

ENCROACHMENT PERMIT

Pursuant to Resolution No. 11065 of the City of Riverside, permission is hereby granted to Riverside Country Club Mobile Home Park

heirs and assigns, hereinafter referred to as "Permittee" to use and occupy the following described property. A portion of that certain 50 foot wide flood channel easement granted to the City of Riverside by Instrument No. 94482, recorded August 20, 1971 being portions of the southwesterly half of Lot 11 and the northeasterly half of Lot 12 of Block 9 of R.L. & I. Lands as shown by map on file in Book 1 of Maps at Page 70, thereof, Records of San Bernardino, California

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: **For construction and maintenance of a catch basin, pumping facility, pipe and appurtenances which constitute private drainage facilities, as shown on Exhibit A attached hereto and made a part of this document.**

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: Sept. 16, 1971

CITY OF RIVERSIDE, a municipal corporation

By [Signature] Mayor

Attest [Signature] City Clerk

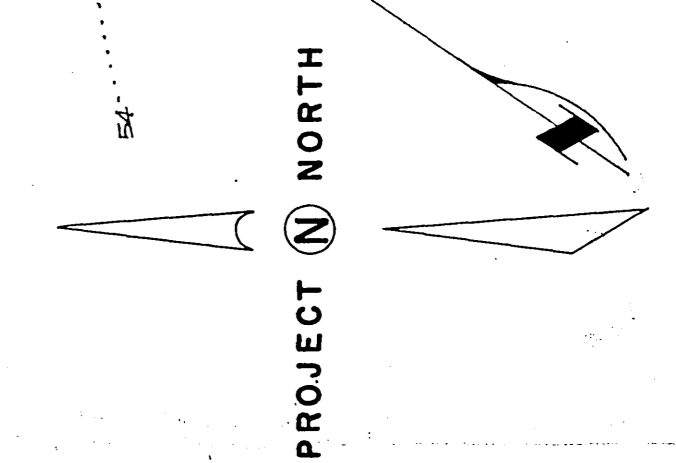
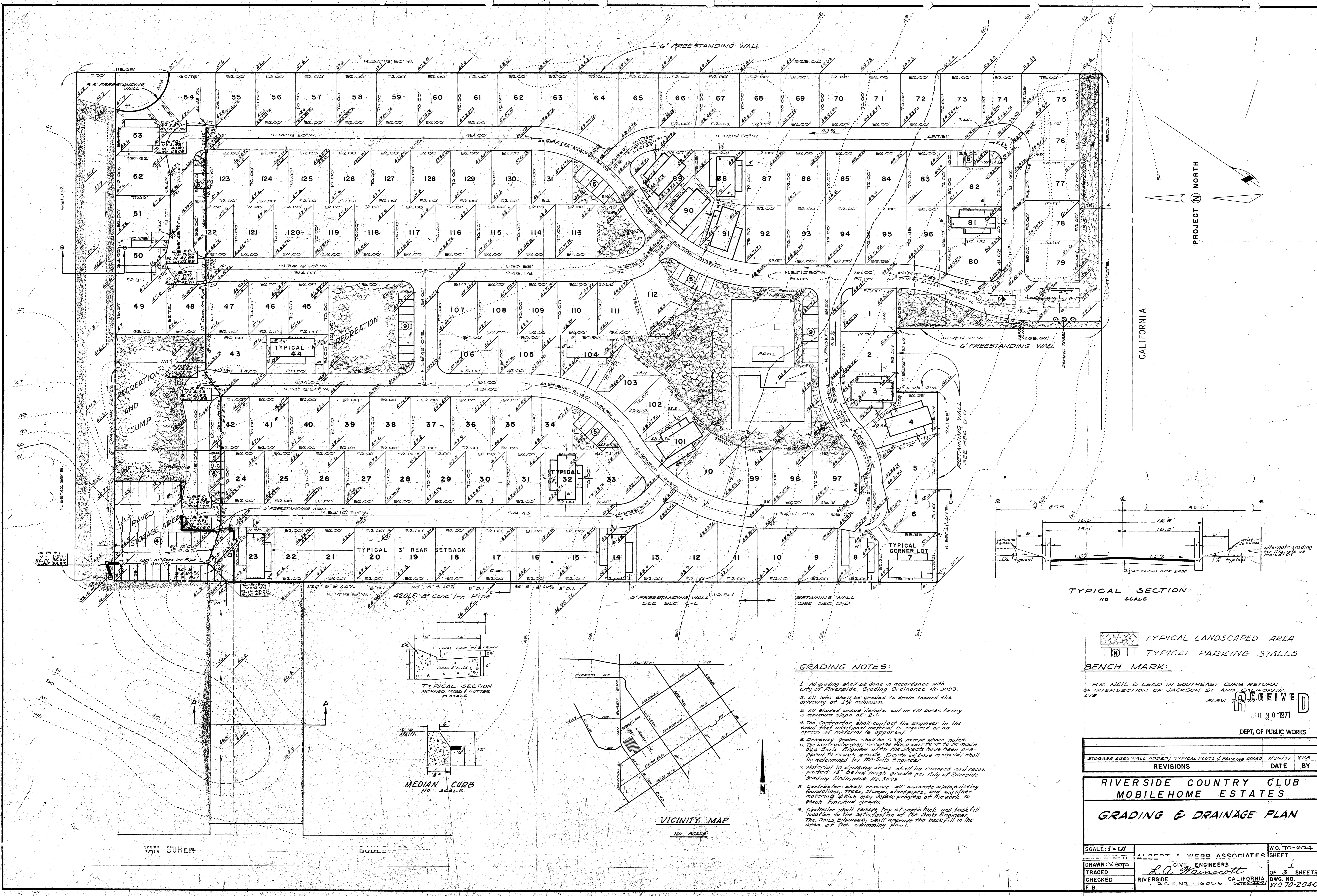
The foregoing is accepted by:

[Signature]
(Signature(s) of Permittee)
[Signature]
[Signature]
[Signature]
[Signature]

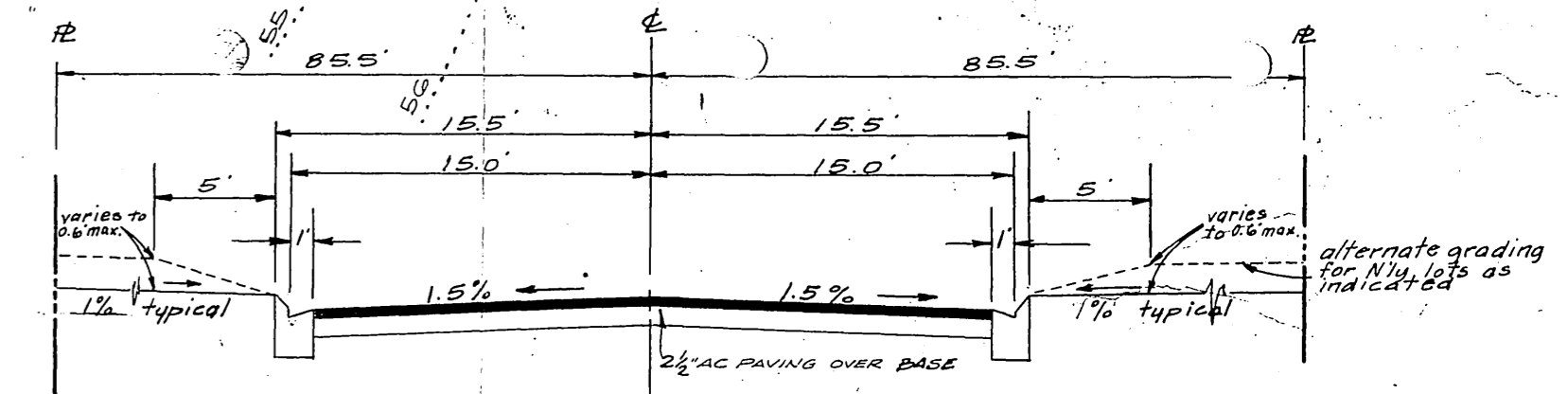
APPROVED AS TO CONTENT
[Signature]
Department Head
9/3/71

APPROVED AS TO FORM
[Signature]
City Attorney

CITY MANAGER APPROVAL
[Signature]
City Manager



CALIFORNIA



TYPICAL SECTION
NO SCALE

TYPICAL LANDSCAPED AREA
 TYPICAL PARKING STALLS

BENCH MARK:
P.K. NAIL & LEAD IN SOUTHEAST CURB RETURN
OF INTERSECTION OF JACKSON ST AND CALIFORNIA
AVE. ELEV. 72.27

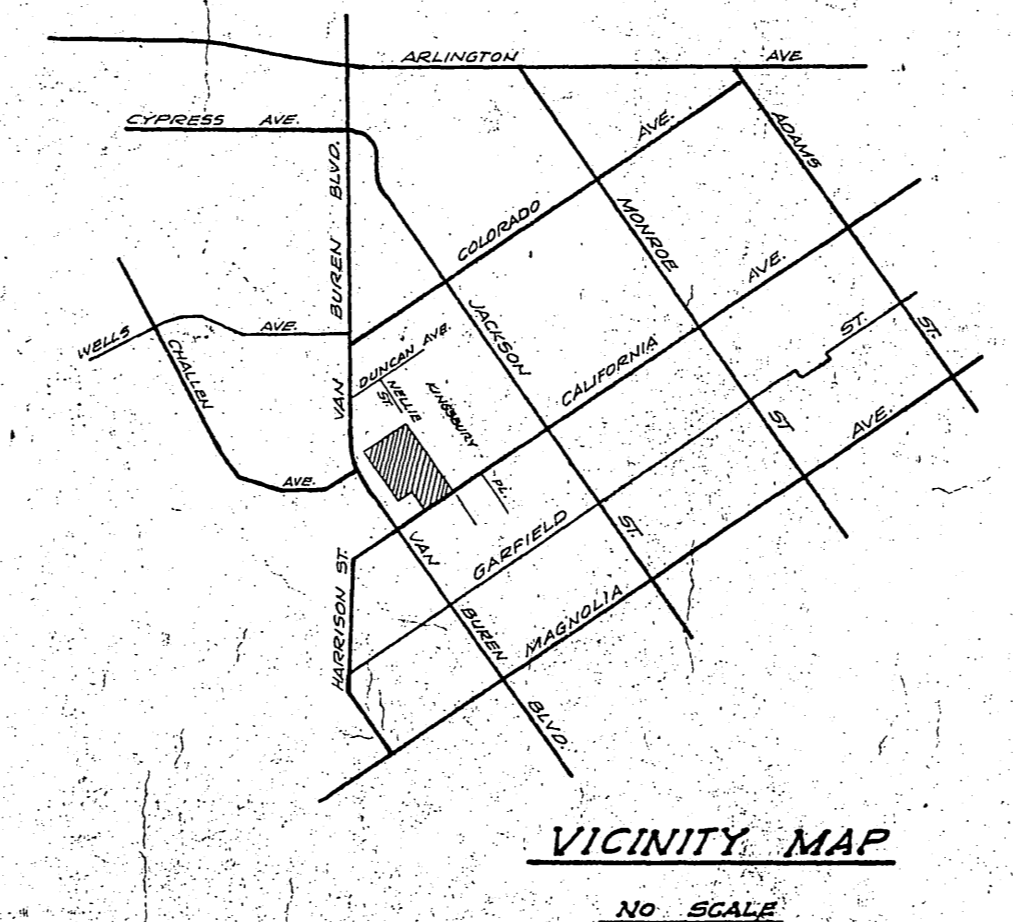
RECEIVED
JUL 30 1971
DEPT. OF PUBLIC WORKS

STORAGE AREA WALL ADDED; TYPICAL PLOTS & PARKING ADDED	7/20/71	W.E.B.
REVISIONS	DATE	BY

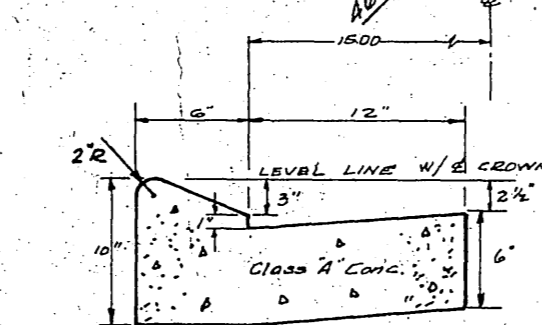
RIVERSIDE COUNTRY CLUB
MOBILEHOME ESTATES
GRADING & DRAINAGE PLAN

SCALE: 1" = 50'	ALBERT A. WEBB ASSOCIATES	W.O. 70-204
DATE: 7-20-71	CIVIL ENGINEERS	SHEET
DRAWN: V. SOTO	<i>L.A. Wamscott</i>	OF 3 SHEETS
TRACED	RIVERSIDE CALIFORNIA	DWG. NO.
CHECKED	P.C.E. NO. 16056	DATE: 7-20-71
F.B.		W.O. 70-204-C

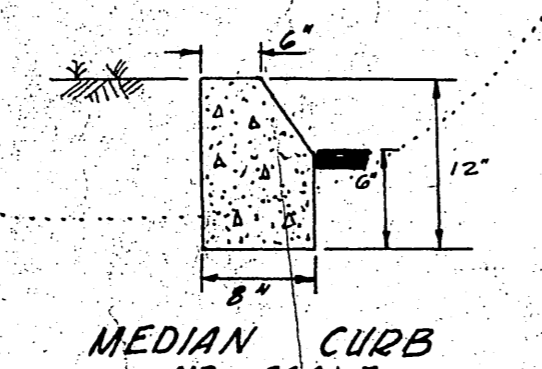
- GRADING NOTES:**
- All grading shall be done in accordance with City of Riverside Grading Ordinance No. 3093.
 - All lots shall be graded to drain toward the driveway at 1% minimum.
 - All shaded areas denote cut or fill banks having a maximum slope of 2:1.
 - The Contractor shall contact the Engineer in the event that additional material is required or an excess of material is apparent.
 - Driveway grades shall be 0.3% except where noted.
 - The contractor shall arrange for a well roof to be made by a Soils Engineer if for the sheets have been prepared for rough grade. Depth of base material shall be determined by the Soils Engineer.
 - Material in driveway areas shall be removed and recompact 18" below rough grade per City of Riverside Grading Ordinance No. 3093.
 - Contractor shall remove all concrete slab, building foundations, trees, stumps, standpipes, and any other materials which may impede progress of the work to reach finished grade.
 - Contractor shall remove top of septic tank and backfill location to the satisfaction of the Soils Engineer. The Soils Engineer shall approve the backfill in the area of the swimming pool.



VICINITY MAP
NO SCALE



TYPICAL SECTION
MODIFIED CURB & GUTTER
NO SCALE



MEDIAN CURB
NO SCALE

VAN BUREN BOULEVARD