

ENCROACHMENT PERMIT

Magnon Co./Springs Gateway Bldg Partnership, the Owners of the property located at 2720 Gateway Drive in the City of Riverside, Assessors Parcel No. 291-450-066 hereby requests permission to construct and maintain a Business Identification Sign within the public right of way of the Sidewalk and Street Tree Easement adjacent to Valley Springs Parkway and Gateway Drive as shown on **EXHIBIT A** attached hereto.

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

Date 5-17-02

BY: [Signature]

Date 6-4-02

BY: Dale Teague

Applicants Address:
Magnon Co.
1650 Spruce Street, Suite 400
Riverside CA. 92507
909-684-0860

Developers Address:
Quiel Bros. Signs - Dale Teague
272 South I Street
San Bernardino CA.
909-885-4476

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 N/A
- Public Utilities Electric - Pat Hohl [Signature] 5/2/02
- Parks and Recreation - Terry Nielsen [Signature] 5/8/02
- Planning - Jeff Belier [Signature] 5/6/02

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

FINAL APPROVAL

Date 5/10/02

[Signature]
Thomas Boyd, Interim Public Works Director

RECEIPT No. 22259

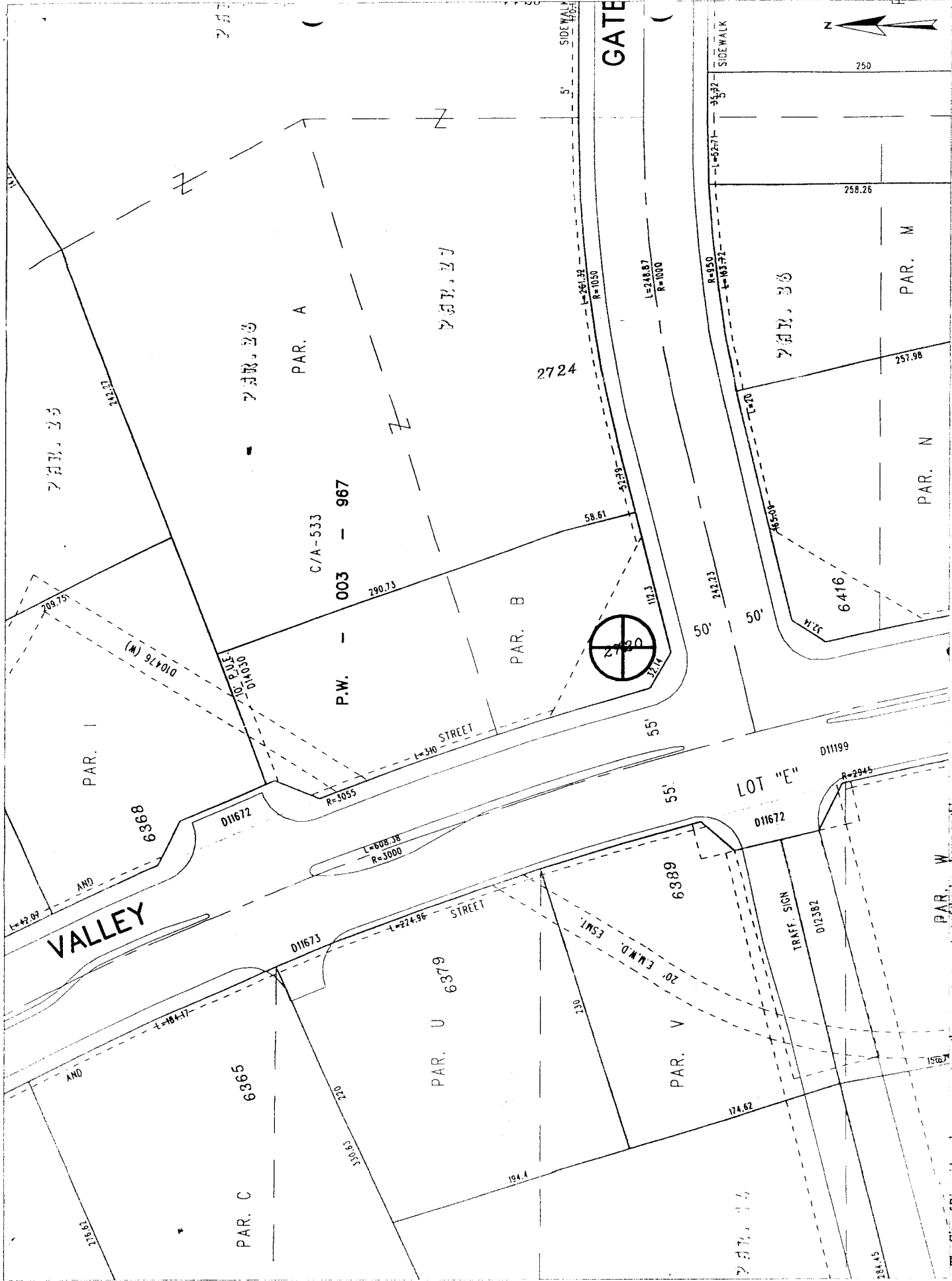
ENCROACHMENT PERMIT NO. E - 1517
PSTD

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. Permittee 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. It shall be Permittee's responsibility to determine the location and required clearances from all public and private utility, sewer and drainage facilities prior to drilling and shall only drill in compliance with such clearance requirements.

NOTE: SEWER AND STORM DRAIN FACILITIES ARE NOT MARKED AS PART OF THE DIG ALERT PROGRAM. IT IS THE RESPONSIBILITY OF THE APPLICANT TO DETERMINE THE ACTUAL LOCATION OF THESE FACILITIES.

Special Departmental Conditions Attached: _____



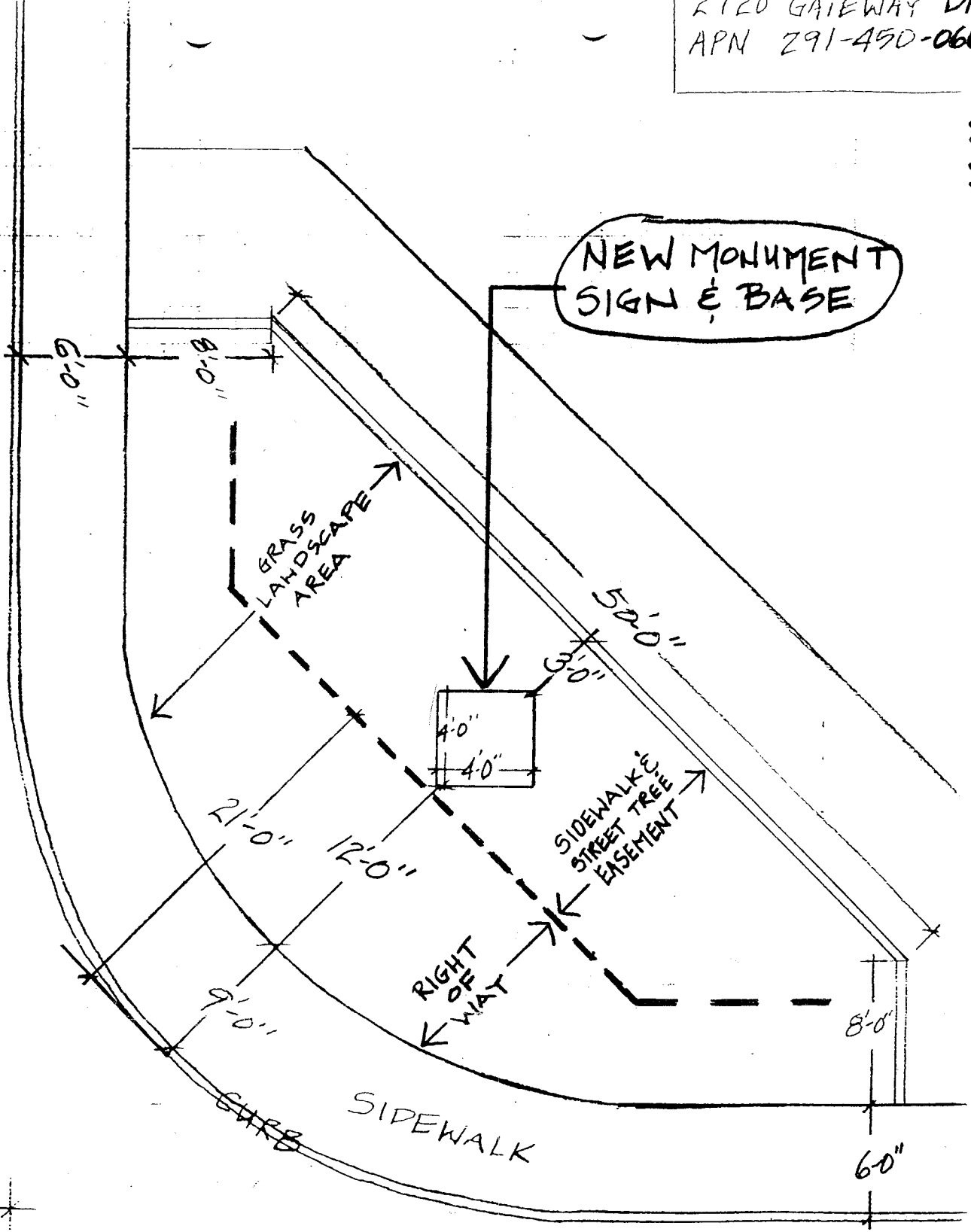
The City of Riverside makes no warranty on the accuracy or content of the data shown on this map. This map shall not be reproduced or distributed. © Copyright 2001, City of Riverside, California

Scale 1" = 100' Map Produced on August 14, 2001 by esharon

1517-3



VALLEY SPRINGS PKWY



GATEWAY DR.

1517-4

CUSTOMER APPROVED
SIZE, DESIGN, COLOR

Date: _____
 By: _____
 NO TO LIMITATIONS OF THE PRINTING PROCESS
 CLIENT MAY VARY ON FINISHED PRODUCT.



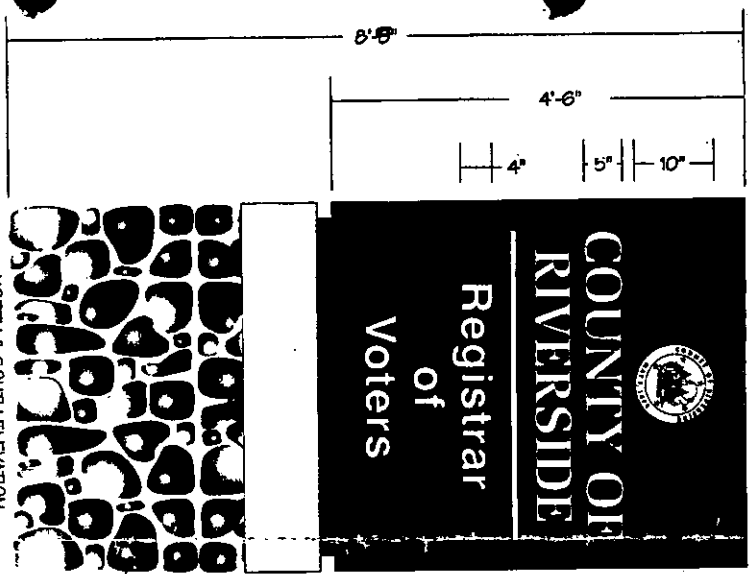
Site Photo Not To Scale

Sides A, C and Side B & D

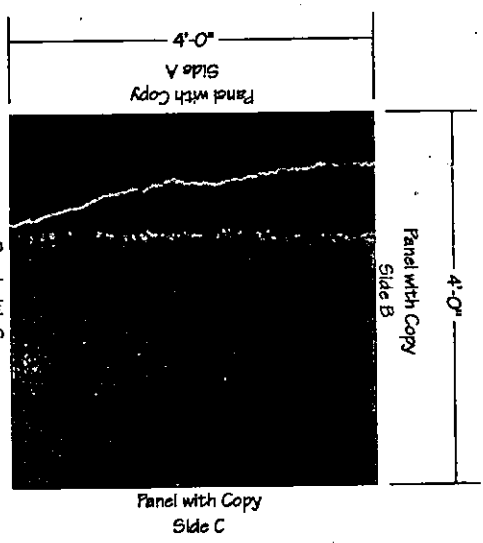
Manufacturer and Install:

Scale: 3/4" = 1'

- One (1) Four-sided illuminated Monument sign
- Face: Rout out Aluminum with White (732E) with show thru letters.
- Edge Print on White (732B) Flex
- Logo: Paint Cabinet "Slate Grey (250-61) to match Frazee 9535D
- Cabinet: "Wayfarer Grey"
- Forward: Painted to match Frazee 7955A "Regal Bearing"
- Base: *Rock & Cement Base*

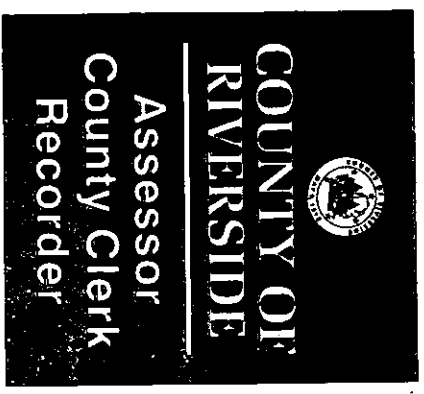


NORTH & SOUTH ELEVATION
 (Side B & D)



New Rock Base

Top View



EAST & WEST ELEVATION
 (Side A & C)

NOTE: This original unproduced drawing is created by and is the sole property of Chief Sign Service Co., Inc. employing only included cutting instructions. A Woodcut Print, field drawing is submitted only in connection with a project being planned for you and the business you represent, and is not to be used for production outside your organization or project. Chief Sign Service Co., Inc. in writing is authorized then on behalf of Chief Sign Service Co., Inc. in writing.

Item	Description	Quantity	Material	Color
A	Additional Drawing	2-0	Dick L.	01-24-01
B	Change Layout	1-50	Dick L.	2-9-01
C	Change Cabinet	1-25	Dick L.	3-8-01
D	Change copy on 1 side	1-8	Dick L.	8-21-01
E	Change copy	1-0	Dick L.	7-8-01
F	Change Sign Height	1-5	Dick L.	5-9-02

Requested by: _____ Date Requested: _____

SIGNS BY

Quire Bros. SINCE 1961

Inland Empire (909)885-4426
 Coachella Valley (760)347-8370 • High Desert (760)955-7444
 Fax: (909)888-2239 • E-Mail: quirebros.com

PURCHASER: Jim Bricker PHONE NUMBER: 909-488-7171
 NAME: County of Riverside
 ADDRESS: 2724 Gateway Dr. Riverside
 COMP FILE: County of Riverside (010122-F) Edt.
 DATE DRAWN: 7-8-01 SERVICE NUMBER: _____
 DRAWN BY: DAVINA H. JOB NUMBER: _____
 SALEPERSON: Dick Lewis DRAWING NUMBER: 01022-F

