

ENCROACHMENT PERMIT

Pursuant to Resolution No. 11065 of the City of Riverside, permission is hereby granted to JAMES R. PROEBSTEL, ELLEN J. PROEBSTEL, JOHN M. SOTELO and ROMONA SOTELO, 3183 Prospect Avenue, Riverside, CA 92507

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

That portion of Vine Street, a public right of way, adjacent to the northwesterly line of Lot 11 in Block 5 of D.C. Twogood's Orange Grove Tract as shown by map on file in Book 7 of Maps at Page 42 thereof, records of San Bernardino County, California hereinafter referred to as Right of Way No. 1 and that portion of Prospect Avenue also a public right of way adjacent to the southwesterly line of Lots 11, 12 and 13 in Block 5 of said D.C. Twogood's Subdivision, hereinafter referred to as Right of Way No. 2,

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 private 6 foot fence encroaching into said Right of Way No. 1 and No. 2 a maximum of 5.00 feet, as shown by Exhibit "A" attached and made a part hereof by this reference.

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: 2/15/84

CITY OF RIVERSIDE, a municipal corporation

By Bob Brown Mayor

Attest Alice A. Lane City Clerk

The foregoing is accepted by:

(Signature(s) of Permittee)

Victoria Aida
By John M. Sotelo (Partner)

APPROVED AS TO CONTENT

[Signature]
Department Head

APPROVED AS TO FORM

John Woodhead
City Attorney

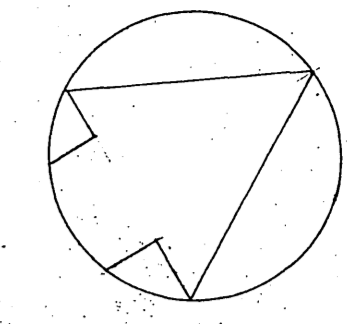
CITY MANAGER APPROVAL

Robert E. Fremont
City Manager

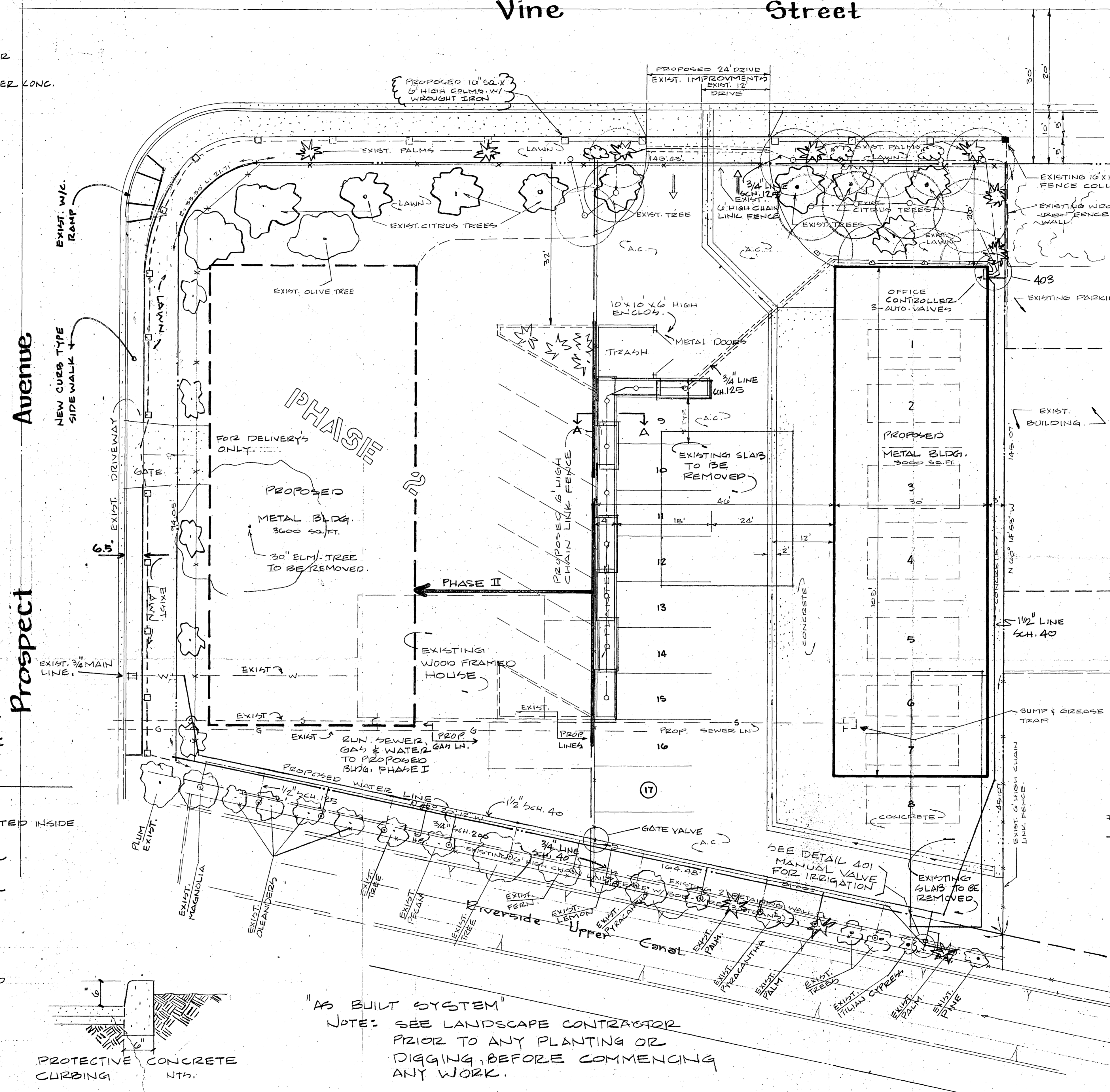
GENERAL NOTES

1. SUB CONTRACTORS TO VERIFY ALL PLANS PRIOR TO ANY CONSTRUCTION.
2. ANTI-SIPHON VALVES AS PER STD. 202.
3. SOIL TO BE CONDITIONED PRIOR TO ANY PLANTING.
4. AUTOMATIC & MANUAL IRRIGATION SYSTEM.
5. THE CONTRACTOR, SUBS/OWNERS SHALL MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF (1) ONE YEAR.
6. MAIN IRRIGATION LINE TO BE MINIMUM SCH. 40 P.V.C. AND ALSO UNDER CONC.
7. ALL IRRIGATION TO CONFORM WITH THE UNIFORM PLUMBING CODES & CITY OF RIVERSIDE CITY CODES.
8. RUN ALL IRRIGATION LINES 8" MIN. BELOW FIN. GRADE.

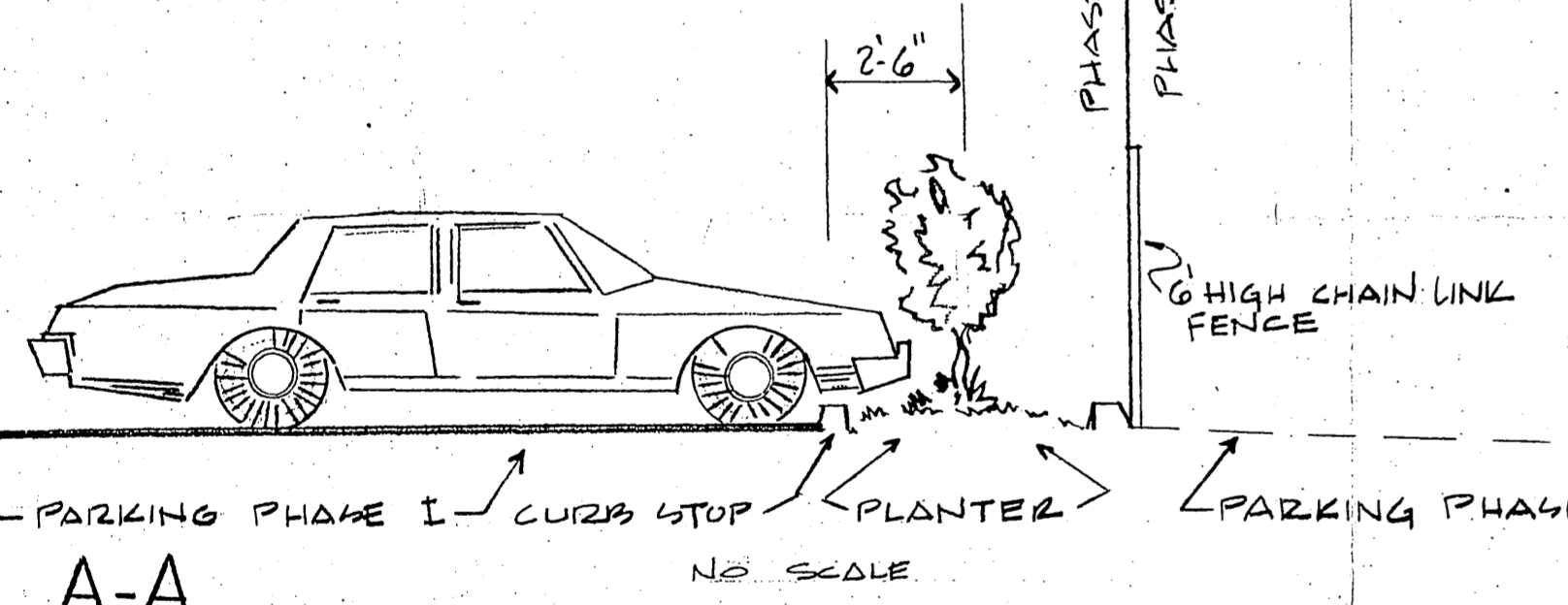
Vine Street



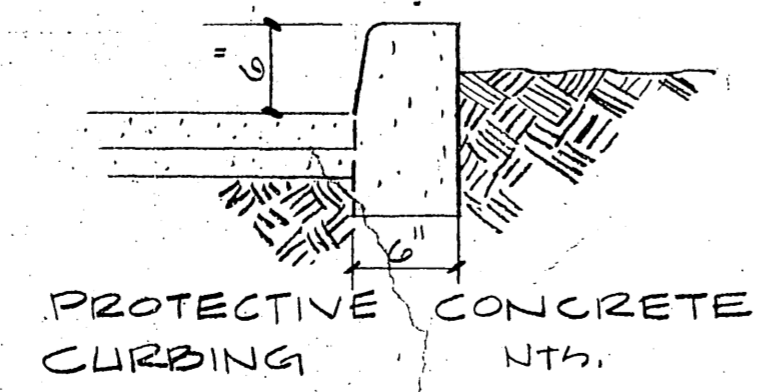
SCALE: 3/32" = 1'-0"



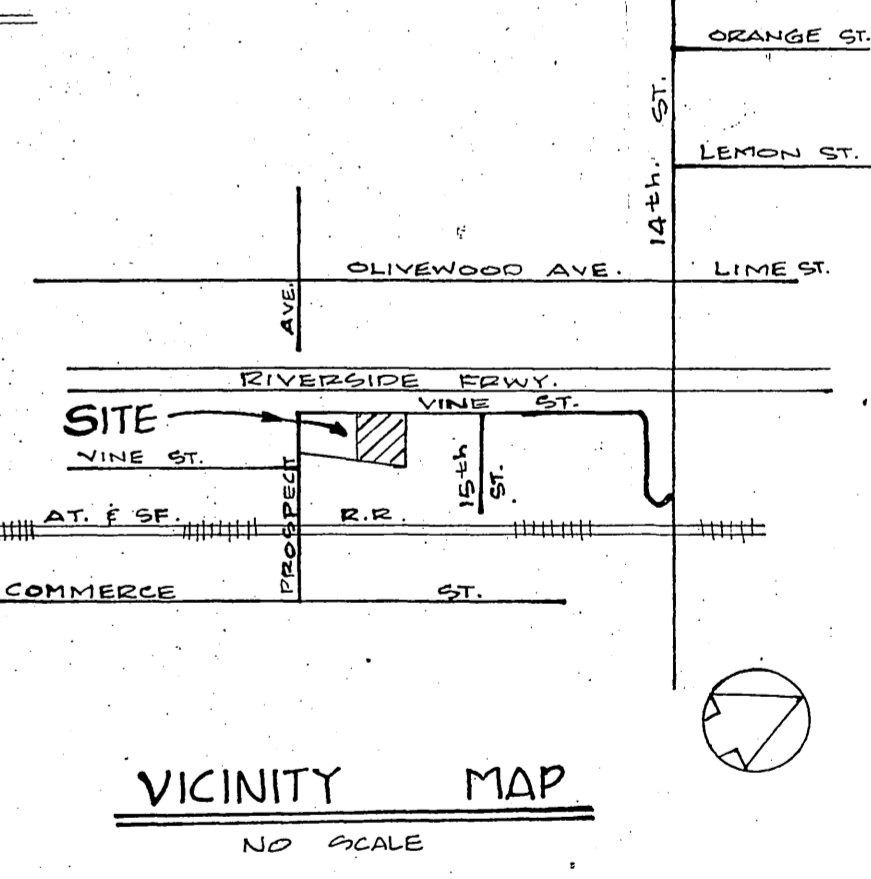
LEGAL DESCRIPTION:
 LOT 11, 12 AND 13 IN BLOCK 5 OF TWO 6000
 ORANGE GROVE TRACT, IN BOOK 7
 PAGE 42 OF MAPS, RECORDED OF
 SAN BERNARDINO
STREET ADDRESS:
 3183 PROSPECT AVENUE RIV. CAL.
ZONING:
 M-1 COMMERCIAL
USE:
 AUTOMOTIVE REPAIR SHOP
OCCUPANCY LOAD:
 6 EMPLOYEES.
PARKING:
 17 SPACES + PLUS.
ACERAGE:
 PHASE 1 = .26 AC. PHASE 2 = .16 AC.
 TOTAL AC. .42 AC.
ZONING CASE NO.:
**TOTAL SQUARE FOOTAGE
 OF BUILDING:** 3000 SQ. FT.
UTILITIES:
 WATER: CITY OF RIVERSIDE
 GAS: SO. CAL. GAS CO.
 ELECT: SO. CAL. EDISON
 SEWER: CITY OF RIVERSIDE
 TELEPHONE: PACIFIC TELEPHONE.



NO.	SYMB.	TYPE OR EQUAL	COMM.
1.	—	4 STATION WALL MOUNT MODEL 150-00-14 TORO	TO BE MOUNTED INSIDE BUILDING.
2.	○	TORO FLOOD BUBBLER 514-20 500 SERIES (ADJUSTABLE)	OR EQUAL
3.	○	TORO FULL 360° 570 (3" HIGH POP-UP)	OR EQUAL
4.	□	TORO 5700-4-CTS.	OR EQUAL
5.		USE CHAMPION ANTI-SIPHON VALVES (MANUAL & AUTO)	
6.	—	IRRIGATION LINE SCH. 40 OR 125, CLASS 200	
7.	≡	HOSE BIBB	
8.	—	CASEMENT UNDER AL. OR CONCRETE	
9.	○	TORO 180° 570 (3" HIGH POP-UP)	OR EQUAL



"AS BUILT SYSTEM"
 NOTE: SEE LANDSCAPE CONTRACTOR PRIOR TO ANY PLANTING OR DIGGING, BEFORE COMMENCING ANY WORK.



PLOT PLAN

4-17	INCROACHMENT PERMIT. MAJORITY COLUMNS & WROUGHT IRON.	SCALE: AS SHOWN	DRAWN: KEN S.	DESIGNED: KEN S.	CHECKED: KANUTE	PROPOSED FOR: JAMES R. PROEBSTEL AND JOHN M. SOTELLO	Kanute Drafting Service 3180 15th ST. RIVERSIDE, CALIFORNIA (714) 683-7941	APPROVED: _____ DATE: _____	APPROVED: _____ DATE: _____	IRRIGATION PLAN EXHIBIT "A" VICTORIA AUTO 3183 PROSPECT AVE. RIVERSIDE, CAL. PHASE I	83-28-A SHEET 1 OF 2 SHEETS
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