



ENCROACHMENT PERMIT
Ground Water Monitoring Well
 City of Riverside - Public Works Dept.
 951-826-5341

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.

Owner: MAXXAM ENTERPRISES
Location: 6150 VAN BUREN BL RIVE
A.P.N.: 151-151-006

Encroachment: INSTALL ONE GROUND MONIROING WELL IN THE PUBLIC RIGHT OF WAY AS SHOWN ON THE ATTACHED EXHIBITS

The above-described encroachment being shown on Exhibit A attached hereto.

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

Date: 11/4/10

By: Chris Cosby

Date: _____

By: _____

Applicant
 SCS ENGINEERS
 8799 BALBOA AVE SUITE 290
 SAN DIEGO CA 92123
 858-571-5500

Contractor/Developer

ENCROACHMENT PERMIT APPROVAL

This permit has been reviewed and approved by the Departments listed below provided the attached terms and conditions are adhered to:

- P/W ENGINEERING
- P/W TRAFFIC
- P/U WATER
- P/U ELECTRIC

FINAL APPROVAL

Date: 10/25/10

[Signature]
 City Engineer

THIS PERMIT IS NOT VALID UNTIL ISSUED AND POSTED IN CITY RECORDS

Issued by: [Signature]

Dated by: Nov 15 2010

ENCROACHMENT PERMIT NO. PW10-0512

E10-0512



City of Riverside

The following are requirements that need to be met for your permit #PW10-0512 .

- 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: Permittee 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. It shall be Permittee's responsibility to determine the location and required clearances from all public and private utility, sewer and drainage facilities prior to drilling and shall only drill in compliance with such clearance requirements.
- 10: Permittee agrees to remove, close and abandon the well or wells in a timely manner, in accordance with the procedures specified under Condition 10m below. This permit may then be revised to apply to a new approved site.
10. Permittee shall obtain a well permit from the County of Riverside, Health Services Agency, Department of Environmental Health. A copy of the County permit shall be incorporated into this permit. County approval is required prior to issuance of this encroachment permit.
- 10a. Permittee shall use and occupy the described encroachment only in the manner and for the purposes as follows: To drill, maintain, monitor, remove and close test well(s) for the purpose of

E10-0512

Ground Water Monitoring.

10b. Permittee agrees to make the results of sampling available to the City.

10c. Permittee shall have the right of reasonable access across the City's adjacent right-of-way to drill, monitor, maintain, remove and close the well(s).

10d. Permittee shall inspect each well site at least once each month to insure that the lock is locked and not broken.

Well Construction

10e. The test well(s) shall be constructed as shown on the attached exhibits.

10f. Permittee's contractor shall obtain a Street Opening Permit from the City Public Works Department prior to doing any work in the public right-of-way.

10g. Permittee's contractor shall review required traffic control and safety measures for each site with the City's Traffic Engineering Division prior to doing any work in the public right-of-way. Permittee's contractor shall be responsible for implementing the required traffic control and safety measures as approved by the City Traffic Engineer.

10h. It shall be Permittee's responsibility to determine the location and required clearances from all public and private utility, sewer and drainage facilities prior to drilling and shall only drill in compliance with such clearance requirements.

10i. Permittee shall notify the City of Riverside, California, Public Works Department of the exact drilling date. Drilling will only be permitted at the times specified in the Street Opening Permit required by this permit.

10j. During the period of well installation, Permittee's contractor shall keep the site supervised continuously from the beginning of drilling operations until installation of the locked traffic grade "Christy Box" cap marked "Monitor Well". Under no circumstances is the well or borehole to be left unattended when it is unlocked or incapable of being locked. Supervision after dusk includes appropriated lights to make the well visible to the attendants who shall remain awake and observant of the well or borehole.

10k. Upon completion of installation, Permittee shall provide to the City an as-built plan showing the exact location of the well(s).

Well Closure

10l. In the event the City needs the site prior to completion of monitoring, upon receipt of written notice to this effect from the City, the Permittee agrees to remove, close and abandon the well or wells in a timely manner, in accordance with the procedures specified under Condition 10m below. This permit may then be revised to apply to a new approved site.

10m. When the well(s) are no longer needed, the Permittee shall provide written notice to this effect to the City, and the well(s) shall be removed, closed and abandoned to the specifications of the Riverside Public Works Department and the State of California regulations regarding the closure of wells. Upon closure, Permittee shall provide to the City an as-built plan of the closed well(s).

10n. To insure that the removal and closure of the well(s) takes place in a timely manner, the Permittee shall post a cash deposit of \$1,000.00 per well. This cash deposit may be used by the City to remove and close the well(s) when not done by permittee. Any cost of closure in excess of the cash deposit shall be paid by Permittee to the City of Riverside and shall constitute a debt owed to the City of Riverside.

Well Monitoring

E10-0512

10o. Prior to periodic monitoring and ground water sampling Permittee must contact TRAFFIC ENGINEERING for review and approval of traffic control or lane closures. Traffic Engineering (951) 826-5366.

10p. Permittee must notify PUBLIC WORKS INSPECTION 48 hours in advance of the anticipated date and time of all ground water sampling requiring traffic control or lane closures. Refer to Street Opening Permit No. Public Works Inspection (951) 826-5341.

MONITORING WELL CONSTRUCTION DETAILS

FLUSH MOUNT WELL

SCS ENGINEERS

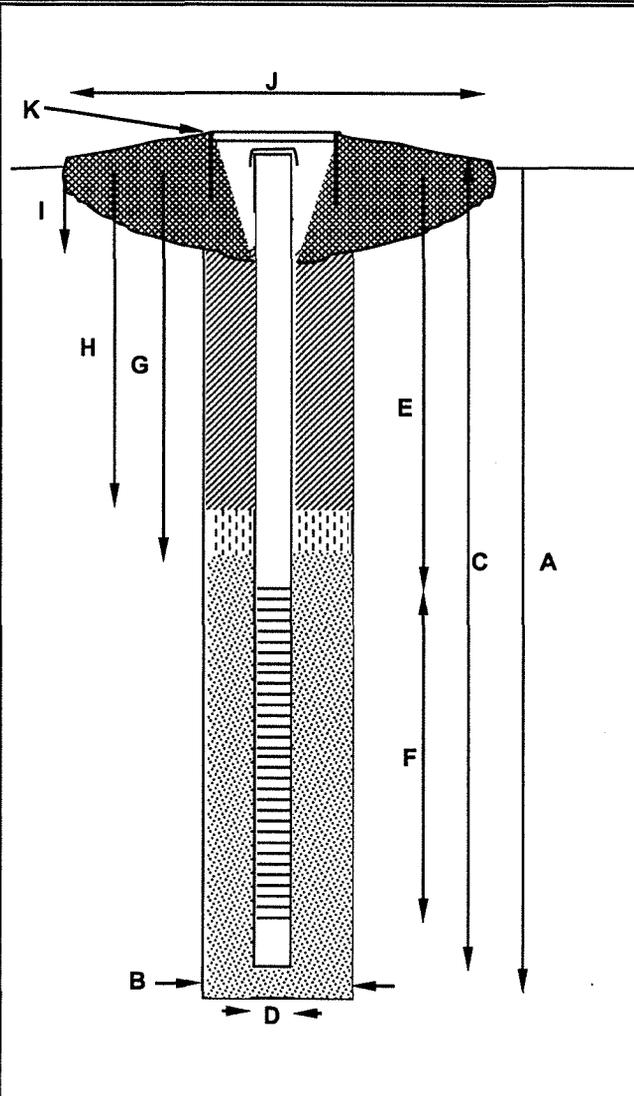
8799 Balboa Avenue, Suite 290
San Diego, California 92123

PROJECT NUMBER: 11991773.09 BORING/WELL NUMBER: MW5

SITE: 6266 Van Buren Blvd., Riverside CA CLIENT: Former Inland Empire Cleaners

COUNTY & PERMIT #: Riverside TBD DATE OF INSTALLATION: TBD

DRILLER: Cascade Drilling, LP PREPARED BY: Chris Crosby



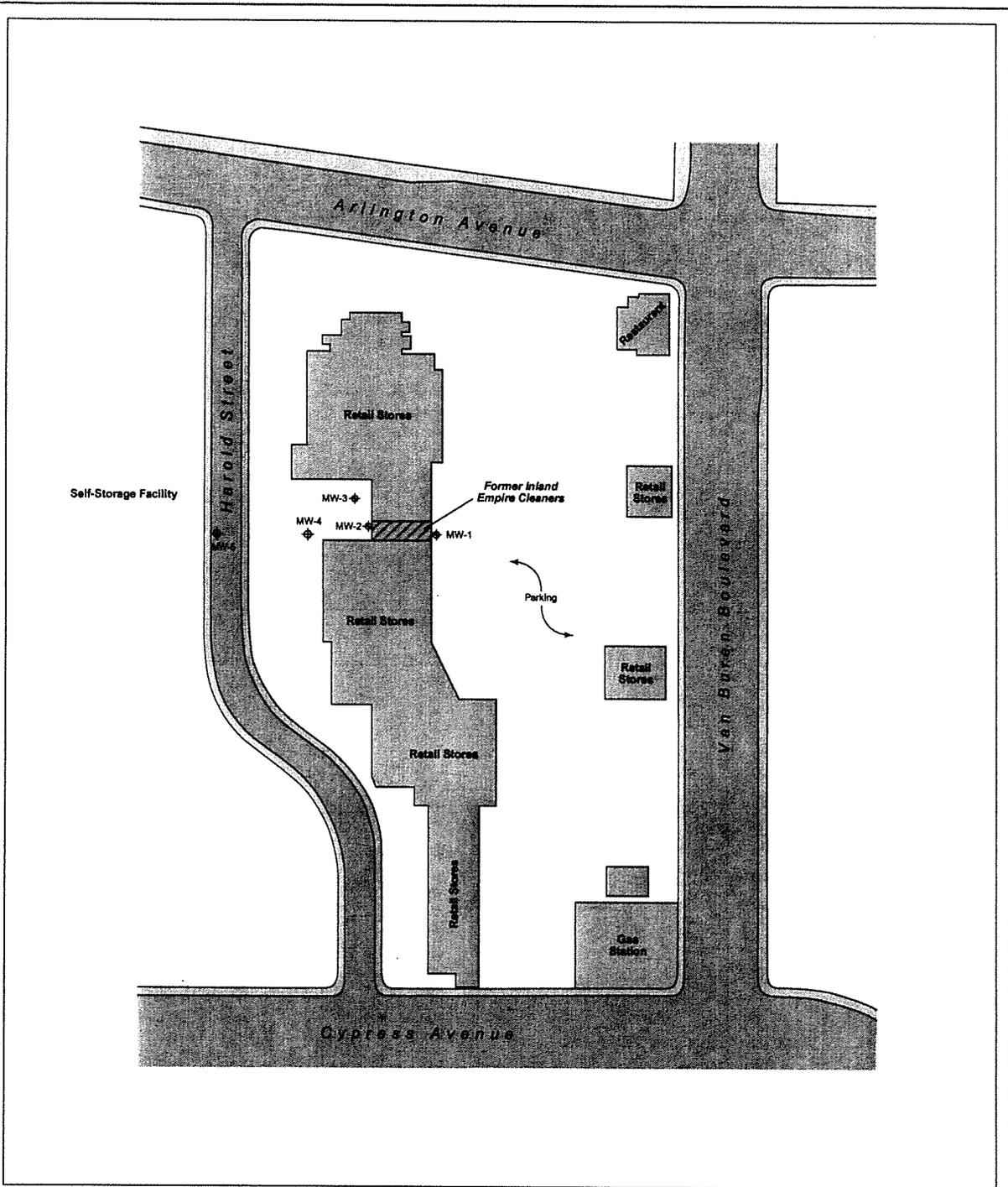
CONSTRUCTION DETAILS

Surface Elevation	TBD
Top of Casing Elevation	TBD
A. Total Depth	55 ft
B. Boring Diameter	8 in
C. Casing Length	55 ft
Casing Material	PVC
D. Casing Diameter	2 in
E. Depth to Top of Screen	35 ft
F. Screen Length	20 ft
Screen (slot) Size	0.020 in
G. Depth to top of Filter Pack	33 ft
Filter Pack Material	#3 Sand
H. Depth to top of Seal	30 ft
Seal Material	Bentonite Chips
I. Depth to Top of Fill Material	3 ft
Annular Fill Material	Bentonite Grout
J. Surface Seal Dimensions	3 ft diameter
Radial or Square or Other	Radial
Surface Seal Material	Concrete

K. Type and Size of Protective Casing: 12 in Traffic Box
Notes:

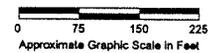
Prepared by: Chris Crosby Date: 10/14/2010

Reviewed by: _____ Date: _____



EXPLANATION

-  Groundwater monitoring well location
-  Proposed groundwater monitoring well location



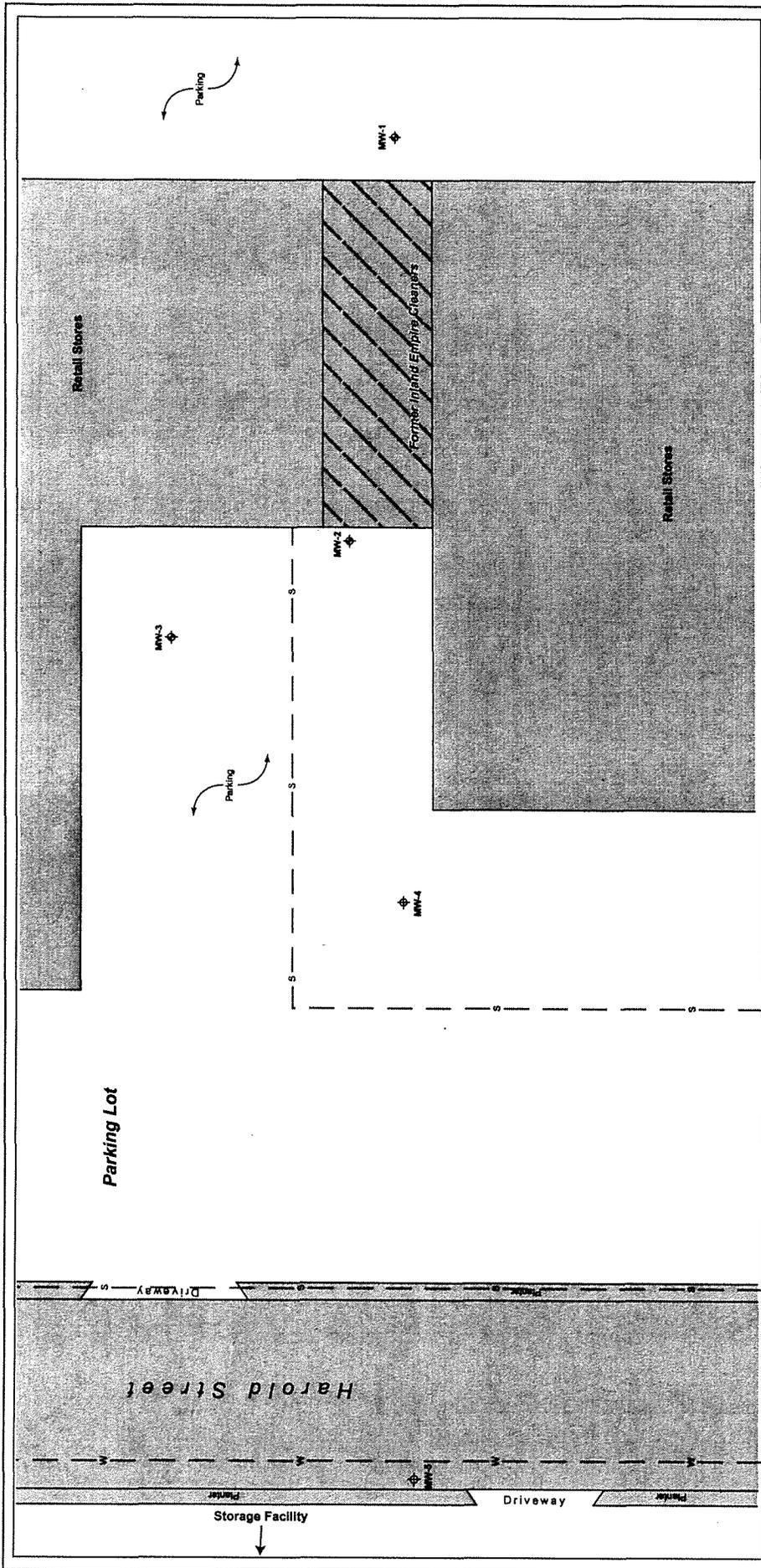
Disclaimer: This figure is based on available data. Actual conditions may differ. All locations and dimensions are approximate.

SCS ENGINEERS
Environmental Consultants
8799 Balboa Avenue, Suite 290
San Diego, California 92123

SITE VICINITY PLAN
3D Investments
Former Inland Empire Cleaners
6266 Van Buren Boulevard
Riverside, California

Project No.:
11991773.09
Figure 2
Date Drafted:
10/21/10

E10-0512



EXPLANATION

MW-3 Groundwater monitoring well location.

MW-5 Proposed groundwater monitoring well location.

W Water line

S Sewer line

0 10 20 30
Approximate Graphic Scale in Feet

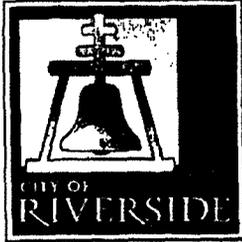
North

SCS ENGINEERS
 Environmental Consultants
 8798 Balboa Avenue, Suite 290
 San Diego, California 92123

SITE PLAN
 3D Investments
 Former Inland Empire Cleaners
 6266 Van Buren Boulevard
 Riverside, California

Project No.: 11991773.09
Figure 3
 Date Drafted: 10/22/10

Disclaimer: This Site is based on available data. Actual conditions may differ. All locations and dimensions are approximate.



CITY OF RIVERSIDE

PUBLIC WORKS DEPARTMENT

AUTHORIZATION TO SIGN

Date: 11/4/10
Address: 6266 Van Buren Blvd
Riverside, CA 92503

Gentlemen:

Only those persons listed below are duly authorized by this company to act as our agents to obtain permits from the City of Riverside, Public Works Department, Engineering Division. It is our understanding that only these designated persons may obtain permits in this firm's name and that this authorization will continue until the Public Works Department is notified in writing of any change.

1. Tom Wright
(TYPED OR PRINTED NAME)

Tom Wright
(SIGNATURE)

2. Chris Crosby
(TYPED OR PRINTED NAME)

Chris Crosby
(SIGNATURE)

3. _____
(TYPED OR PRINTED NAME)

(SIGNATURE)

4. _____
(TYPED OR PRINTED NAME)

(SIGNATURE)

Sincerely,
Cornerstone Property Management for
Maxxam Enterprises and Choice Capital
COMPANY NAME

CHAD D. McCabe, AGENT
TYPED NAME AND TITLE

CHAD D. McCabe
SIGNATURE

3900 Main Street, Riverside, Ca 92522
(951) 826-5341 • www.riversideca.gov
FAX: (951) 826-5542

Environmental Consultants

8799 Balboa Avenue
Suite 290
San Diego, CA 92123

858-571-5500
FAX 858-571-5357
<http://www.scsengineers.com>

SCS ENGINEERS

November 16, 2010
Project Number: 11991773.09

Mark Brown
City of Riverside, Public Works Department
3900 Main Street
Riverside, CA 92522

RE: Encroachment Permit PW10-0512: Well Closure Deposit

Site: 6266 Van Buren Blvd
Riverside California

To Public Works Department;

SCS Engineers relinquishes the encroachment permit – Well Closure Deposit (\$1,000) to all future owners of the above listed Site associated with encroachment permit PW10-0512.

Regards,



Tom Wright, PG 7972
Senior Project Professional
SCS Engineers

