

ENCROACHMENT PERMIT

Pursuant to Resolution No. 11065 of the City of Riverside, permission is hereby granted to CROW-EAVES RIVERSIDE # 1

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

That portion of a 10 foot public utilities easement lying within Lot 25, in Section 19, Township 2 South, Range 4 West, of the East Riverside Land Company, as shown by map recorded in Book 6 of Maps at Page 44 thereof, records of San Bernardino County, California, hereinafter referred to as public utilities easement,

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 public utilities easement a maximum of 10.00 feet as shown by Exhibit "A", attached and made a part hereof by this reference.

- 1a. Applicant shall install an extra electrical conduit in the existing easement and concrete encase all conduits that will be under the proposed building, to City of Riverside, Public Utilities Department (electrical) specifications.
- 1b. No vertical footing for the proposed building will be placed over any electrical conduits. Slab Type construction only will be allowed over electrical conduits.

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: MAY 29 1985

CITY OF RIVERSIDE, a municipal corporation

By *R. Brown* Mayor

Attest *Alice A. Hare* City Clerk

The foregoing is accepted by:

CROW-EAVES RIVERSIDE #1

BY *Hayden C. Eaves, III*
Hayden C. Eaves, III
TITLE Managing Partner

APPROVED AS TO CONTENT

Fred Krae
Department Head - Public Utilities

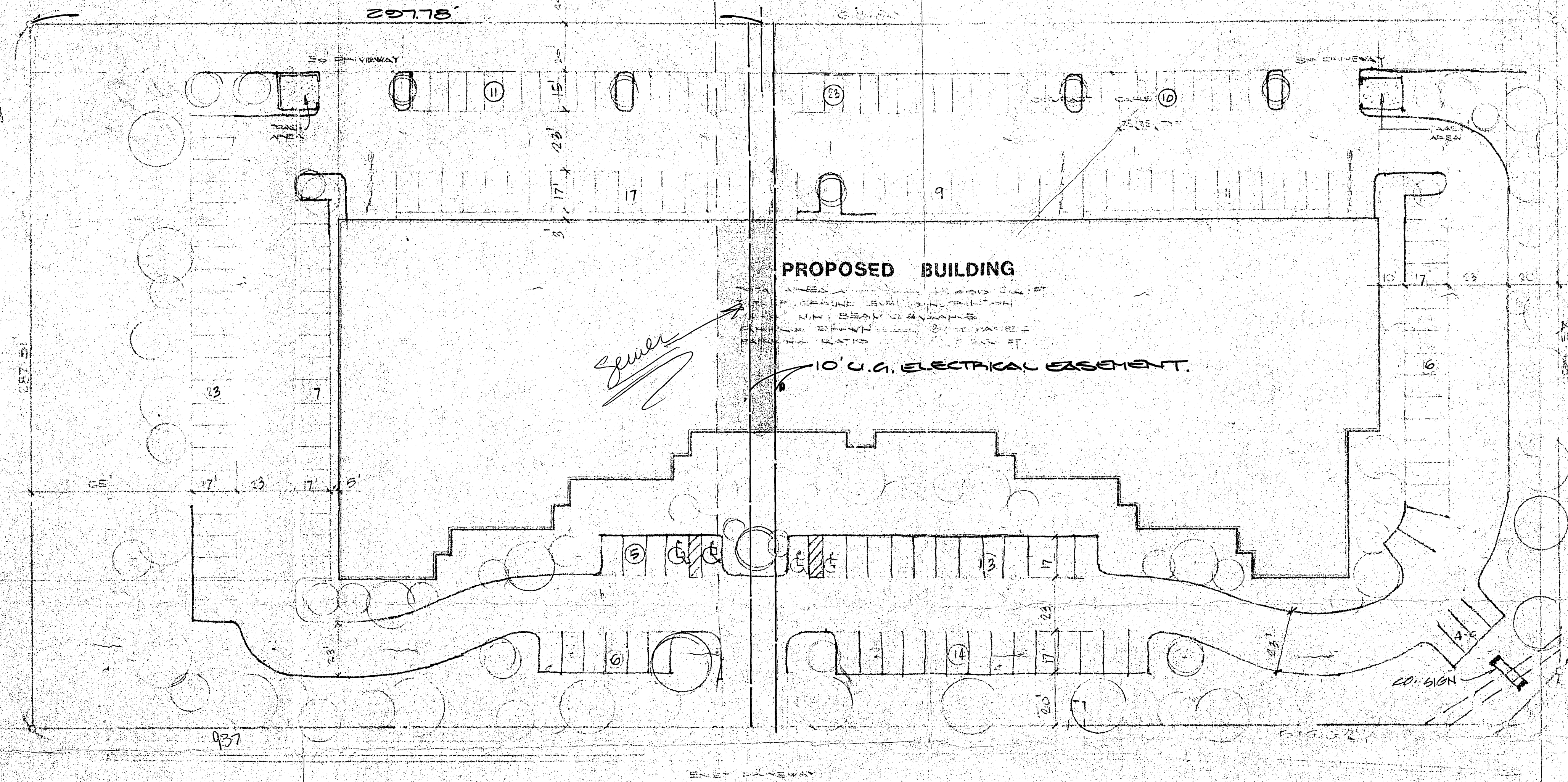
APPROVED AS TO FORM

John Woodhead
City Attorney

CITY MANAGER APPROVAL

for *Robert E. Tremont*
City Manager

DEPT. OF PUBLIC WORKS
 RECEIVED
 JAN 29 1985



CHICAGO AVENUE

THIRD STREET

P L O T P L A N 1"=30'0"

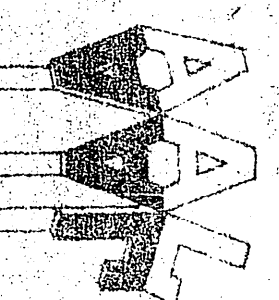
PARKING BASED ON:-
 TOTAL BUILDING AREA = 46,000 sq. ft.
 PROPOSED USE:
 70% OFFICES = 243,200 sq. ft. @ 1/250' parking = 173 SPACES
 12% WAREHOUSING = 4,800 sq. ft. @ 1/1000' parking = 3 SPACES
 TOTAL REQUIRED = 176 SPACES
 TOTAL SHOWN = 179 SPACES

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EXHIBIT "A"

REVISIONS

John A. Alexander Co.
 INDUSTRIAL BUILDING CONTRACTORS
 12040 E. Florence Ave. Santa Fe Springs, California 90670
 (213) 944-5387



Tammell Crow Company
 4501 South Eastern Ave. Suite 400,
 Los Angeles, CA 90009 (213) 724-2200
 CHICAGO AVENUE
 RIVERSIDE, CALIFORNIA

Scale 1"=30'0"
 Date
 Drawn by
 Job No.
 Sheet No.
 JAN 22 1985
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