

ENCROACHMENT PERMIT

Pursuant to Resolution No. 11065 of the City of Riverside, permission is hereby granted to Jacobs Development Company
6820 Indiana Avenue, Suite 210
Riverside, CA 92506

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

That portion of the public street right of way of Indiana Avenue adjoining Lots 1 through 8, inclusive, of Tavaglione Tract, as shown by map on file in Book 30, Page 5 of Maps, Records of Riverside County, California as shown by the attached Exhibit "A",

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: Construction and maintenance of 14" high split-face concrete block planters encroaching into said public street right of way a maximum of 5.5 feet as shown by the attached Exhibit "A".

1a. Prior to construction, Permittee shall contact all utility companies with facilities in the permit area to determine if the proposed encroachment permit will conflict with any existing or proposed facilities.

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 15, 1988

CITY OF RIVERSIDE, a municipal corporation

By *Al Brown* Mayor

Attest *Alice A. Hare* City Clerk

The foregoing is accepted by:

Robert E. Jensen President
(Signature(s) of Permittee) TITLE

APPROVED AS TO CONTENT

Bryce Beal
Department Head

CONCURS WITH

Robert C. Metzger
PLANNING DEPARTMENT

APPROVED AS TO FORM

John Woodhead
City Attorney

CITY MANAGER APPROVAL

Robert E. Jensen
City Manager

D.E. DLULU CI.

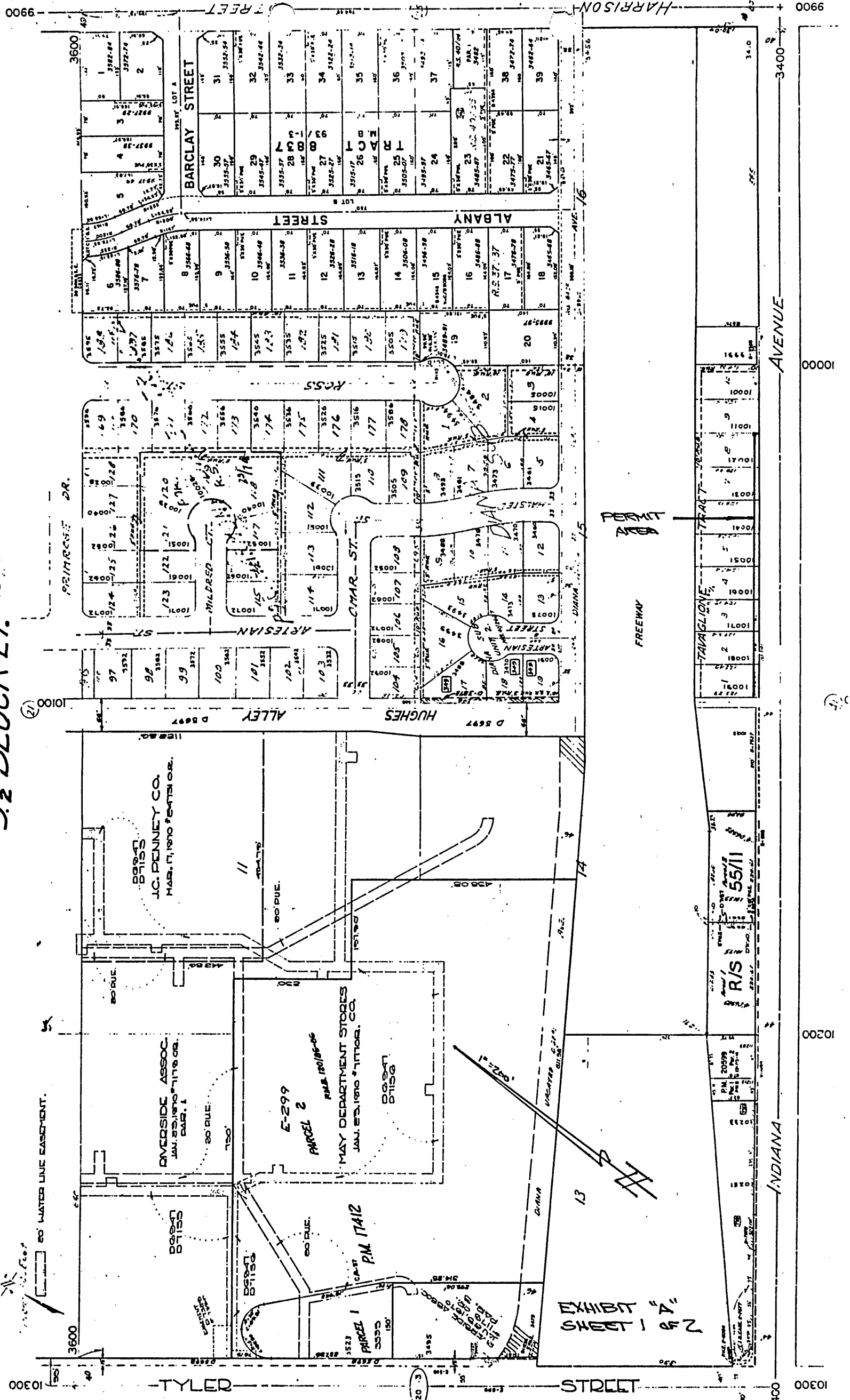
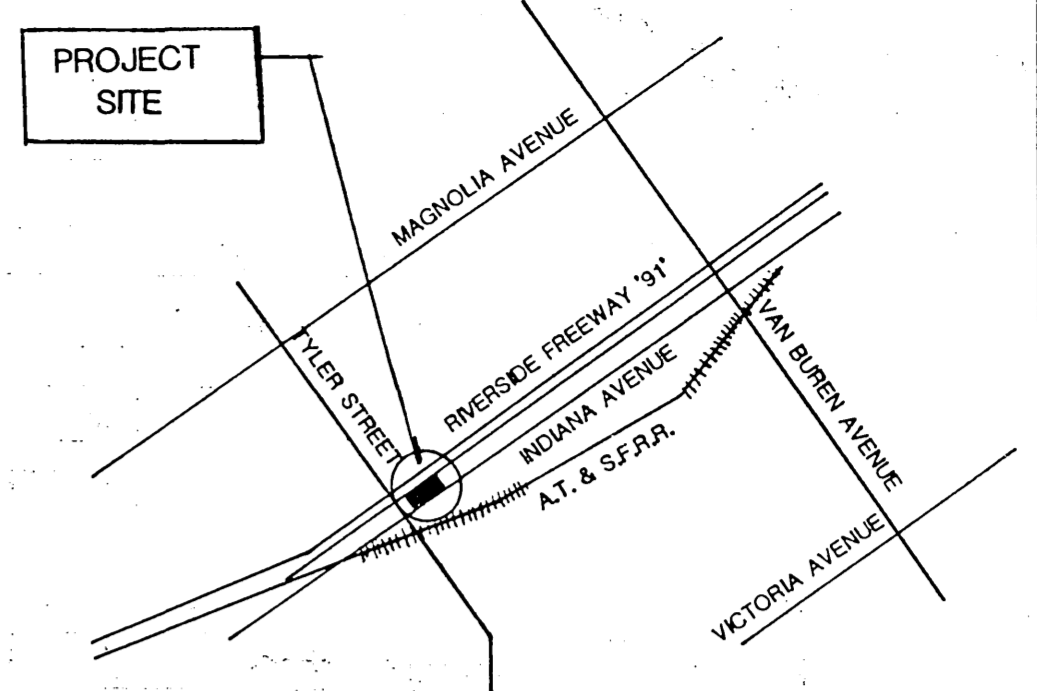
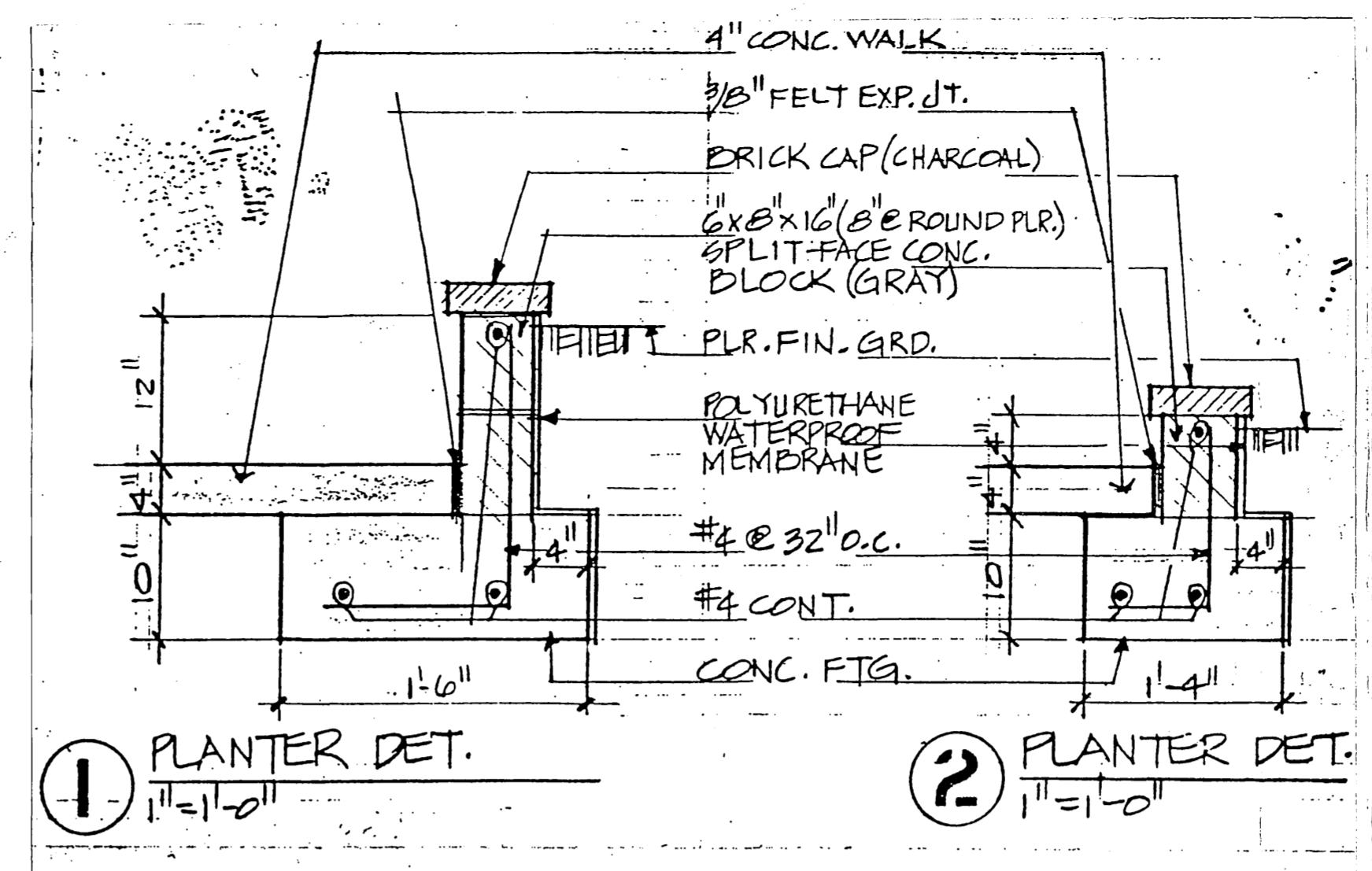
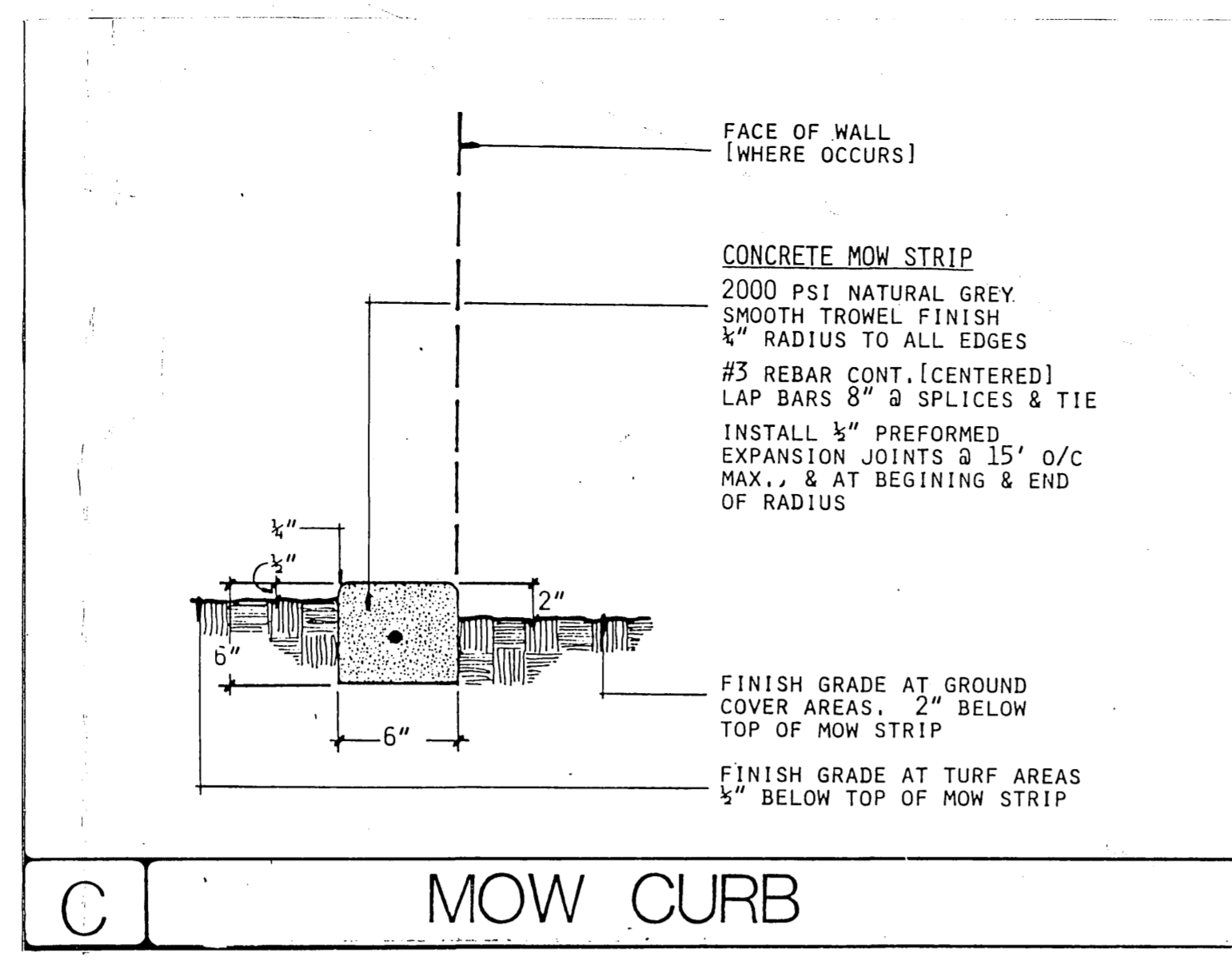
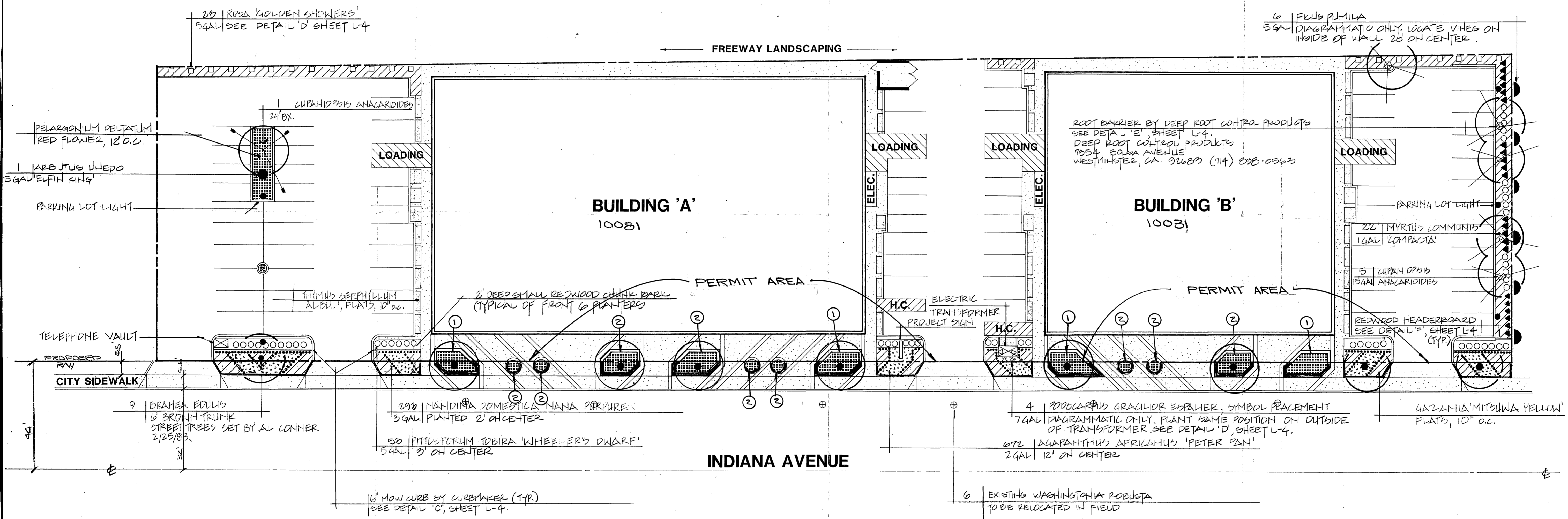


EXHIBIT "A"
SHEET 1 OF 2

1074



RIVERSIDE FREEWAY - ROUTE 91



PLANTING LEGEND

TREES

Symbol	6" BT	Washingtonia filifera EXISTING TO BE RELOCATED
Symbol	15 gal.	Brahea edulis
Symbol	24" box	Cupaniopsis anacardioides

SHRUBS

Symbol	5 gal.	Arbutus unedo 'Elfin King'
Symbol	1 gal.	Myrtus communis 'Compacta'
Symbol	3 gal.	Nandina domestica 'Nana Purpurea'
Symbol	5 gal.	Pittosporum tobira 'Wheeler's Dwarf'
Symbol	7 gal.	Podocarpus gracilior, Espalier

VINES

Symbol	5 gal.	Ficus pumila
Symbol	5 gal.	Rosa 'Golden Showers'

AVAILABLE AT MONROVIA NURSERY CO.
P.O. BOX 2 10331 E. FOOTHILL BLVD
AZUSA, CA 91702 (915) 934-0921

GROUND COVER

Symbol	Agapanthus africanus 'Peter Pan' 2 gal., 1' o.c.
Symbol	Gazania 'Mitsuwa Yellow' Flats, 10" o.c.
Symbol	Pelargonium peltatum, red flower Flats, 12" o.c.
Symbol	Thymus serphyllum 'Albus' Flats, 10" o.c.

PARKS DEPT. NOTES

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE, PARKS AND RECREATION DEPARTMENT STANDARDS.
- THE DEVELOPER SHALL CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT 351-6126 TO SCHEDULE INSPECTIONS. INSPECTION SHALL BE REQUIRED: (a) WHEN PLANT LOCATIONS HAVE BEEN SPOTTED IN THE FIELD PRIOR TO DIGGING PLANT PITS; (b) WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES; (c) AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED FOR START OF MAINTENANCE, AND (d) AT END OF MAINTENANCE/FINAL ACCEPTANCE. CONTRACTOR/DEVELOPER WILL BE RELEASED FROM MAINTENANCE ONLY UPON RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PARKS AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
- THE CONTRACTOR/DEVELOPER SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:

STREET NAME	BOTANICAL NAME/COMMON NAME	MIN. SIZE	SPACING	NO.
(a) Indiana Ave	Washingtonia / MEXICAN ROBUSTA / Fan Palm	Relocate in FIELD		6
(b) Indiana Ave, Brahea Edulis	supercalypso Fan Palm	6" brown trunk	as shown	9

5. PARK AND RECREATION AND PUBLIC WORKS DEPARTMENT PERMITS ARE REQUIRED PRIOR TO COMMENCEMENT OF TREE RELOCATION AND/OR REMOVAL WORK. FOR ALL TREES WITHIN THE ULTIMATE PAVEMENT AREA, BACKFILL OF ALL HOLES IS TO BE INSPECTED BY THE CITY FOR PROPER COMPACTION.

EXISTING WASHINGTONIA ROBUSTAS (6 TOTAL) SHALL BE RELOCATED TO FUTURE SITE OF JACOBS CENTRAL AVENUE BUSINESS CENTER AS PART OF THE STREET TREE PLANTING SCHEME SIMILAR TO ADJACENT PROPERTY AT WEST PROPERTY LINE. REMOVAL AND RELOCATION SHALL BE COORDINATED ON SITE WITH CONTRACTOR AND OWNER PRIOR TO LANDSCAPE CONSTRUCTION ON TYLER IV (TREE LOCATION METHODS AS PER CITY STANDARDS FOR PALM TREE RELOCATION). TREES MAY NEED TO BE TEMPORARILY HEELED IN AND MAINTAINED AT FUTURE SITE DEPENDING UPON PROJECT TIMING. FINAL RELOCATION OF PALMS SHALL BE COORDINATED WITH THE CENTRAL AVENUE BUSINESS PARK DEVELOPMENT SCHEDULE.

MAY 24 1988

CHECK PRINT

PLANNING APPROVAL _____

PARKS AND RECREATION APPROVAL _____

PUBLIC UTILITIES APPROVAL _____

WATER _____

ELECTRIC _____

DESIGNED KB

DRAWN KB

CHECKED DD

DATE 4-28-88

SCALE 1"=20.0'

JOB NO. 87203

SHEET 3

4 SHEETS

REGISTERED LANDSCAPE ARCHITECT
RANDOLPH H. HUBIK NO. 258
STATE OF CALIFORNIA

RECEIVED
MAY 24 1988
DEPT. OF PUBLIC WORKS

Randolph H. Hubik Associates, Inc.
Landscape Architecture • Planning

TYLER VILLAGE IV
JACOBS DEVELOPMENT COMPANY
6820 INDIANA AVENUE, Suite 210
RIVERSIDE, CA 92506

DRAWING
planting plan

CONSULTANT

REVISIONS

BY