

when recorded mail to:

City Clerk's Office
City of Riverside
3900 Main Street
Riverside, CA 92522

RECORDED MAY 22 1984
INSTRUMENT No. 108774
OFFICIAL RECORDS, RIV. CO.

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code 6103)

FOR RECORDER'S OFFICE USE ONLY

ENCROACHMENT PERMIT

Pursuant to Resolution No. 11065 of the City of Riverside, permission is hereby granted to MARVIN M. SANDO and PAULINE M. SANDO, husband and wife as community property,

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

A. DESCRIPTION OF ENCROACHMENT AREA

That portion of Magnolia Avenue, a public right of way, being more particularly described as follows:

The southeasterly 42.00 feet of Lot 75 of Bel-Air Square Unit No. 2, as shown by map on file in Book 28, Page 17 of Maps, records of Riverside County, California, said southeasterly 42.00 feet being measured at right angle 42.00 feet north-westerly from the southeasterly line of said Lot 75.

DESCRIPTION APPROVAL
[Signature]
Surveyor

B. DESCRIPTION OF PERMITTEE'S ADJACENT AND APPURTENANT PARCEL

Lot 75 of said Bel-Air Square Unit No. 2

EXCEPTING therefrom the southeasterly 42.00 feet thereof,

DESCRIPTION APPROVAL
[Signature]
Surveyor

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: To construct and maintain a private parking lot encroaching into said public right of way a maximum of 42.00 feet as shown by Exhibit "A" attached and made a part hereof by this reference.

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: May 22, 1989

CITY OF RIVERSIDE, a municipal corporation

By [Signature] Mayor

Attest [Signature] City Clerk

The foregoing is accepted by:

[Signature]
(Signature(s) of Permittee)

MARVIN M. SANDO

[Signature]
PAULINE M. SANDO

[Signature]

APPROVED AS TO CONTENT

[Signature]
Department Head

APPROVED AS TO FORM

[Signature]
Legal Department

CITY MANAGER APPROVAL

[Signature]
City Manager

LEGAL DESCRIPTION:

- (1) LOTS 1 THROUGH 3, INCLUSIVE, OF MAGNOLIA ACRES M.B. 18, PG. 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, EXCEPTING THEREFROM THE SOUTHWESTERLY 159 FEET OF THE NORTHWESTERLY RECTANGULAR 20 FEET.
- (2) LOT 75 OF BEL AIR SQUARE, M.B. 23, PG. 16 & 17 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

BENCHMARK:

FD, P.K. NAIL 31 TAG IN CEMENT BASE OF TRAFFIC SIGNAL AT NLY COR. OF MAGNOLIA AVE. & JACKSON ST. C/R F.B. 739/70 EL. = 772.433. TOPS BASED ON FIELD SURVEY, 1" CONTOURS.

SUBJECT PROPERTIES DO NOT LIE WITH IN A FLOOD PLAIN, INFORMATION OBTAINED FOR THE PLANNING DEPT., CITY OF RIVERSIDE FOR PUBLICATION NATIONAL FLOOD INSURANCE PROGRAM # 060260-0029-A

BUILDING SQUARE FOOTAGE

SECOND LEVEL MEDICAL COMPLEX

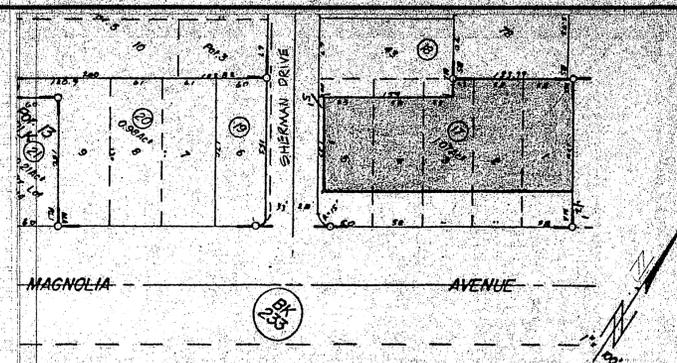
SURGI. CENTER	7 22 0 SF
MEDICAL OFFICE SPACE	1 2 4 6 3 SF
CORRIDORS, STAIRS, ETC.	1 0 7 0 SF
SUB-TOTAL - 2 ND LEVEL	2 1 1 7 3 SF

GROUND LEVEL PARKING AREA

ENTRANCE LOBBY	1 4 3 SF
TOTAL BUILDING SQ. FT.	2 1 3 2 0 SF

PARKING SPACES

REQUIRED	
MEDICAL 1/80 = 2132 SF / 180 = 11.844 SPACES	
118 SPACES REQUIRED	
AVAILABLE	
PARKING AT BUILDING	9 3 SPACES
PARKING AT OVERLAND LOT	2 3 SPACES
TOTAL AVAILABLE	1 1 6 SPACES



A RIGHT OF WAY OVER SAID LAND FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES, AS GRANTED TO RIVERSIDE CANAL COMPANY AND RIVERSIDE WATER COMPANY, THEIR SUCCESSORS OR ASSIGNS, IN DEEDS RECORDED APRIL 26, 1882 IN BOOK 28 PAGE 635 AND AUGUST 14, 1885 IN BOOK 42 PAGES 294 AND 296, RESPECTIVELY, OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, THE EXACT LOCATION IS NOT DISCLOSED BY THE RECORDS.

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS SHOWN ON THE MAP OF SAID TRACT, LOCATED WITHIN THE SOUTHWESTERLY 10 FEET OF SAID LAND.

COVENANTS, CONDITIONS AND RESTRICTIONS IN DOCUMENT RECORDED DECEMBER 16, 1956 IN BOOK 1667 PAGE 81 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BUT DELETING RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

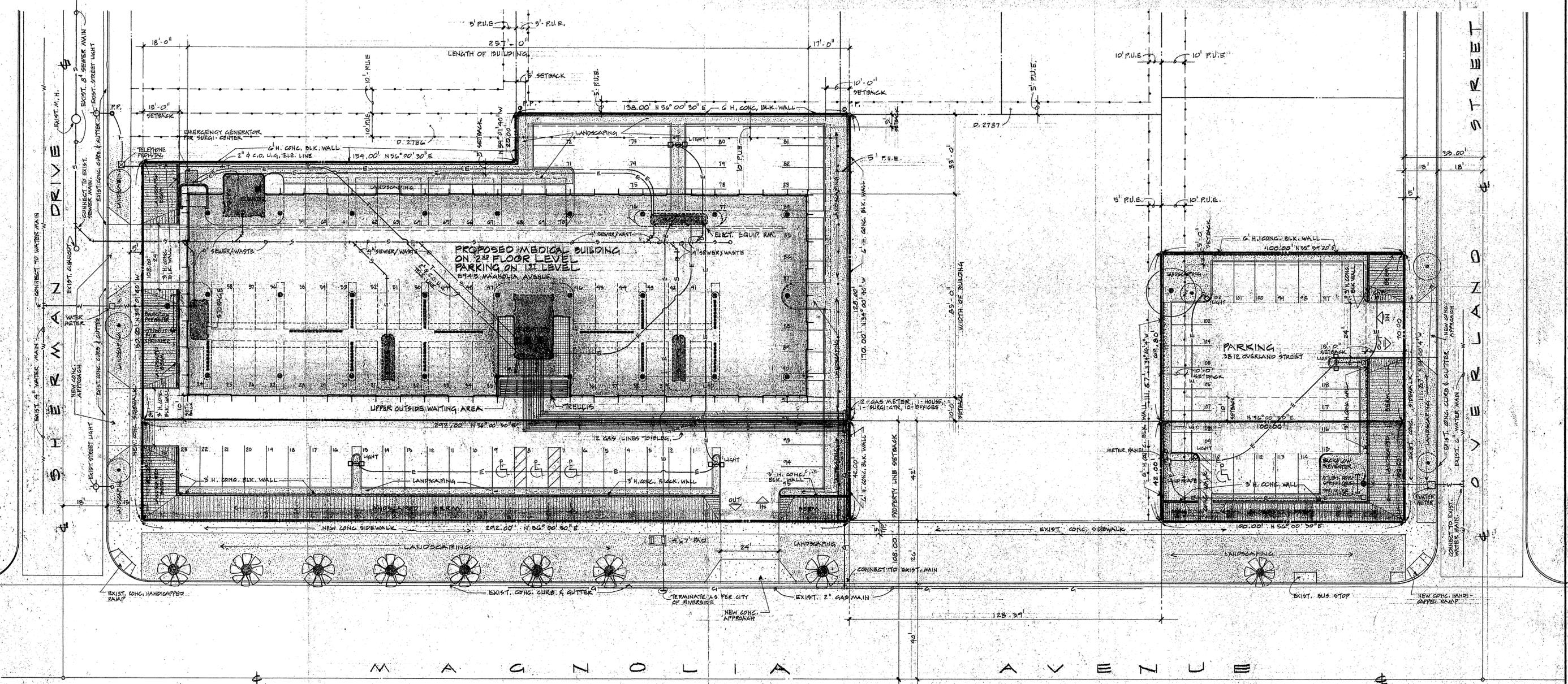
AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, IN INSTRUMENT RECORDED MARCH 22, 1955 IN BOOK 1701 PAGE 159 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED WITHIN THE SOUTHWESTERLY 10 FEET OF SAID LAND.

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS SHOWN ON THE MAP OF SAID TRACT, LOCATED WITHIN THE NORTHWESTERLY 10 FEET OF LOTS 1, 2 AND 3 AND THE NORTHEASTERLY 5 FEET OF LOT 4.

AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTRUMENT RECORDED DECEMBER 5, 1955 IN BOOK 1829 PAGE 130 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR ELECTRIC LINES, TELEPHONE LINES, POLES, CABLES AND CROSSARMS AND IS DESCRIBED AS FOLLOWS: THE NORTHEASTERLY 5 FEET OF THE NORTHWESTERLY 20 FEET OF THE SOUTHWESTERLY 36 FEET OF LOT 3 OF MAGNOLIA ACRES, AS SHOWN BY MAP OF FILE IN BOOK 18 PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AN EASEMENT OVER SAID LAND FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF MARVIN M. SANDO AND SAMUEL G. WILCHIK AND THEIR INVEEES, IN INSTRUMENT RECORDED MARCH 14, 1984 AS INSTRUMENT NO. 52078 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR INGRESS, EGRESS AND PARKING.

COVENANTS, CONDITIONS AND RESTRICTIONS IN DOCUMENT RECORDED MARCH 14, 1984 AS INSTRUMENT NO. 52078 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BUT DELETING RESTRICTIONS IF ANY BASED UPON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.



SITE PLAN
SCALE: 1" = 20'-0"

BUSSEY BROWN HOFMANN ARCHITECTS
6005 RIVERSIDE AVE RIVERSIDE CA 92506 • PH 714 683 2310

MEDICAL OFFICE & SURGI-CENTER BUILDING
DR. MARVIN M. SANDO, DR. SAMUEL G. WILCHIK
8945 MAGNOLIA AVENUE, RIVERSIDE, CALIFORNIA, 92509

330

JOB NO. 03-04
DATE: 5-10-84
REV

SITE PLAN