

ENCROACHMENT PERMIT

Pursuant to Resolution No. 11065 of the City of Riverside, permission is hereby granted to LUMUS J. GOUGIS, CHUCK L. PANCHERI, DEANN D. PANCHERI AND JOHN PANCHERI

5500 Bolsa Avenue, No. 201  
Huntington Beach, CA 92649

their heirs and assigns, hereinafter referred to as "Permittee" to use and occupy the following described property. That portion of that certain storm drain easement, 12.00 foot in width, lying within Parcel 7 of Parcel Map 16229, as shown by map on file in Book 115 of Parcel Maps, at Pages 40 and 41 thereof, records of Riverside County, California as shown on 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 concrete walkway and a concrete parking area with curb encroaching into said storm drain easement as shown on the attached Exhibit "A".

1a. The Permittee shall be held responsible for any damages incurred to the storm drain during the construction, maintenance or operation of said walkway and parking area.

1b. The Permittee understands and agrees to indemnify and hold harmless the City of Riverside from any and all damages incurred to said walkway and parking area as a result of the reconstruction, maintenance, operation, inspection, replacement, relocation or removal of said storm drain.

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: AUG 10 1989

CITY OF RIVERSIDE, a municipal corporation

By Ronald O. Lowrey Mayor Pro Tempore

Attest Alice A. Ware City Clerk

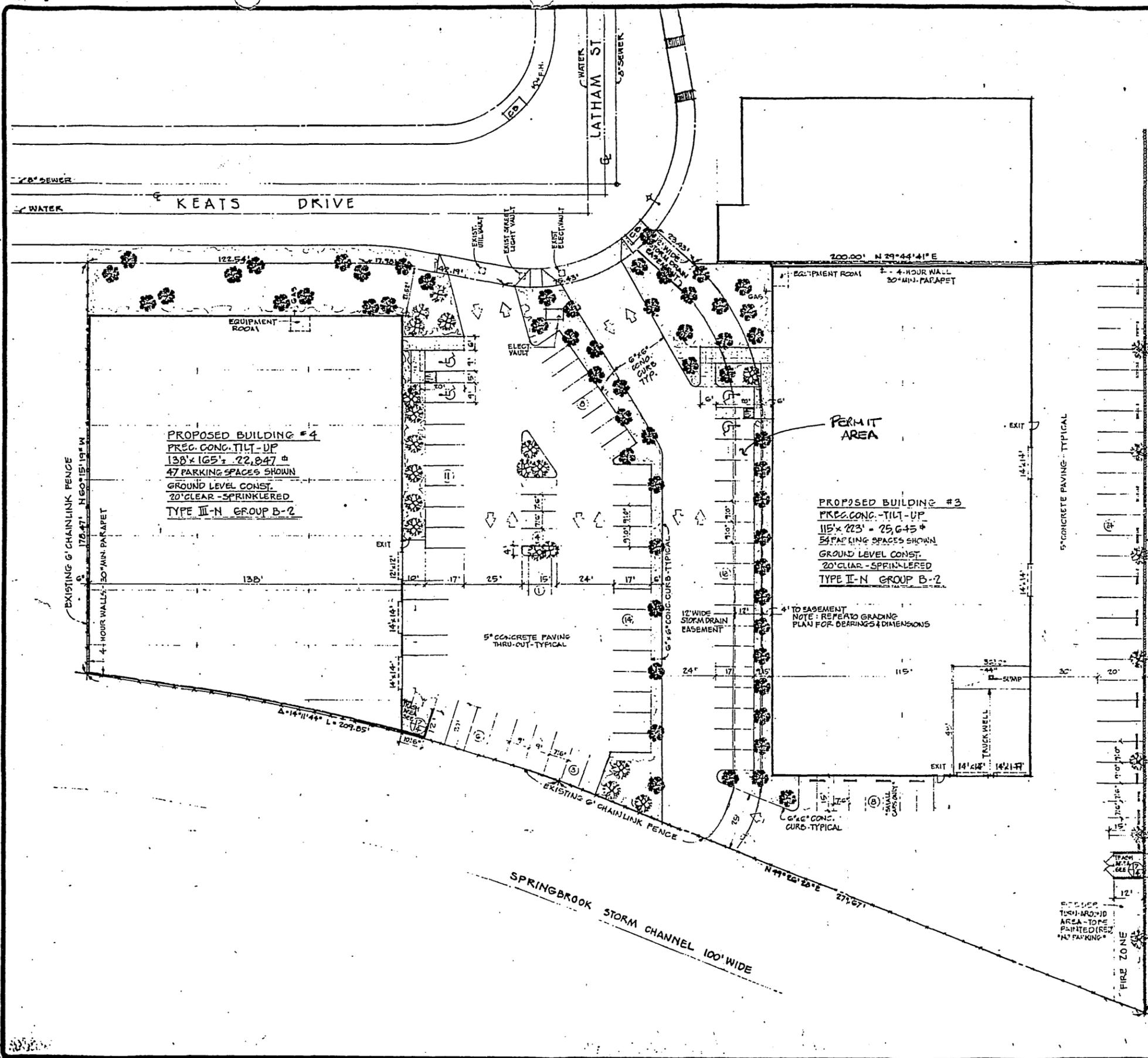
The foregoing is accepted by:

Lynn J. Lewis  
(Signature(s) of Permittee)  
Deann D. Henshaw  
John Parker

APPROVED AS TO CONTENT  
Barry Beal  
Department Head

APPROVED AS TO FORM  
John Woodhead  
City Attorney

CITY MANAGER APPROVAL  
Robert E. Fremont  
City Manager



**GENERAL NOTES:**

1. ALL PARKING SPACES SHALL BE IN CONFORMANCE W/CHAPTER 19.74 OF THE MUNICIPAL CODE.
2. LANDSCAPE AND IRRIGATION PLANS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALL AND AT LEAST 90 DAYS BEFORE BUILDING COMPLETION. LANDSCAPING IN STREET SETBACK AND PUBLIC PARKWAY AREAS SHALL BE MOUDED AVERAGING 24" TO 36" IN HEIGHT.
3. TRASH ENCLOSURE SHALL BE IN ACCORDANCE W/ THE CITY'S TRASH ENCLOSURE STANDARD. GREY TILT-UP CONCRETE WALLS, WITH 16 GA. RIBBED METAL GATES PAINTED TO MATCH BUILDING REVEAL.
4. ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED ON ALL SIDES W/ SEPARATE SCREEN AT LEAST AS HIGH AS EQUIPMENT TO BE SCREENED, SEE DETAIL (15) (12)

**BUILDING SUMMARY:**

ZONE: M-1-BP, SITE AREA: 111,514 sq ft, 2.56 AC  
 BUILDING AREA: 22,220 sq ft, 4 = 48,745 sq ft  
 BUILDING USE: OFFICE, MANUFACTURING & WAREHOUSE

**BUILDING #3:**  
 LANDSCAPING REQ'D: 5% OF PARKING AREA = 37,534 sq ft x 0.05 = 1,877 sq ft  
 LANDSCAPING PROVIDING: ON-SITE = 5,950 sq ft  
 PARKWAY = 216 sq ft  
 PARKING REQ'D: OFFICE: 1,853 @ 1/150 = 7  
 MEZZ: 1,853 @ 1/500 = 4  
 MFG: 7,000 @ 1/350 = 20  
 WHSE: 18,792 @ 1/100 = 17  
 TOTAL = 48 SPACES  
 PARKING SPACES PROVIDING = 54 SPACES  
 42 SPACES 9' x 20' & 12 SPACES 7'5" x 15'  
 OCCUPANCY LOAD: OFF & MFG = 10,706 / 100 = 107  
 WHSE = 18,792 / 100 = 188  
 TOTAL = 163

**BUILDING #4:**  
 LANDSCAPING REQ'D: 5% OF PARKING AREA = 22,012 sq ft x 0.05 = 1,100 sq ft  
 LANDSCAPING PROVIDING: ON-SITE = 6,767 sq ft  
 PARKWAY = 1,344 sq ft  
 PARKING REQ'D: OFFICE: 1,979 @ 1/150 = 8  
 MEZZ: 1,979 @ 1/500 = 4  
 MFG: 7,000 @ 1/350 = 20  
 WHSE: 13,865 @ 1/100 = 14  
 TOTAL = 46 SPACES  
 PARKING SPACES PROVIDING = 47 SPACES  
 32 SPACES 9' x 20' & 15 SPACES 7'5" x 15'  
 OCCUPANCY LOAD: OFF & MFG = 10,958 / 100 = 109  
 WHSE = 13,865 / 100 = 139  
 TOTAL = 158

5. PARKING AREAS SHALL BE SCREENED FROM STREET VIEWS BY A COMBINATION OF 3' HIGH LANDSCAPE BERM AND 3' SHRUB ROW.
6. WHITE PAINTED STRIPES NOT LESS THAN 4 INCHES WIDE TO INDICATE PARKING SPACES.
7. CLEARLY MARK EACH COMPACT CAR PARKING SPACE FOR "SMALL CARS ONLY"

**SITE PLAN**

LEGAL: PARCEL 7 OF PARCEL MAP NO. 16 229  
 ZONING CASE NUMBER: DR-99-889

**EXHIBIT "A"**

PREP 10/1/01

OWNER & CONTRACTOR: CHUCK PANCIERI (714) 637-3867  
 G.O.P. BUILDINGS #3 & #4

OLDHAM & ERICKSON  
 STRUCTURAL ENGINEERS

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 PROJECT NO: \_\_\_\_\_