

ENCROACHMENT PERMIT

^I
SYDNEY LERNER, the Owner of the property located at 3649 Tenth Street in the City of Riverside, hereby requests permission to construct and maintain the improvements within the public right of way of as shown on **EXHIBIT A** attached hereto.

Upon issuance of this permit, I agree to comply with the attached terms and conditions.

Date 28 August 1997 BY: Kerner Building

Date _____ BY: Sydney Lerner, Managing Partner

Applicants Address: Richard Frick Phone: 684-4011
Cole and Frick Architects, Inc.
4195 Chestnut Street
Riverside CA 92501

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ENCROACHMENT PERMIT APPROVAL

This permit shall become effective upon the approval of the Departments listed below. Issuance of this permit shall not be construed as a waiver of any other applicable permit or requirement, and is only revocable permission to use the land for the purpose described.

Public Utilities Water - Brian Simpson B. Simpson 9/2/97

Public Utilities Electric - Bill Mainord Bill Mainord 9/2/97

~~Parks and Recreation - Bob Johnson~~

Planning - ~~Jeff Belier~~ Anthea Hartig
(Lerner Building, Local Landmark). Anthea Hartig 2 Sept 97

APPLICANT: Upon obtaining the above signatures, return this permit to the Public Works Department for final approval.

.....
FINAL APPROVAL

Date 9/3/97 Barry Beck
Barry Beck Public Works Director

Encroachment Permit No. 1404

TERMS AND CONDITIONS

1. Permittee acknowledges that the area of encroachment is owned or controlled by the City of Riverside.
2. Permittee acknowledges that the described property could be needed for a proposed or planned public improvement and the City may revoke this permit. Upon written notice of revocation, the permittee shall, within the time prescribed by the City, remove all improvements placed, constructed or maintained. If the permittee fails to abide by the removal order of the City, the City shall have the right to remove and destroy the improvements without reimbursement to the permittee. The cost of such removal shall be paid by the permittee to the City and shall constitute a debt owed to the City.
3. Permittee waives the right of claim, loss, damage or action against the City resulting from revocation, termination, removal of improvements or any action of the City, its officers, agents or employees taken in accordance with the terms herein.
4. If the Public Works Director of the City of Riverside finds that the permittee is in default of the terms of this permit, that shall be cause for revocation.
5. Permittee herewith agrees to hold the City of Riverside harmless from and against all claims demands, costs, losses, damages, injuries, actions for damages and/or injuries, and liability in connection with the construction, encroachment, and/or maintenance to be done by permittee within the described property.
6. Prior to any construction taking place on City controlled property, permittee shall obtain a Construction Permit or Street Opening Permit from the City Public Works Department.
7. The permittee agrees to insure that construction of their improvements will not interfere in any way with any existing City or utility facilities.
8. Permitted acknowledges that existing city or utility facilities will require future maintenance, reconstruction, and revisions and that facilities may be added, any of which may result in removal or alteration of the permittee's improvements without reimbursement to the permittee.
9. Prior to construction, permittee shall contact Underground Service Alert to field locate existing utility lines. Any conflicts discovered will void the permit until acceptable revisions are made.

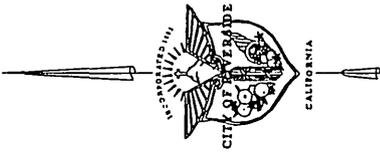
Special Departmental Conditions Attached: No

Encroachment Permit No. 1404

EXHIBIT A

TO CONSTRUCT AND MAINTAIN AN OVERHEAD FIRE ESCAPE PLATFORM AND LADDER WITHIN THE ADJACENT ALLEY AS SHOWN ~~(BELOW)~~ (ON THE ATTACHED PLANS).

E - 1404



1 inch = 100 feet

Symbology

- City Owned Property
- ROW Line
- Parcel Line
- Assessor Parcel Line
- Project Limits Boundary
- Street Centerline
- Private Street Centerline
- Lot Line
- Misc. Cadastral Line
- Vacated Street
- ILS Clear Zone
- Adjusted ROW
- Easement Line
- Restricted Access
- Easement Line

Map Produced on:
 August 27, 1997
 Aerial photos taken on 7/15/97. The City of Riverside makes no warranty on the accuracy or content of the data shown on this map. This map shall not be reproduced or distributed. © Copyright 1997, City of Riverside, California. Boundary, Inc./B&B.



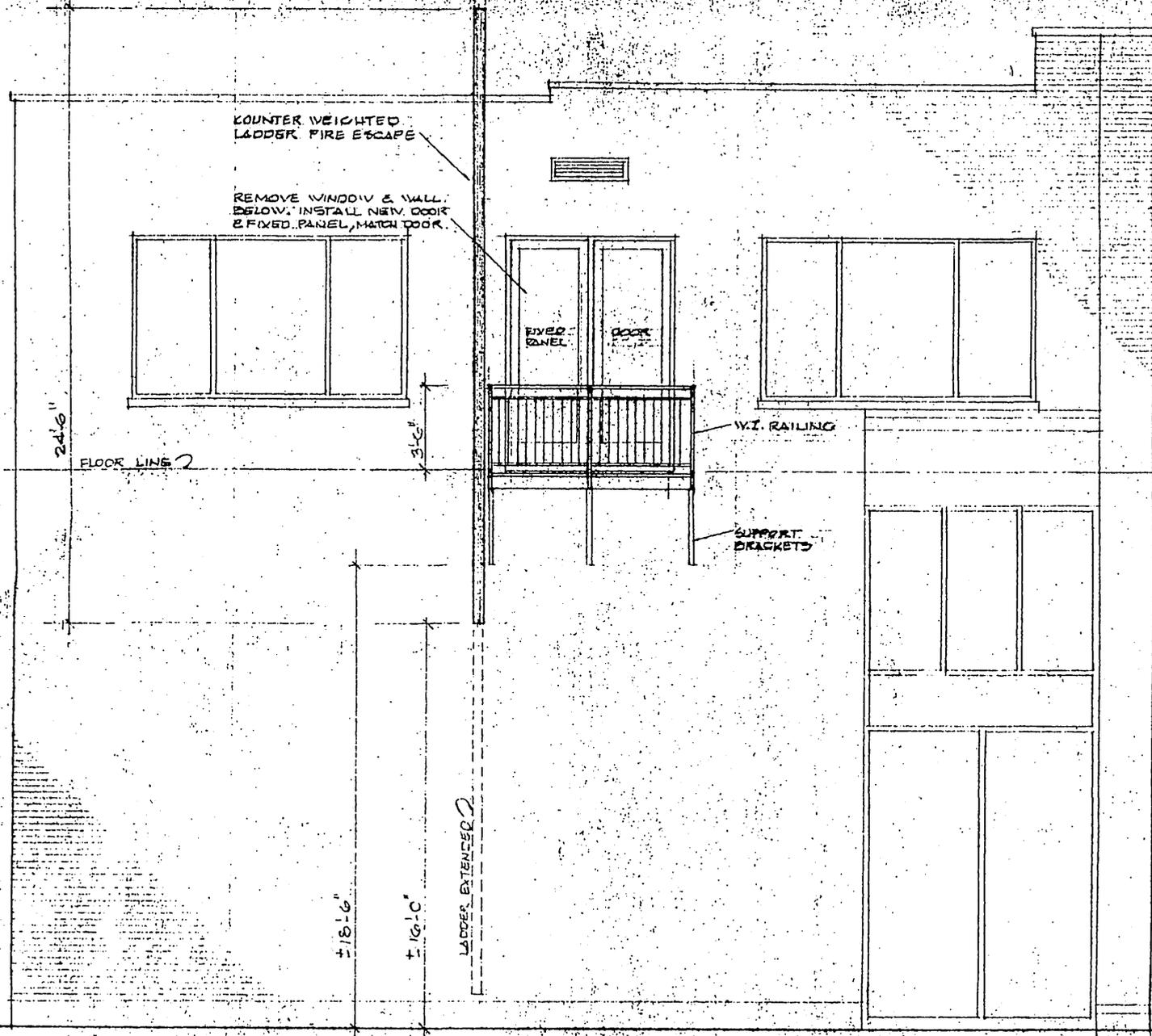
E-1404

RECEIVED
AUG 28 1997
DEPT. OF PUBLIC WORKS

E-1404



4195 Chestnut Street
Riverside, California
92501 909/684-4011



TERIOR ELEVATION-Modified

SCALE 1/4" = 1'-0"

50'-0" x 187'-6" PROPERTY SIZE

NS FOR A FIRE ESCAPE TO THE

INER BUILDING

STREET, RIVERSIDE, CALIFORNIA

EXTERIOR ELEVATION-Modified

SCALE 1/4" = 1'-0"

50'-0" x 157'-6" PROPERTY SIZE

BUILDING LINE

PROPERTY LINE

REMOVE EXISTING WINDOW & WALL BELOW.
INSTALL DOOR & FIXED PANEL.

PULL DOWN LADDER

METAL OPEN GRATE FLOOR

8'-0"

6'-7 1/2"

CITY SIDEWALK

10th STREET

ALLEY

~~CAUTION!
UNDERGROUND ELECTRIC SERVICE
IN VICINITY. CALL FOR LOCATION~~

No Conflict

BM

DRIVE TO PARKING GARAGE

CITY HALL DEVELOPMENT

MODIFICATIONS FOR A FIRE
LERNER BUILD

EXHIBIT A

REVISIONS

DATE:
JOB NUMBER

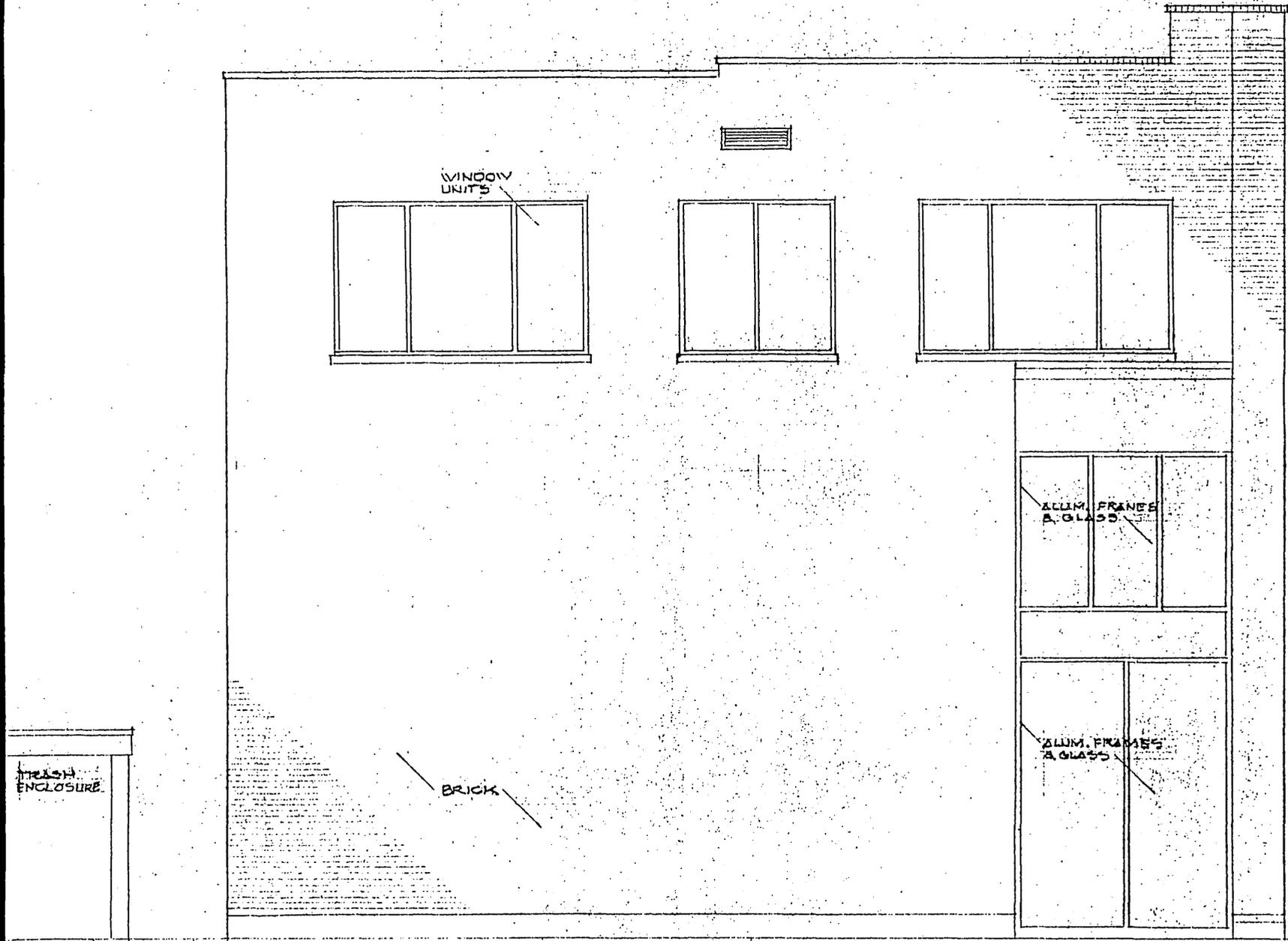
SHEET NO.
OF

E-1404

FLOOR/SITE PLAN-Partial

SCALE 1/4" = 1'-0"

E-1404



EXTERIOR ELEVATION-Existing

SCALE 1/4"=1'-0"



FENCE @ E.P.

WATER METER & STREET LIGHT
ARE BEHIND FENCE (3'±)



FENCE TO BE MOVED
BACK 5'±, BEHIND STREET
LIGHT, WATER METER & SHRUBS.