

ENCROACHMENT PERMIT

Pursuant to Resolution No. 11065 of the City of Riverside, permission is hereby granted to Shelter Concepts, Inc.
5739 Central Avenue
Riverside, CA

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

That portion of the public street right of way of Central Avenue lying adjacent to Parcel 1 of Parcel Map 9159, as shown by map on file in Book 53, pages 37 thru 38 of Parcel Maps, Records of Riverside County, California, as shown by the attached Exhibit "A",

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: Construction and maintenance of a variable height retaining wall encroaching 5.5' into said public street right of way, and maintenance of an existing covered porch encroaching 1.5' into said public right of way as shown by the attached Exhibit "A".

1a. Retaining wall shall be built to the specifications of the Public Works Department per Std. Drawing No. 708.

1b. This Permit supercedes Encroachment Permit No. 654 dated March 22, 1978.

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: July 25, 1986

CITY OF RIVERSIDE, a municipal corporation

By [Signature] Mayor

Attest [Signature] City Clerk

The foregoing is accepted by:

Carl Doms, PRESIDENT
(Signature(s) of Permittee)

APPROVED AS TO CONTENT

William D. Gardner
Department Head

APPROVED AS TO FORM

John Woodhead
City Attorney

CITY MANAGER APPROVAL

Robert E. Lemond
City Manager

CENTRAL

AVENUE D52

Parcel 3

Parcel 2

Parcel 1

PERMIT AREA

M.B. 145/50-62

Walter Street

Walter

Arlington

Unit 2

Knolls

M.B. 29/46-47

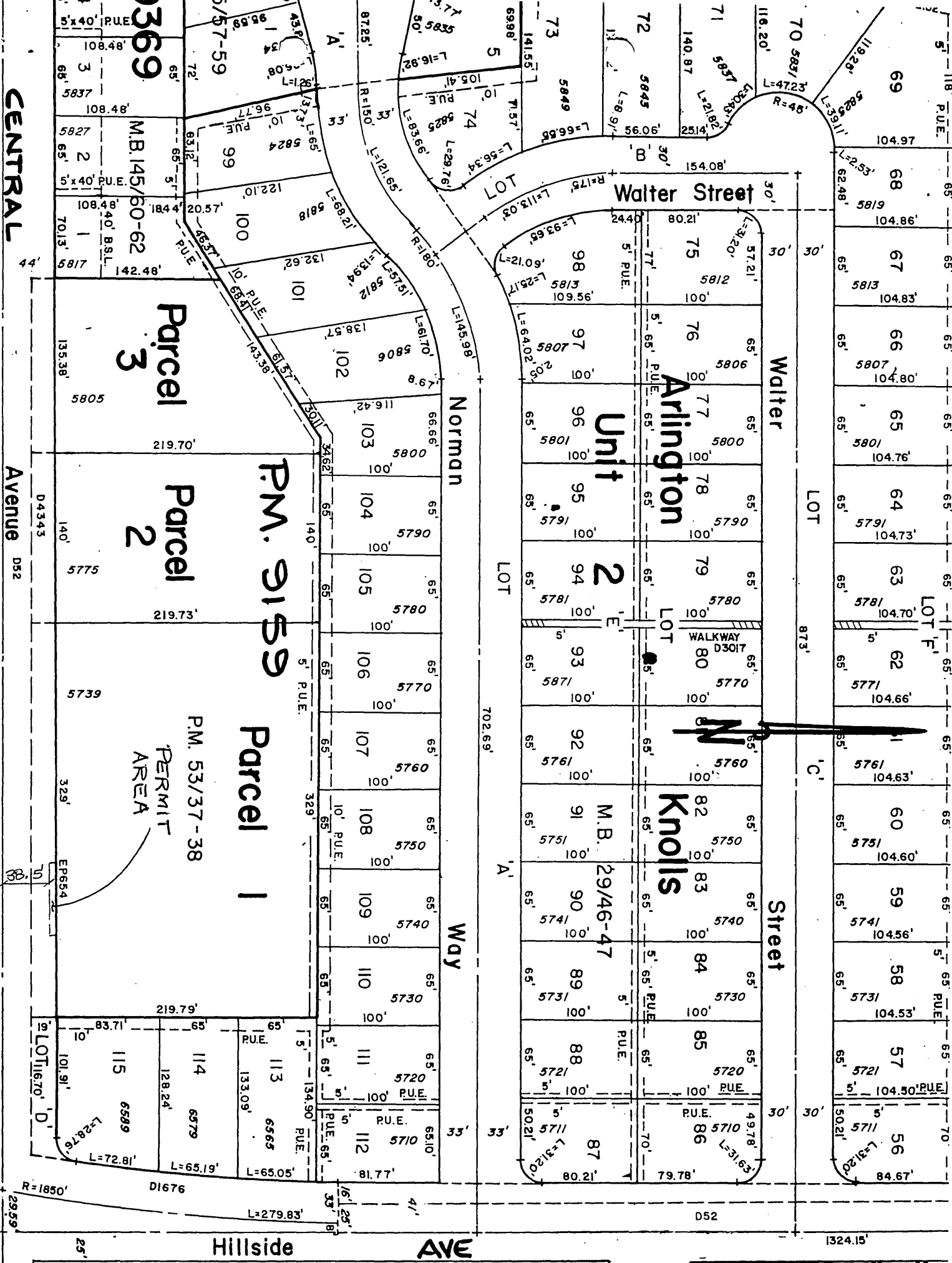
Street

Norman

Way

Hillside AVE

EXHIBIT "A" SHEET 1 OF 2



1+75.53 BEG. CONST.
 2+05.53
 CONST. UNDER SIDEWALK
 DRAIN PER STD. #411

TRACT

N
 1" = 40'

+81.0 PROPOSED F.H. 33.5' RT.

20627

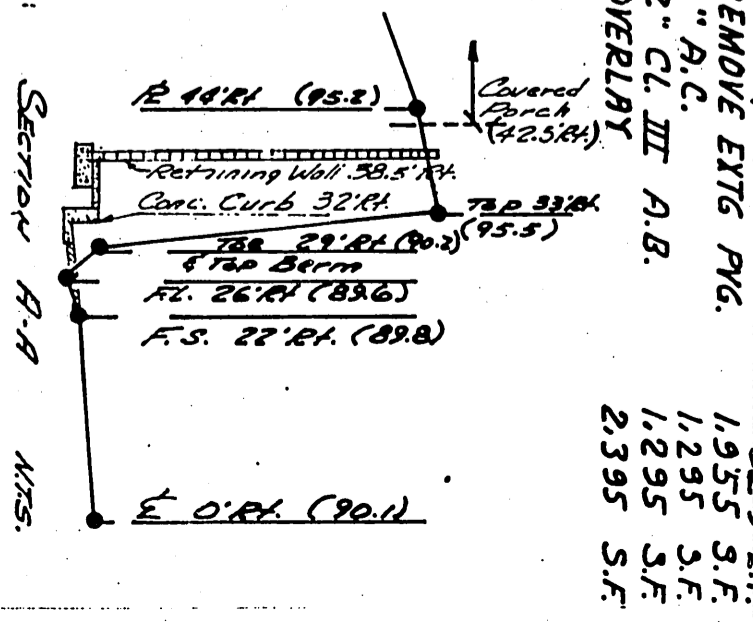
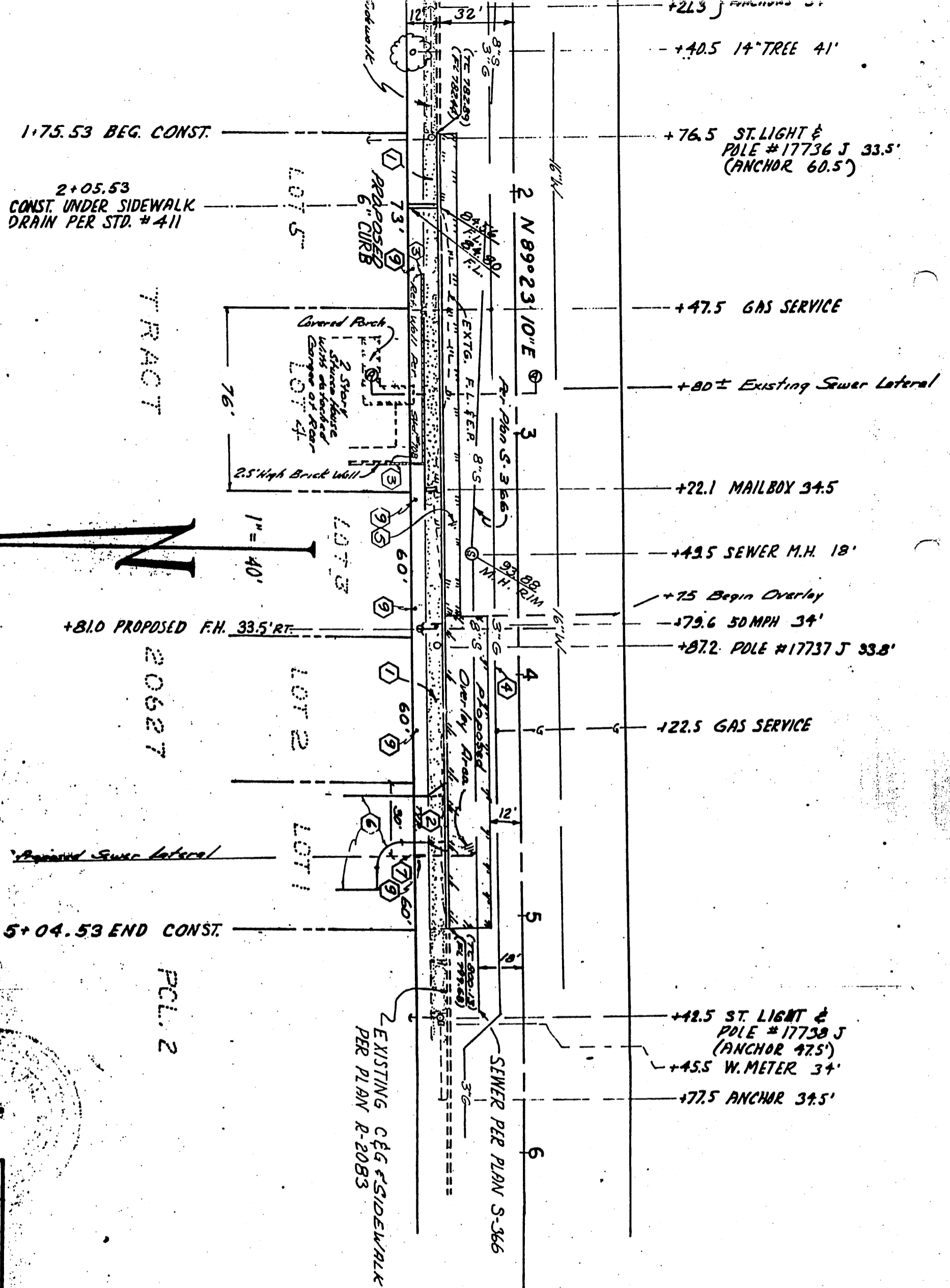
5+04.53 END CONST.

PCL. 2

TAKEN FROM
 PLAN R-2788

BENCH MARK
 Spike In Lead in N/E
 Return Central Ave. at
 ELEVATION 775.72
 Per G.R.A.

SHEET 2 OF 2



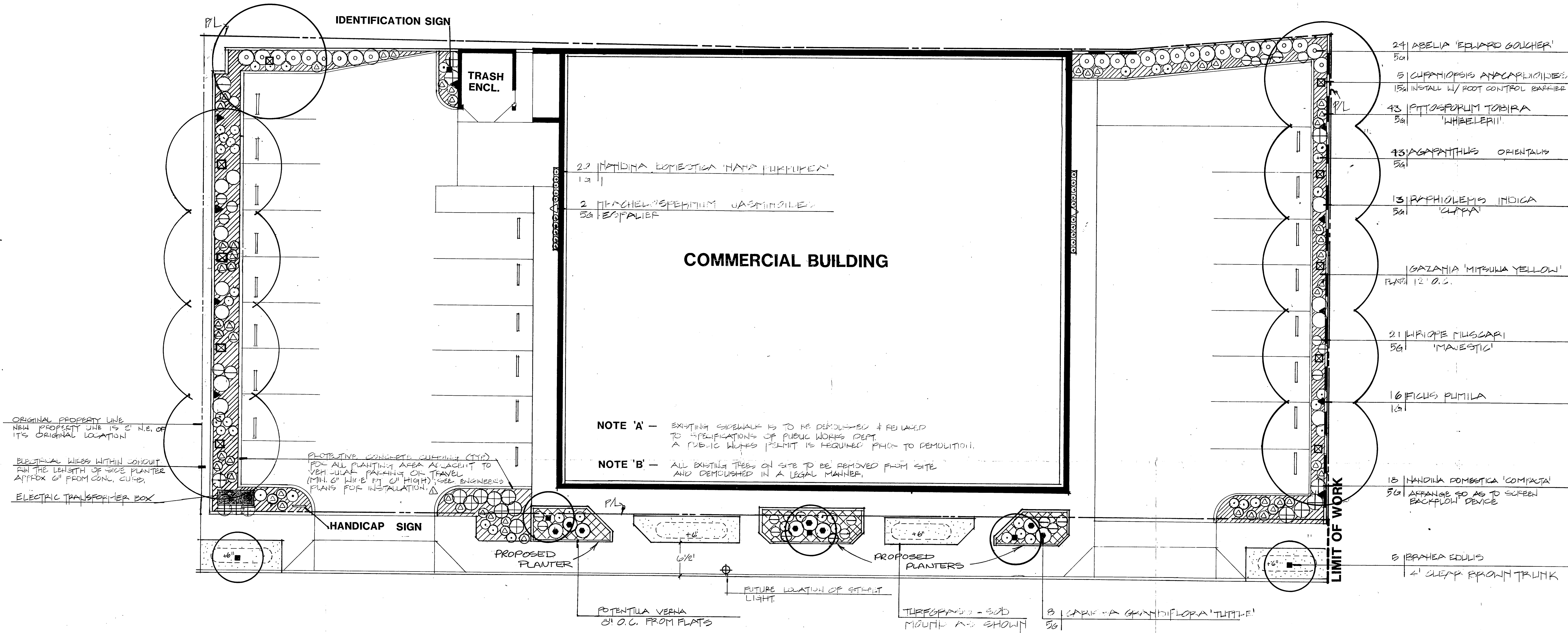
REMOVE EXTG P.V.G.	1.955	3.F.
4" A.C.	1.295	3.F.
12" CL. III A.B.	1.295	3.F.
OVERLAY	2.395	S.F.

- +21.3 J
- +40.5 14" TREE 41'
- +76.5 ST. LIGHT & POLE #17736 J 33.5' (ANCHOR 60.5')
- +47.5 GAS SERVICE
- +80± Existing Sewer Lateral
- +22.1 MAILBOX 34.5
- +49.5 SEWER M.H. 18'
- +75 Begin Overlay
- +79.6 50 MPH 34'
- +87.2 POLE #17737 J 33.8'
- +22.5 GAS SERVICE
- +42.5 ST. LIGHT & POLE #17738 J (ANCHOR 47.5')
- +45.5 W. METER 34'
- +77.5 ANCHOR 34.5'

RIVERSIDE FREEWAY - RT.91

COMMERCIAL BUILDING

INDIANA AVENUE



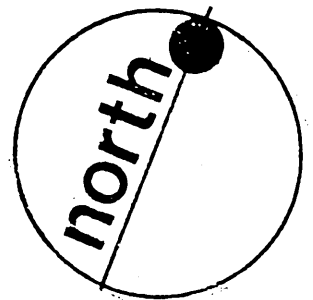
GENERAL NOTES FOR STREET TREE PLAN CHECK

- All related work shall conform to the City of Riverside, Park and Recreation Department standards.
- Contact the Park Projects Inspector a minimum of 48 hours in advance at 787-7223 to schedule inspections. Inspections shall be required: a) when plant locations have been spotted in the field prior to digging plant pits, b) while digging plant pits and planting/relocating trees, c) after planting and all other indicated or specified work has been completed for start of maintenance, and d) at end of maintenance/final acceptance (contractor/developer will be released from maintenance only upon receipt of written notification from the city that the Park and Recreation Department is assuming maintenance responsibilities).
- The Contractor/Developer shall maintain all plantings for a minimum period of one (1) year.
- Street Tree planting shall be as follows:

Street Name	Botanical Name Common Name	Min. Size	Approx. Spacing	No. Req.
Indiana Avenue	Brahea edulis/ Guadalupe Palm	4' clear brown trunk	45'	5
- A Park and Recreation and Public Works Department permit is required prior to commencement of tree relocation and/or removal work. For all trees within the ultimate pavement area, backfill of all holes is to be inspected by the City for proper compaction.

CHECK PRINT
RECEIVED
JUL 21 1986
DEPT. OF PUBLIC WORKS

REGISTERED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA



Landscape Architecture
 1400 E. 9th Street
 Riverside, CA 92504
Fajfik Associates, Inc.

TYLER VILLAGE III
10151 INDIANA AVENUE
RIVERSIDE, CALIFORNIA

planting plan

REVISIONS	BY
1. REVISED PER CITY REQUEST 5/13/86	4

drawn
checked
date 2-21-86
scale 1" = 10'-0"
job no 26118

sheet
L-3
of FAJR sheets