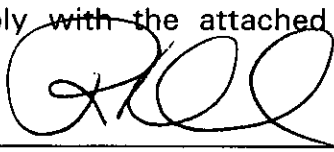


ENCROACHMENT PERMIT

Market Broiler, the Owner of the property located at **3525 Merrill Avenue** in the City of Riverside, Assessors Parcel No. 225-140-010, hereby requests permission to construct and maintain the improvements within the public right of way of as shown on **EXHIBIT A** attached hereto.

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

Date 6/4/97

BY: 


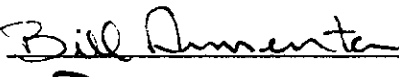

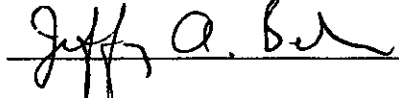
Date _____

BY: _____

Applicants Address: 3525 Merrill Avenue Phone: 682-9850
Riverside Ca. 92506

.....
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  6/10/97
- Public Utilities Electric - Bill Mainord  for B.M.
- Parks and Recreation - ~~Bob Johnson~~ ^{DAVE ROGER}  6/15/97
- Planning - Jeff Belier 

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

.....
FINAL APPROVAL

Date 6/19/97


Barry Beck Public Works Director

Encroachment Permit No. 1399

TERMS AND CONDITIONS

The following terms and conditions apply to Encroachment Permit No. 1399

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. Permitted 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.

Special Departmental Conditions Attached: YES

E-1399-2



Being the owner of 3525 MERRILL AVE,
I hereby accept responsibility of maintaining the street tree(s)
located in my front yard, and I hold the City of Riverside harmless
from any damage that may occur to my improvements detailed in this
Encroachment Permit as a result of my failure to do so, or as a
result of the natural growth of said street tree(s).

In addition, I hereby grant the City of Riverside permis-
sion to gain entry to said yard in order to maintain said
street tree(s), should the need arise.

Date: 7/3/97

Owner: Nichole Fortney

EXHIBIT A

ENCROACHMENT PERMIT
FOR IMPROVEMENTS WITHIN THE STREET RIGHT OF WAY

The applicant hereby requests permission to install and maintain a Railing, Sidewalk, Planter, and Building Facade encroaching into the street right of way as shown on the attached plans. Said improvements were approved by Design Review Board; Case Number: DR-050-845, subject to the granting of this encroachment permit.

E-1399-4

G.S. BECKHAM
design associates inc

● Interiors ● Facilities ● Project Management

June 9, 1997

Mr. W.L. (Bill) Kraisosky
Public Works Department-Engineering Department
City of Riverside
3900 Main St.
Riverside, CA 92522

RECEIVED
JUN 11 1997
DEPT. OF
PUBLIC WORKS

RE: Proposed Street Landscape Improvement for MARKET BROILER, 3525 Merrill Ave.

Dear Bill,

Following our meeting and review of the proposed improvements for the MARKET BROILER restaurant with you, Rodney Couch and myself met with Dave Rogers, Urban Forester and Bob Johnson, Park Design Department to review the type, number and location of street trees they would like to see for the proposed landscape improvements on the project listed above.

After discussing the various options and restrictions for placing the street trees and the reason the existing palm trees having not been maintained or trimmed to provide an acceptable appearance (cutbacks in the city operating budgets), Rodney and I revisited the site to review the presentation of the whole property from the corner of Riverside Ave. down to the Antique shop. It is the opinion of Market Broiler Restaurants that if they and the landlord contact Dave Rogers and arrange to pay to have the palm trees trimmed and maintained on an annual basis, the existing palms along with the proposed street landscape improvements will provide a more consistent and attractive presentation than removing one of the palms in the center of the group and introduce another type of tree.

Therefor we wish to revise our proposed landscape plan to show leaving the existing palm and integrate it with the new street side planting.

Please contact me at the letterhead address if you have any questions and to keep me informed on the progress of the project submittal.

Sincerely,

G. S. BECKHAM
design associates inc


Geoffrey S. Beckham

cc: Rodney Couch

3199 C Airport Loop Drive Costa Mesa CA 92626 (714) 556-9002 FAX (714) 556-6748

E-1399

File,
Legal Division

9

May 8, 1997

City of Riverside
Mr. Bill Kraisosky
Public Works Department
3900 Main Street
Riverside, California 92506

Dear Mr. Kraisosky:

This letter represents approval of the renovations being made to the Riverside Market Broiler at 3525 Merrill Avenue, Riverside, California 92506. All plans for the exterior, interior and landscaping have been reviewed and approved personally by myself, Joseph Yoder, landlord and property owner.

This approval is also representative of the Marie Callendars located at 3505 Merrill Avenue and the Riverside-Schwinn Cyclery located at 3545 Merrill due to the fact that I am legal owner for both of these properties.

If you are in need of further information you may contact me at (909) 926-2301.

Sincerely,

Joseph E. Yoder

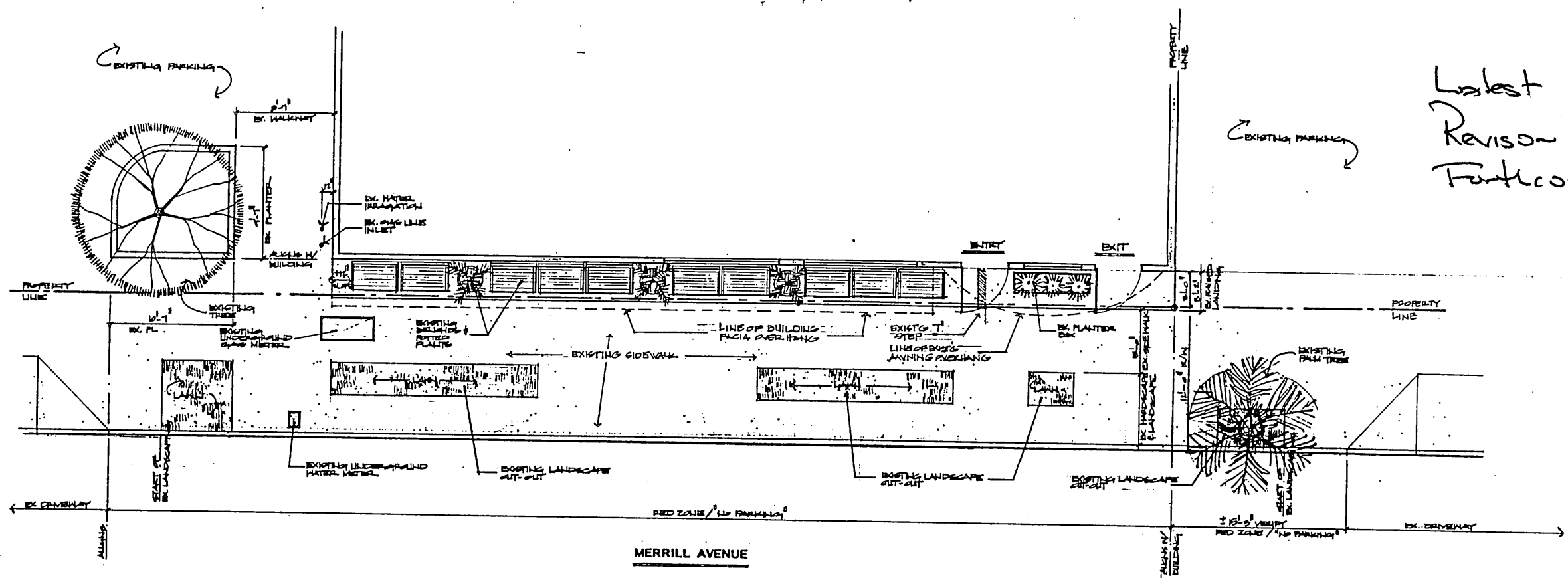
Joseph Yoder

RECEIVED
JUN 04 1997

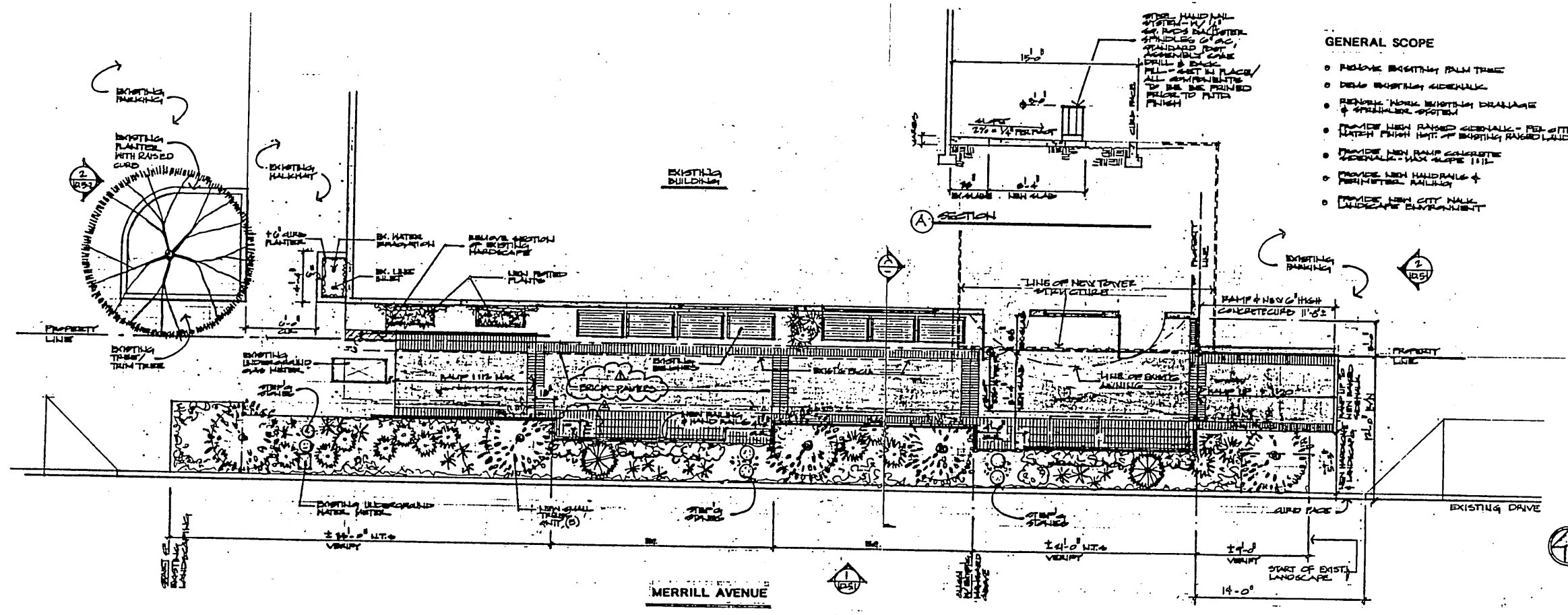
DEPT. OF PUBLIC WORKS

E-1399

Latest
Revision
Forthcoming



EXISTING HARDSCAPE & SOFTSCAPE PLAN



GENERAL SCOPE

- REMOVE EXISTING PALM TREE
- DEMO EXISTING SIDEWALK
- REPAIR/REPLACE EXISTING DRAINAGE & SPRINKLER SYSTEM
- PROVIDE NEW RAISED SIDEWALK - PER CITY STANDARD DRAIN IS 8"25
- MATCH EXISTING HWT AT EXISTING RAISED LANDING
- PROVIDE NEW RAMP COVERING
- PROVIDE NEW HANDRAILS & PERMITTED RAILING
- PROVIDE NEW CITY WALL
- LANDSCAPE ENVIRONMENT

PROPOSED HARDSCAPE & LANDSCAPE PLAN

99
MARKET BROILER
RIVERSIDE, CA

G.S. BECKHAM
design associates inc
Interiors • Facilities • Project Management
3119 C Airport Loop Drive Costa Mesa CA 92626
(714) 554-3000 FAX (714) 554-4748

THESE DRAWINGS ARE PREPARED BY THE PROPERTY AND CONTRACTOR AND THE PROPERTY ASSOCIATES INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RIVERSIDE.

DATE: 11-10-11
SCALE: 1/4" = 1'-0"
JOB NO. 9-10-11
DATE: 9-10-11

DATE: 9-10-11
SCALE: 1/4" = 1'-0"
JOB NO. 9-10-11
DATE: 9-10-11

1-1