

ENCROACHMENT PERMIT

Pursuant to Resolution No. 11065 of the City of Riverside, permission is hereby granted to Jackson Land Company as Developer of Tract 20804

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

A portion of the public street right of way of Indiana Avenue, westerly of Pierce Street, adjacent to Lot 2 of the Combination Tract, Book 7, Page 14 of Maps, Riverside County Records as shown by Exhibit "A", attached hereto.

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:

Temporary placement of a construction/sales trailer encroaching into said street right of way, as shown on Exhibit "A", attached hereto.

1a. No signs, banners or other advertising shall be placed in the right of way.

1b. Applicant shall create adequate parking on-site and post Indiana Avenue for "No Parking" adjacent to the tract.

1c. The permit shall automatically terminate upon the close of escrow of the final unit in the Tract or at the end of one year, whichever comes first.

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: July 30, 1987

CITY OF RIVERSIDE, a municipal corporation

By Al Brown Mayor

Attest _____ City Clerk

The foregoing is accepted by:

Sheridan M. Jack
(Signature(s) of Permittee)
PRESIDENT JACKSON LAND CORPORATION

APPROVED AS TO CONTENT

Department Head - Public Works

APPROVED AS TO FORM

John Woodhead
City Attorney

CITY MANAGER APPROVAL

Robert C. White
City Manager

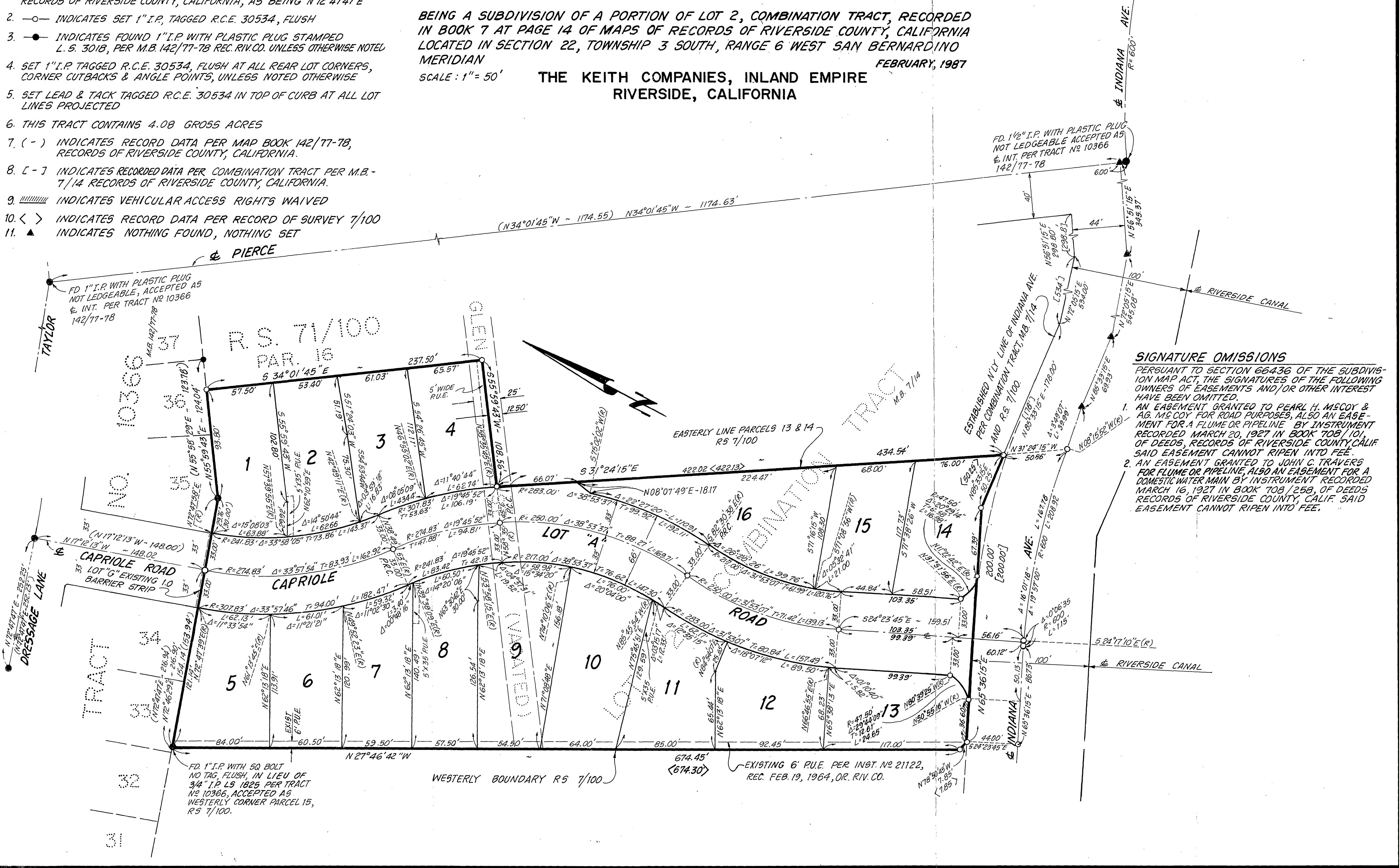
ENGINEER'S NOTES:

TRACT NO. 20804

BEING A SUBDIVISION OF A PORTION OF LOT 2, COMBINATION TRACT, RECORDED IN BOOK 7 AT PAGE 14 OF MAPS OF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LOCATED IN SECTION 22, TOWNSHIP 3 SOUTH, RANGE 6 WEST SAN BERNARDINO MERIDIAN

FEBRUARY, 1987
SCALE: 1" = 50'
THE KEITH COMPANIES, INLAND EMPIRE
RIVERSIDE, CALIFORNIA

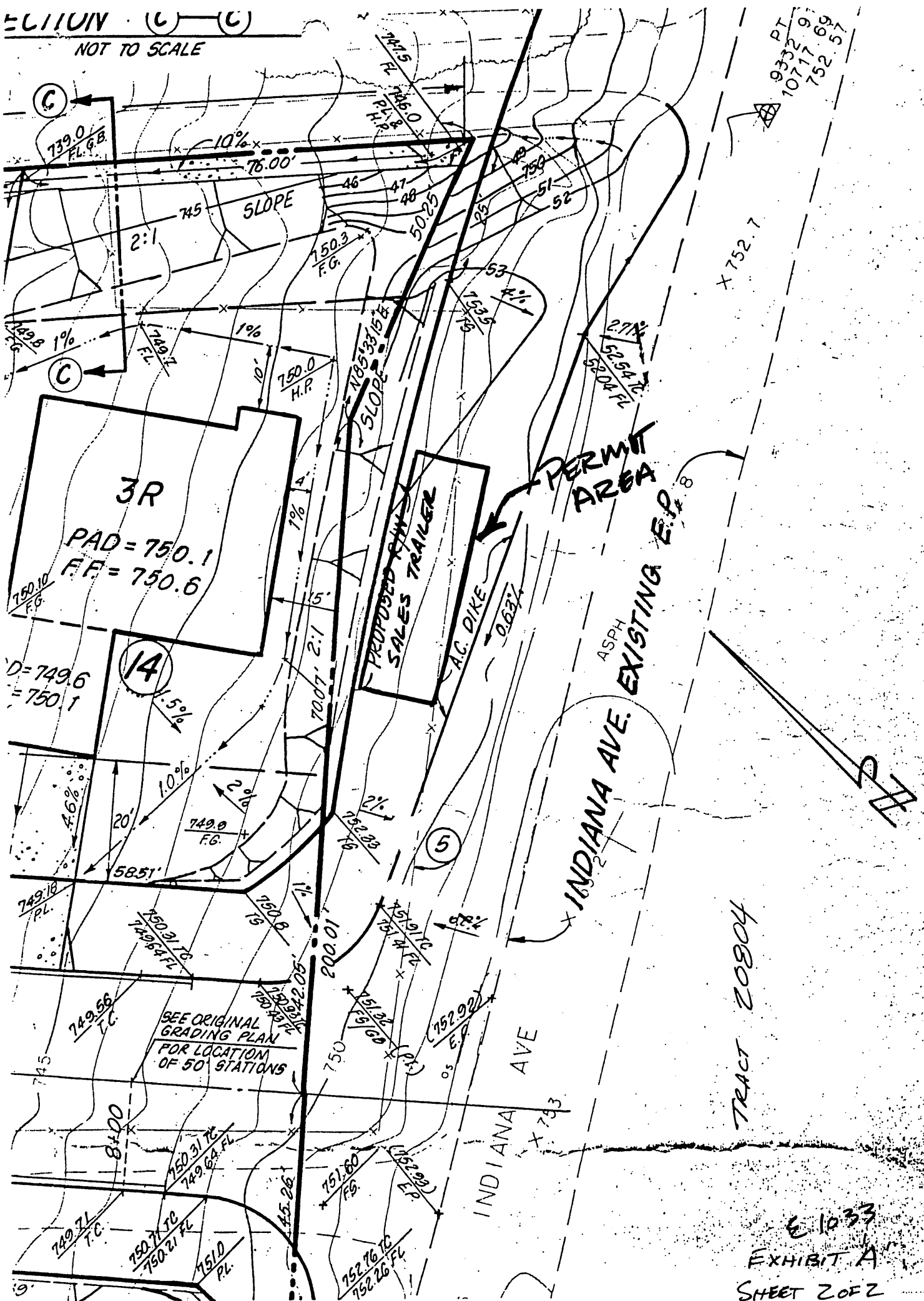
1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE CENTERLINE OF DRESSAGE LANE AS SHOWN BY MAP OF TRACT 10366 RECORDED IN M.B. 142/77-78 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS BEING N72°47'47"E
2. —○— INDICATES SET 1" I.P. TAGGED R.C.E. 30534, FLUSH
3. —●— INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, PER M.B. 142/77-78 REC. RIV. CO. UNLESS OTHERWISE NOTED
4. SET 1" I.P. TAGGED R.C.E. 30534, FLUSH AT ALL REAR LOT CORNERS, CORNER CUTBACKS & ANGLE POINTS, UNLESS NOTED OTHERWISE
5. SET LEAD & TACK TAGGED R.C.E. 30534 IN TOP OF CURB AT ALL LOT LINES PROJECTED
6. THIS TRACT CONTAINS 4.08 GROSS ACRES
7. (-) INDICATES RECORD DATA PER MAP BOOK 142/77-78, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
8. [-] INDICATES RECORDED DATA PER COMBINATION TRACT PER M.B. 7/14 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
9. // INDICATES VEHICULAR ACCESS RIGHTS WAIVED
10. < > INDICATES RECORD DATA PER RECORD OF SURVEY 7/100
11. ▲ INDICATES NOTHING FOUND, NOTHING SET



SIGNATURE OMISSIONS
 PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTEREST HAVE BEEN OMITTED.

1. AN EASEMENT GRANTED TO PEARL H. MCCOY & AG. MCCOY FOR ROAD PURPOSES, ALSO AN EASEMENT FOR A FLUME OR PIPELINE, BY INSTRUMENT RECORDED MARCH 20, 1927 IN BOOK 708/101 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIF. SAID EASEMENT CANNOT RIPEN INTO FEE.
2. AN EASEMENT GRANTED TO JOHN C. TRAVERS FOR FLUME OR PIPELINE, ALSO AN EASEMENT FOR A DOMESTIC WATER MAIN BY INSTRUMENT RECORDED MARCH 16, 1927 IN BOOK 708/258, OF DEEDS RECORDS OF RIVERSIDE COUNTY, CALIF. SAID EASEMENT CANNOT RIPEN INTO FEE.

NOT TO SCALE



9332 PT
10717 9
752 69
752 57

TRACT 20804