

ENCROACHMENT PERMIT

Pursuant to Resolution No. 11065 of the City of Riverside, permission is hereby granted to First American Title Company  
3625 Fourteenth Street  
Riverside, CA

its heirs and assigns, hereinafter referred to as "Permittee" to use and occupy the following described property. All those portions of permanent easements and rights of way for sanitary sewer and electrical distribution facilities as reserved by vacation resolution number 13254 adopted by the Mayor and City Council on October 25, 1977,

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: to construct and maintain a building encroaching into said easement as shown on attached Exhibit "A" and made a part of this document.

1a. No load-bearing columns shall be placed directly over said electrical distribution facilities.

1b. Footings shall be placed a minimum of 1 foot above said electrical distribution 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: January 19, 1978

CITY OF RIVERSIDE, a municipal corporation

By [Signature] Mayor

Attest [Signature] City Clerk

The foregoing is accepted by:

[Signature] VP  
(Signature(s) of Permittee)  
FIRST AMERICAN TITLE INSURANCE COMPANY

APPROVED AS TO CONTENT

[Signature]  
DEPARTMENT HEAD

APPROVED AS TO CONTENT

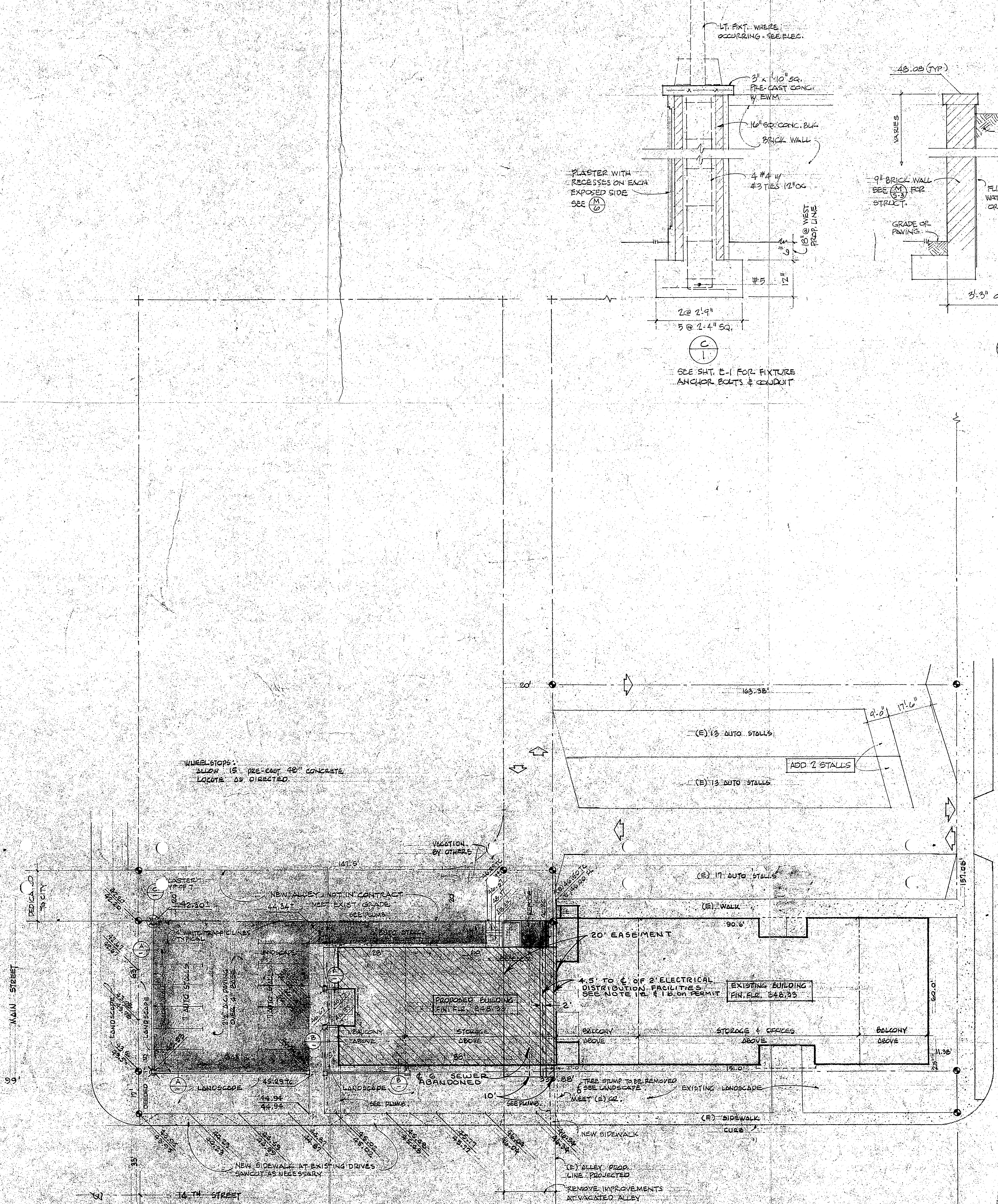
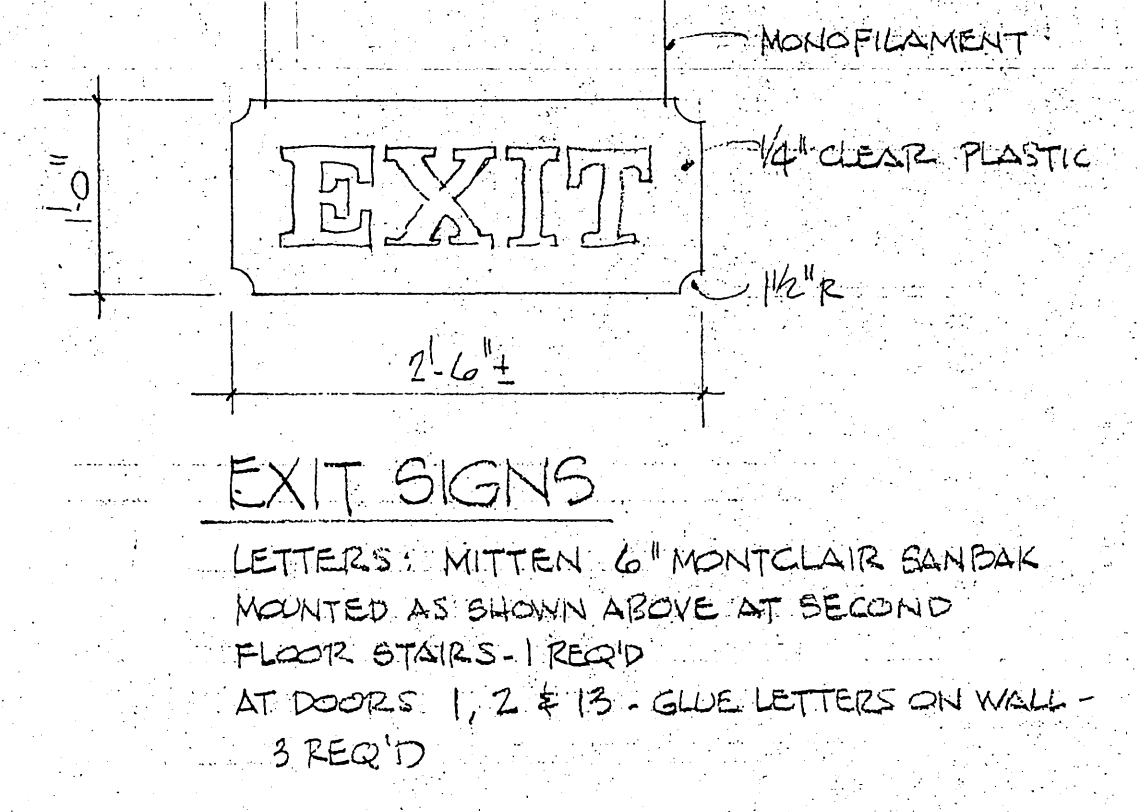
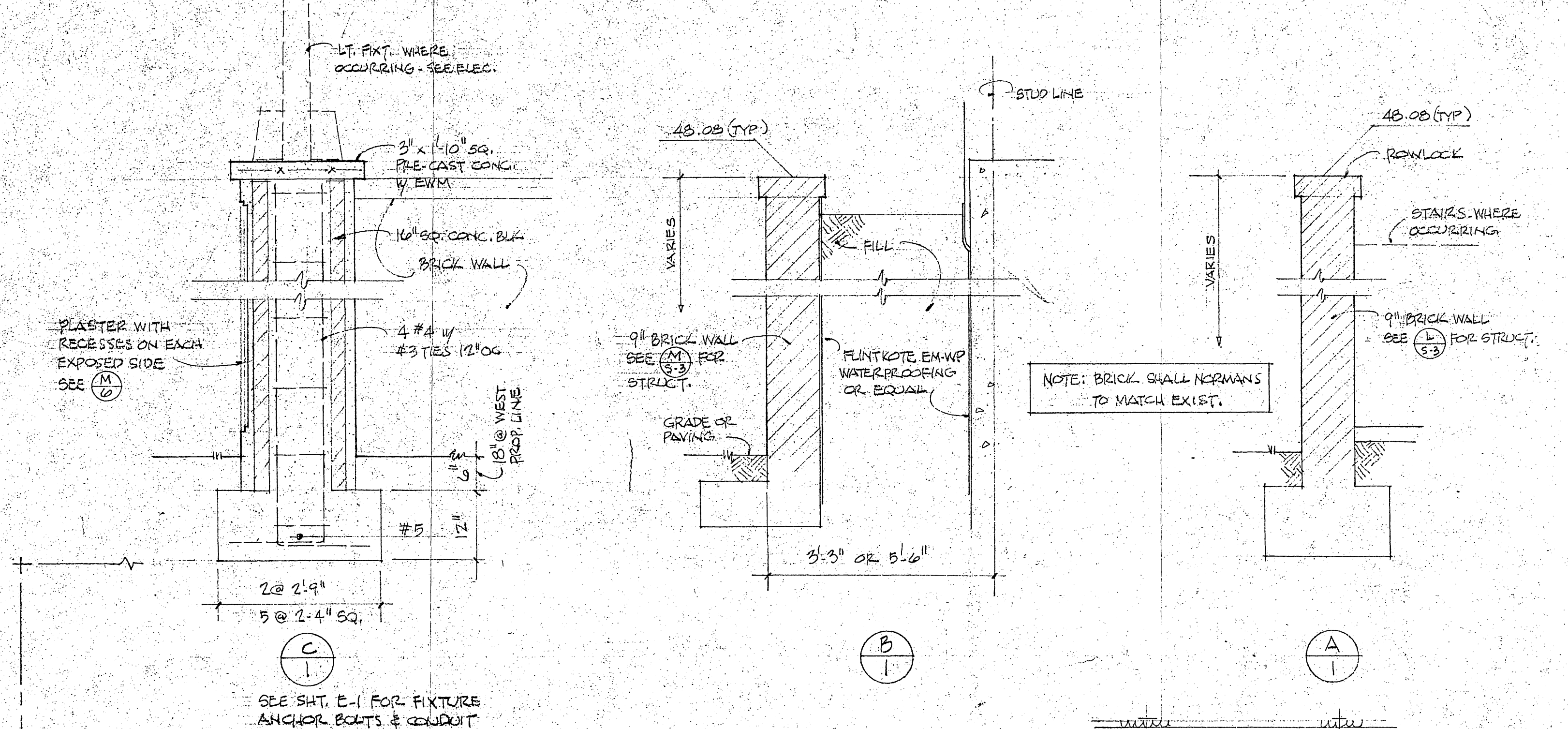
[Signature] 1-16-78  
Department Head

APPROVED AS TO FORM

[Signature]  
City Attorney

CITY MANAGER APPROVAL

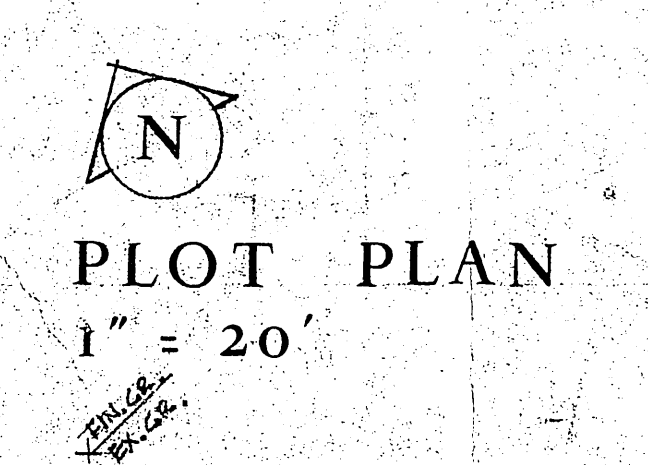
[Signature]  
City Manager



**GENERAL INFORMATION**

BUILDING ZONE	C.O.D.
FIRE ZONE	ONE
TYPE SCHEDULE	III
EXT. WALLS	1 HOUR
UTILITIES	UNDERGROUND

PROPOSED		EXISTING	
GROUND FLOOR	4176 SQ. FT. = 1 STALL / 250 SQ. FT. = 17 STALLS REQ'D	GROUND FLOOR	8,665 SQ. FT. @ 1 STALL / 250 SQ. FT. = 347 STALLS REQ'D
SECOND	1,300 SQ. FT. FOR RACKED STALLS = 5	2ND FLOORABLE	2,887 SQ. FT. / 500 SQ. FT. = 6,3
TOTAL	5,476 SQ. FT. ROOFED MECH. EQUIP. SPACE OVER 4000 SQ. FT. = 201 STALLS	OTHER	1,404 SQ. FT. FOR SECOND STOR. EQUIP. = 6
		TOTALS	13,376 SQ. FT. = 416 STALLS
		TOTAL AUTO STALLS REQUIRED = 417	
		SHOWN = 420	
		STALL OVERAGE = 0.3	



**EXHIBIT A**