

When recorded mail to:

City Clerk's Office
City of Riverside
3900 Main Street
Riverside, CA 92522

RECORDED MAY 22 1984

INSTRUMENT NO. 108773

OFFICIAL RECORDS, RIV. CO.

5/16

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code 6103)

FOR RECORDER'S OFFICE USE ONLY

ENCROACHMENT PERMIT

Pursuant to Resolution No. 11065 of the City of Riverside, permission is hereby granted to MARVIN M. SANDO, a married man as his sole and separate property, as to an undivided 1/2 interest, and SAMUEL G. WILTCHIK, an unmarried man as to an undivided 1/2 interest,

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

A. DESCRIPTION OF ENCROACHMENT AREA

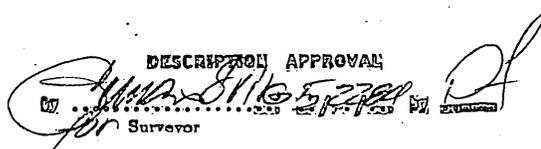
That portion of Magnolia Avenue, a public right of way, being more particularly described as follows:

All that portion of Lots 1 thru 5, inclusive, of Magnolia Acres, as shown by map on file in Book 18, Page 11 of Maps, records of said Riverside County, lying 42.00 feet south-easterly of the line which is parallel with and distant 108.00 feet northwesterly as measured at right angle from the center-line of Magnolia Avenue.

B. DESCRIPTION OF PERMITTEE'S ADJACENT AND APPURTENANT PARCEL

Lots 1 thru 5 inclusive of said Magnolia Acres.

EXCEPTING therefrom that portion lying 42.00 feet southeasterly of said parallel line,

DESCRIPTION APPROVAL

Surveyor

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 private parking lot encroaching into said public right of way a maximum of 42.00 feet as shown by Exhibit "A" attached and made a part hereof 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: May 22, 1984

CITY OF RIVERSIDE, a municipal corporation

By [Signature] Mayor

Attest [Signature] City Clerk

The foregoing is accepted by:

[Signature]
(Signature(s) of Permittee)
MARVIN M. SANDO
[Signature]
SAMUEL G. WILTCHIK

APPROVED AS TO CONTENT

[Signature]
Department Head

APPROVED AS TO FORM

[Signature]
Legal Department

CITY MANAGER APPROVAL

[Signature]
City Manager

LEGAL DESCRIPTION:

(1) LOTS 1 THROUGH 5, INCLUSIVE, OF MAGNOLIA ACRES W.B. 18, R. 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, EXCEPTING THEREFROM THE SOUTHWESTERLY 194 FEET OF THE NORTHWESTERLY RECTANGULAR 20 FEET OF MAPS, RECORDS OF RIVERSIDE COUNTY.

(2) LOT 75 OF BEL AIR SQUARE, M.B. 23, P. 16, 17 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

BELMONT: BELMONT, CALIFORNIA, IN CEMENT BASE OF TRAFFIC SIGNAL FOR R.F. MAIL BLDG IN CENTER OF TRAFFIC SIGNAL AT N.W. COR. OF MAGNOLIA AVE. & JACKSON ST. 6/8 F.B. 759/170 EL. = 772.458. TOPS BASED ON FIELD SURVEY, 1/1/1970.

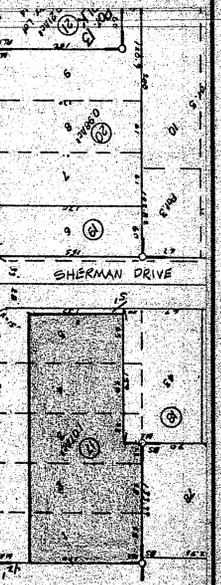
SUBJECT PROPERTIES DO NOT LIE WITHIN A FLOOD PLAIN, INFORMATION OBTAINED FOR THE PLANNING DEPT. CITY OF RIVERSIDE FOR FLOOD INSURANCE PROGRAM # 060200-0025-A

BUILDING SQUARE FOOTAGE

SECOND LEVEL APPLICABLE COMPLEX	7,020 SF
SUBTOTAL	7,020 SF
MATERIAL OFFICE SPACE	1,248 SF
CONCRETE, STAIRS, ETC.	1,670 SF
SUB-TOTAL 2ND LEVEL	2,117 SF
GROUND LEVEL PARKING AREA	14,534 SF
ENTRANCE LOBBY	14,534 SF
TOTAL BUILDING SQ. FT.	21,520 SF

PARKING SPACES

REQUIRED	18,344 SPACES
AVAILABLE	18,344 SPACES
REMAINING AT BUILDING	915 SPACES
PARKING AT OVERLAND LOT	23 SPACES
TOTAL AVAILABLE	18,367 SPACES



AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS SHOWN ON THE MAP OF SAID TRACT, LOCATED WITHIN THE NORTHWESTERLY 10 FEET OF LOTS 1, 2 AND 3 AND THE NORTHWESTERLY 5 FEET OF LOT 1.

AN EASEMENT FOR THE HERETIMBER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTRUMENT RECORDED DECEMBER 5, 1959 IN BOOK 1828 PAGE 130 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR ELECTRIC LINES, TELEPHONE LINES, POLES, CABLES AND CROSSINGS AND IS DESCRIBED AS FOLLOWS: THE NORTHWESTERLY 5 FEET OF THE NORTHWESTERLY 20 FEET OF THE SOUTHWESTERLY 36 FEET OF LOT 3 OF THE MAGNOLIA ACRES, AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

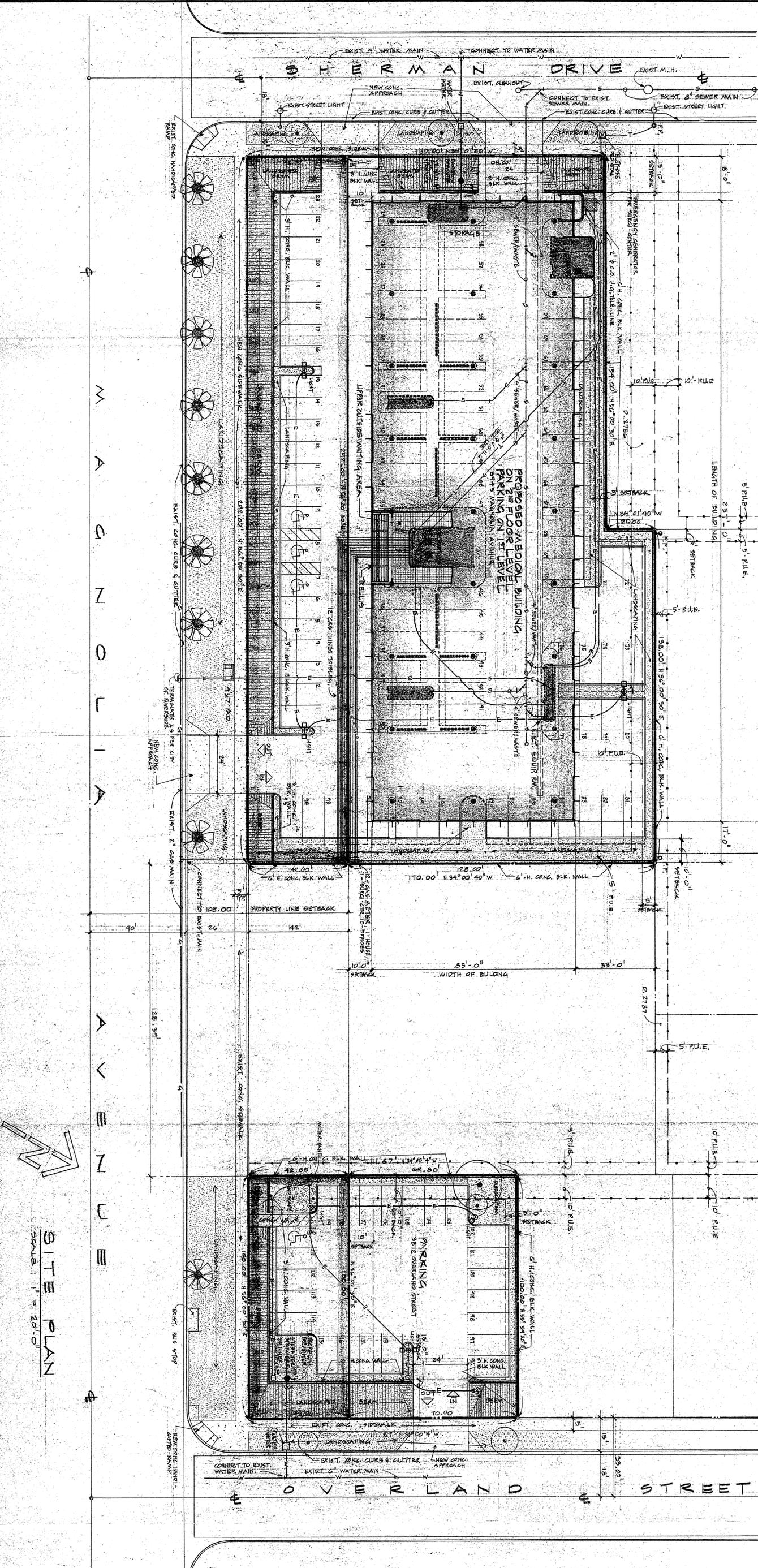
A PORTION OF THE OVERSIZED LAND FOR CONSERVATION AND IMPROVEMENT OF ALL NECESSARY WATER DITCHES, DIPS OR FLUMES FOR IRRIGATION OR DOMESTIC PURPOSES, AS GRANTED TO RIVERSIDE COUNTY BY COMPANY AND RIVERSIDE WATER COMPANY, THEIR SUCCESSORS OR ASSIGNS, IN DEEDS RECORDED APRIL 26, 1922 IN BOOK 28 PAGE 615 AND AUGUST 14, 1928 IN BOOK 42 PAGES 294 AND 296, RESPECTIVELY, OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, THE EXACT LOCATION IS NOT DISCLOSED IN THE RECORDS.

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS SHOWN ON THE MAP OF SAID TRACT, LOCATED WITHIN THE SOUTHWESTERLY 10 FEET OF SAID LAND.

COVENANTS, CONDITIONS AND RESTRICTIONS IN DOCUMENT RECORDED DECEMBER 16, 1938 IN BOOK 1828 PAGE 130 OF OFFICIAL RECORDS IN RIVERSIDE COUNTY, CALIFORNIA, AND 2, 1939 IN BOOK 1828 PAGE 130 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT BE AFFECTIVE OR RENDER INVALID THE LIEU OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF RIVERSIDE, IN INSTRUMENT RECORDED DECEMBER 5, 1959 IN BOOK 1828 PAGE 130 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR ELECTRIC LINES, TELEPHONE LINES, POLES, CABLES AND CROSSINGS AND IS DESCRIBED AS FOLLOWS: THE NORTHWESTERLY 5 FEET OF THE SOUTHWESTERLY 36 FEET OF LOT 3 OF THE MAGNOLIA ACRES, AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

COVENANTS, CONDITIONS AND RESTRICTIONS IN DOCUMENT RECORDED MARCH 14, 1984 IN INSTRUMENT NO. 57078 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, FOR DELIVERED RESTRICTIONS IF ANY AREN'T FROM STATE, COUNTY, RELATION ON NATIONAL ORDINANCE.



SITE PLAN
SCALE: 1" = 20'-0"

REV	DATE	NO
01	5-10-84	83-04

MEDICAL OFFICE & SURGI-CENTER BUILDING
FOR DR. MARVIN M. SANDO, DR. SAMUEL G. WILTCHIK
8945 MAGNOLIA AVENUE, RIVERSIDE, CALIFORNIA, 92503

BUSSEY BROWN HOFMANN ARCHITECTS
6403 RIVERSIDE AVE RIVERSIDE CA 92506 • PH 714 683 2310