

ENCROACHMENT PERMIT

Pursuant to Resolution No. 11065 of the City of Riverside, permission is hereby granted to Ware and Denton, a Partnership (Owners) and to L&M Frame and Axle Shop, a California Corporation. (Lessees) and to their successors.

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

That portion of Lot 9 in Block 13 of SANTA FE TRACT, conveyed to the City for street widening purposes by deed recorded 12/15/78 as Instrument No. 264966 O.R. Riv. Co. and shown on Exhibit "A", attached hereto and made a part of this document.

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: Maintenance and use of an existing concrete block building encroaching into said public property as shown on said Exhibit "A".

1a. Said use shall be compatible with all pertinent zoning regulations of the City of Riverside.

1b. Revocation and notice thereof, as described in Item No. 3 shall not occur until such time that said public improvement project appears as an item in the Riverside City budget. In the event this does not give the permittee 6 months to remove said encroachment, special notice may be given by the City Council in advance of adoption of said budget including said project.

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 31, 1979 CITY OF RIVERSIDE, a municipal corporation  
By Will Brown Mayor  
Attest Alice A. Hane City Clerk

The foregoing is accepted by:

X Lewis A. Ware  
(Signature(s) of Permittee)  
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APPROVED AS TO CONTENT

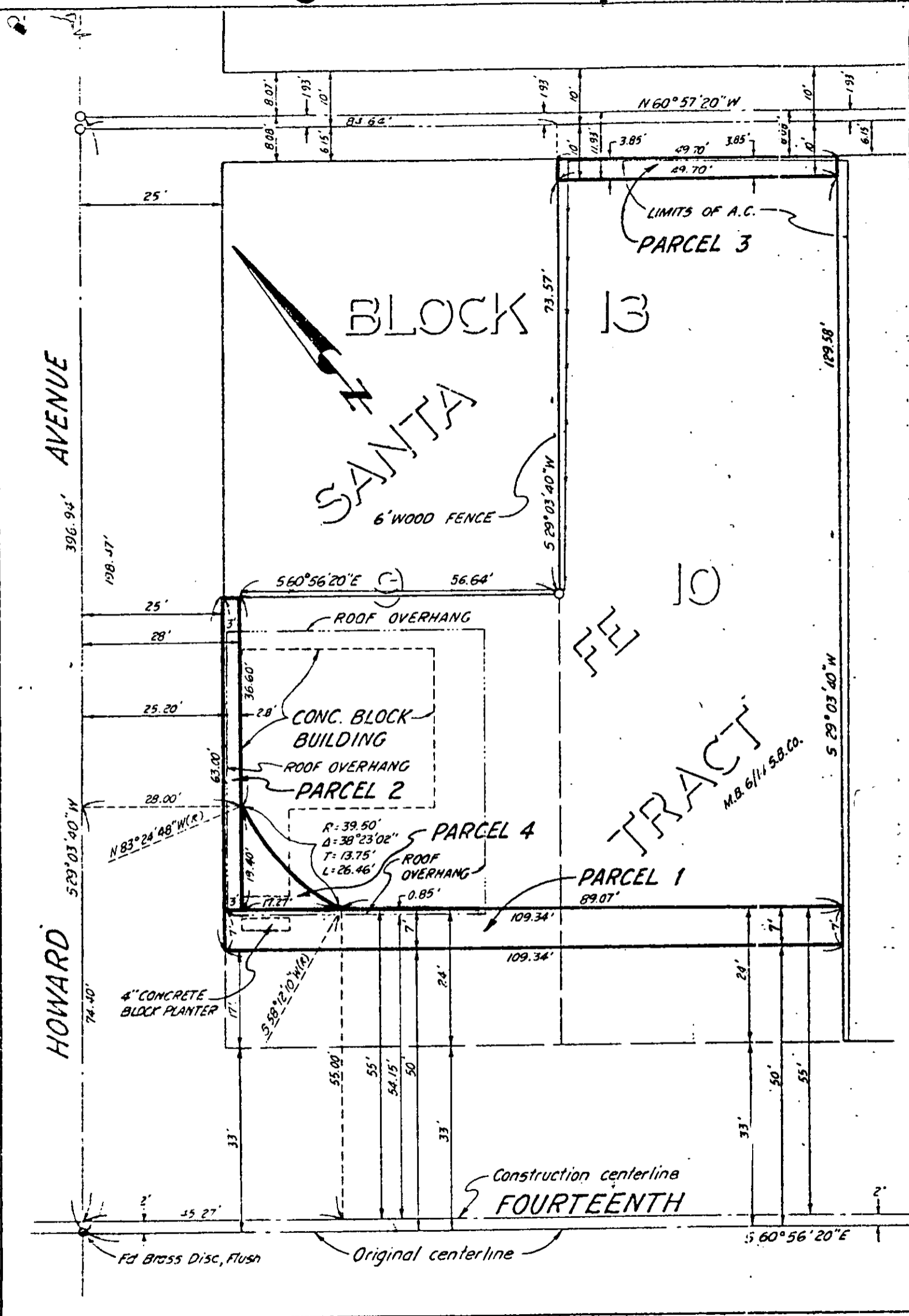
Robert C. Walker  
Department Head

APPROVED AS TO FORM

John Woodhead  
City Attorney

CITY MANAGER APPROVAL

Joseph P. Suzzette  
City Manager



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1" = 20'

DRAWN BY W.W. DATE 11/28/78

SUBJECT STREET WIDENING ZONE CASE R-100-778

E 691