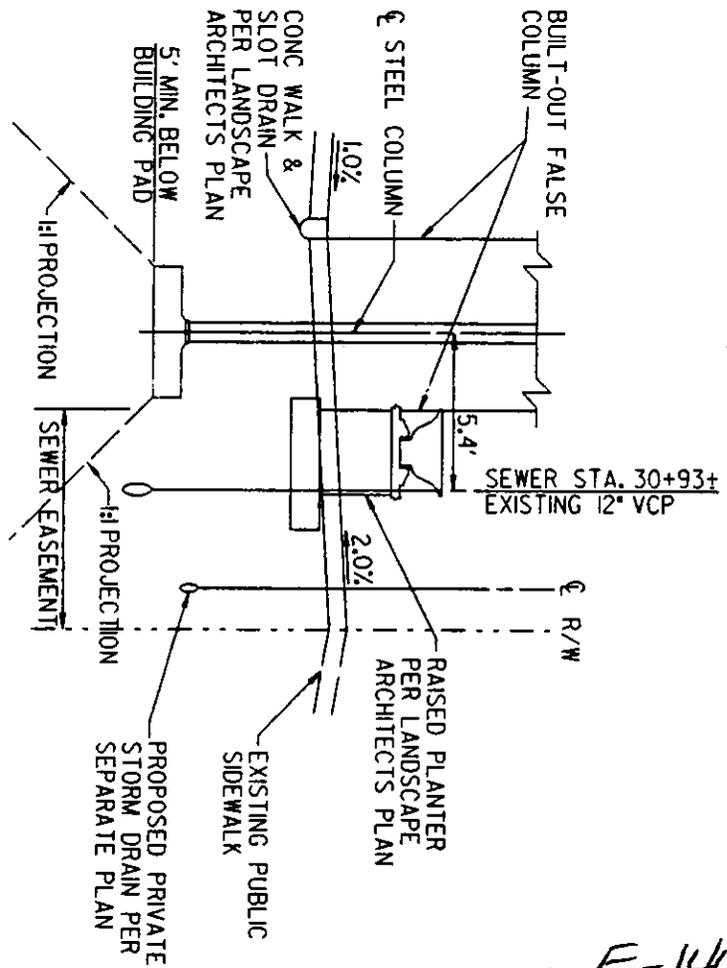
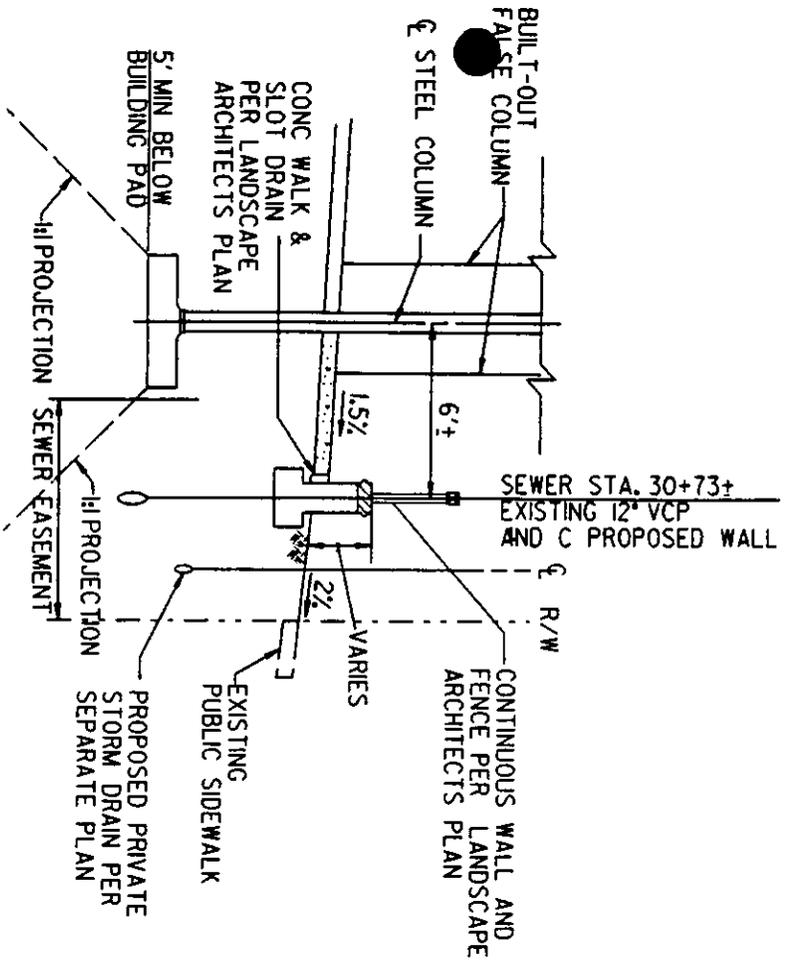
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**RICK ENGINEERING COMPANY**  
CIVIL ENGINEERS SURVEYORS PLANNERS  
3050 CHICAGO AVE., SUITE 100, RIVERSIDE, CA 92507  
SCALE 1" = 20'  
DATE 11/18/99

PLOT DATE: 18-NOV-1999

JN 12644

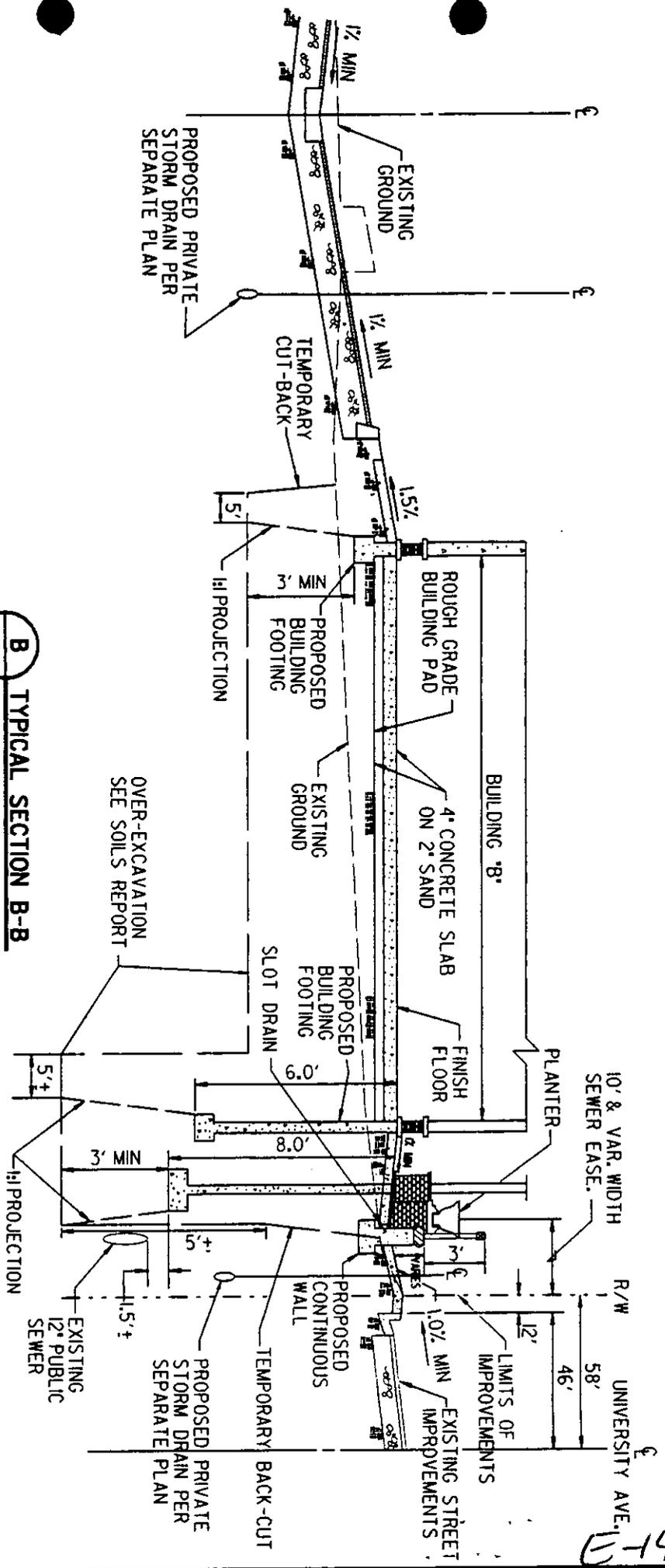
E-1448



ENCROACHMENT PERMIT PLAN  
UNIVERSITY VILLAGE BUILDING "B"

**RIK ENGINEERING COMPANY**  
CIVIL ENGINEERS SURVEYORS PLANNERS  
3050 CHICAGO AVE., SUITE 100, RIVERSIDE, CA 92507  
SCALE AS SHOWN DATE 11/18/99

1448



**B** TYPICAL SECTION B-B  
3  
N.T.S.

ENCROACHMENT PERMIT PLAN  
UNIVERSITY VILLAGE BUILDING "B"

**RICK ENGINEERING COMPANY**  
CIVIL ENGINEERS SURVEYORS PLANNERS  
3050 CHICAGO AVE., SUITE 100, RIVERSIDE, CA 92507  
SCALE AS SHOWN DATE 11/18/99