



ENCROACHMENT PERMIT

General Permit

City of Riverside - Public Works Dept.

951-826-5341

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.

Owner: MACWEST LLC
Location: 8507 MAGNOLIA AV RIVE
A.P.N.: 193-313-019

Encroachment: Install Sign in Excess R/W

The above-described encroachment being shown on Exhibit A attached hereto.

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

Date: 4/15/05

By: Thomas J. Fulk

Date: _____

By: _____

Applicant

MACWEST LLC
1709 E. COLORADO BLVD. SUITE 110
PASADENA CA
91101
626-796-8700

Contractor/Developer

ENCROACHMENT PERMIT APPROVAL

This permit has been reviewed and approved by the Departments listed below, provided the attached terms and conditions are adhered to:

- P/W ENGINEERING
- P/W TRAFFIC
- P/U WATER
- P/U ELECTRIC
- PLANNING

FINAL APPROVAL

Date: 4/15/05

[Signature]
Public Works Director

THIS PERMIT IS NOT VALID UNTIL ISSUED AND POSTED IN CITY RECORDS

Issued By: Debra Islas

Dated: 4/15/05

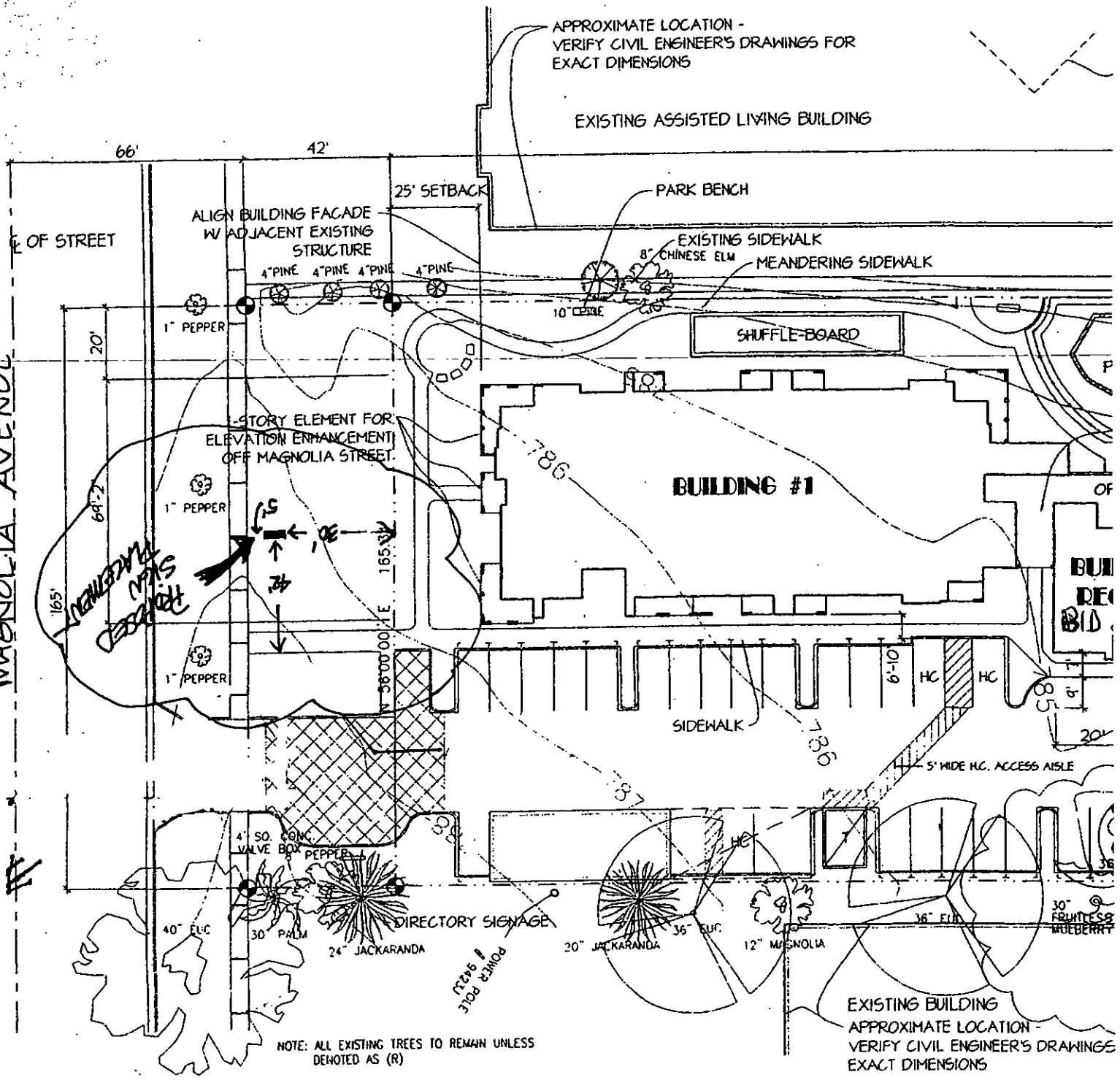


City of Riverside

The following are requirements that need to be met for your permit #PW05-0341 .

- 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.
- 10: Applicant must obtain all required Approvals from Planning and other Departments.
- 11:

MAGNOLIA AVENUE



Handwritten note: 165' 64'-2' 20'

NOTE: ALL EXISTING TREES TO REMAIN UNLESS DENOTED AS (R)

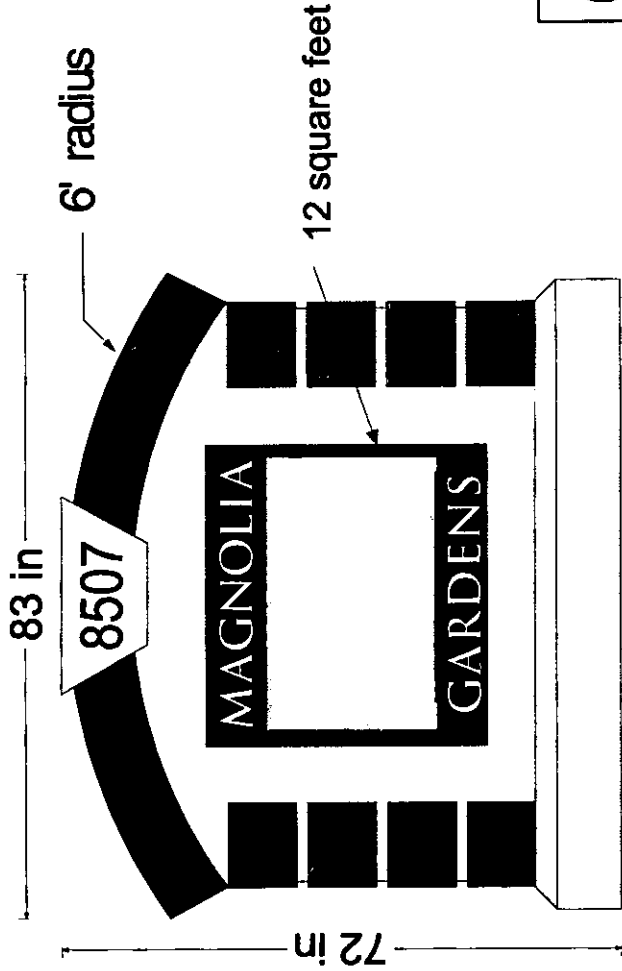
EXISTING BUILDING APPROXIMATE LOCATION - VERIFY CIVIL ENGINEER'S DRAWINGS EXACT DIMENSIONS

MAGNOLIA GARDENS
8507 MAGNOLIA AVE.

End View



Front and Back View



Double sided prefabricated monument wall
 Colors TBD
 Dimensional white acrylic letters
 Black Granite typ tile background
 Laminated Digital print graphic.



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 San Marcos, CA 92069
 mail@wolfpacksign.com

DESIGNER: PW

JOB NUMBER: Magnolia Gardens

CLIENT: Sunrise Management
 PROJECT: Apartment Project Signage
 Riverside, California

APPROVAL (INITIAL ONE)
 APPROVED AS IS
 APPROVED AS IS WITH CORRECTIONS

AFTER CORRECTIONS ARE MADE, YOUR SIGNATURE RELEASES WOLFPACK SIGN GROUP FROM THE RESPONSIBILITY FOR ERRORS APPEARING ON ART THAT MAY BE DISCOVERED WHEN THE WORK IS COMPLETED. THIS IS AN ORIGINAL WOLFPACK SIGN GROUP DESIGN. ALL RIGHTS TO USE OR REPRODUCE IN WHOLE OR IN PART, IN ANY FORM OR TO FABRICATE OR PRODUCE AND LICENSE THEREFORE SHALL REMAIN THE EXCLUSIVE RIGHT OF WOLFPACK SIGN GROUP.

DATE: 6/30

REVISION # 2

REFERENCE: MON

QUANTITY: 1

PAGE:

CSR APPROVAL:

