

ENCROACHMENT PERMIT

Pursuant to Resolution No. 11065 of the City of Riverside, permission is hereby granted to HAROLD WAYNE MAXWELL
6075 Chapel Street
Riverside, CA 92503

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

That portion of a public utilities easement adjacent to the southerly line of Parcel 2 of Parcel Map 17589, as shown by map on file in Book 94 of Maps at Page 65 thereof, records of Riverside County, California,

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 metal building encroaching into said easement a maximum of 5.00 feet as shown by Exhibit "A" attached and made a part thereof 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: March 14, 1984

CITY OF RIVERSIDE, a municipal corporation

By Al Brown Mayor

Attest Alice A. Hare City Clerk

The foregoing is accepted by:

Harold W. Madwell
(Signature(s) of Permittee)

APPROVED AS TO CONTENT

Fred Kraus
Department Head

APPROVED AS TO FORM

John Woodhead
City Attorney

CITY MANAGER APPROVAL

Robert C. Lemont
City Manager

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE

PARKING LAYOUT

FOR PARCEL 2 OF TENTATIVE PARCEL MAP NO. 17589

OWNER-DEVELOPER

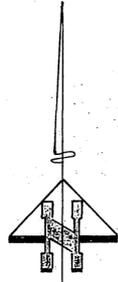
WALTER E. TAYLOR
1782 SANTA ISABEL
FOUNTAIN VALLEY, CA 92708

JULY 1981

SCALE: 1"=60'

HAWKINS, ROBERTSON & ASSOCIATES LS 3163

3750 ELIZABETH STREET • RIVERSIDE, CALIFORNIA • PH. (714) 684-9522



ARLINGTON AVENUE

AVENUE

RS 53/68

ZONE M-1
684'

PARCEL 1
5.89 ACRES ±

P.M. 16/90

PAR. 1

ZONE M-1

PAR. 2

PAR. 3

PAR. 4

PARCEL 2
3.18 ACRES ±

AREA OF ENCROACHMENT

MB 22/81-82 ZONE R-1-65

CYPRESS AVENUE

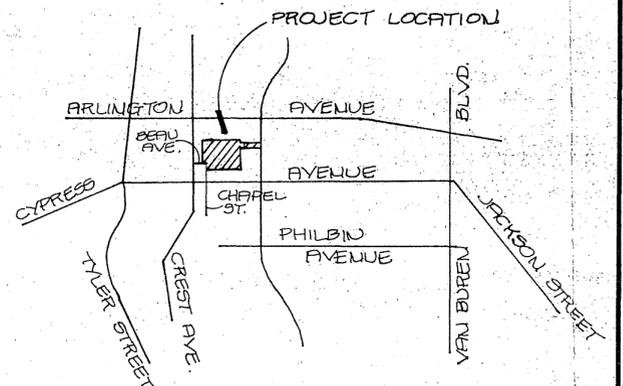
AVENUE

UTILITIES

WATER _____ CITY OF RIVERSIDE
 SEWER _____ CITY OF RIVERSIDE
 GAS _____ SO. CAL. GAS COMPANY
 ELECTRIC _____ SO. CAL. EDISON COMPANY
 TELEPHONE _____ PACIFIC TELEPHONE
 TELEVISION _____ INDIVIDUAL ANTENNAE

NOTES

- AREA SHOWN AS A.C. IS EXISTING.
- PARKING STALLS ARE 9'x20' (HANDICAPPED 12'x20')
- PARKING ISLANDS TO BE STRIPED (NO CURB)
- PARKING SPACES REQUIRED*:
MANUFACTURING: 23,000 S.F. ÷ 350 = 66 SPACES
- PARKING SPACES PROVIDED = 75 SPACES



VICINITY MAP
NOT TO SCALE

CREST AVENUE

CREST AVENUE

AVENUE

RUTLAND AVENUE

EXHIBIT "A"