

Recording requeste :

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City of Riverside
Public Works Department
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Riverside, CA 92522

this space for recorder's use

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CITY OF RIVERSIDE

Book 1984, Page 123405
JUN - 8 1984

Recorded in Official Records
of Riverside County, California
Recorder
Fees \$

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

Please record for the benefit of the City of Riverside
Property Services Manager

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CONDITIONAL CERTIFICATE OF COMPLIANCE
COC-1-778

Property Owner(s): JOHN BALK and SUSAN BALK

Pursuant to Section 66499.35 of the Government Code of the State of California, a Conditional Certificate of Compliance waiving compliance to the California Subdivision Map Act and Title 18 of the Riverside Municipal Code is hereby granted by the Planning Commission of the City of Riverside, California, for the following described real property located in the City of Riverside, County of Riverside, State of California:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Said Certificate of Compliance is granted subject to the following conditions: The subject property will comply with City regulations when the following is completed:

- a. The installation of curb and gutter at 20 feet from centerline, sidewalk, matching paving, and street trees along the Monroe Street frontage of subject property.
- b. A Irrevocable offer of dedication for a 66 foot wide extension of Lomita Street across the subject property.

This certificate shall serve as notice to the property owner or vendee who has applied for this certificate, a grantee of the property owner, or any subsequent transferee or assignee of the property that the fulfillment and implementation of designated conditions applied to this certificate shall be required prior to subsequent issuance of a permit or other grant of approval for development of the property. THIS ISSUANCE OF THIS CONDITIONAL CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OR PROVISIONS OF THE RIVERSIDE MUNICIPAL CODE PERTAINING TO ZONING REGULATIONS.

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

Dated: JUNE 8, 1984

MERLE G. GARDNER
PLANNING DIRECTOR

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA) SS
COUNTY OF RIVERSIDE)

On this 8th day of JUNE, in the year 1984, before me, GUNARS SVIKA a Notary Public in and for said county and state, personally appeared ROBERT C. MEASE personally known to me to be the person who executed this instrument as PRINCIPAL PLANNER of the City of Riverside on behalf of the Planning Commission of the City of Riverside and acknowledged to me that said Planning Commission executed the same.

GUNARS SVIKA
Notary Public in and for said County and State

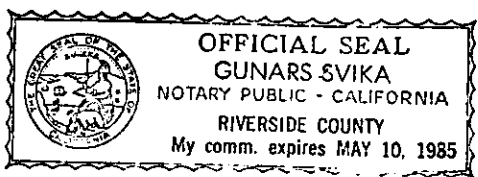


EXHIBIT "A"

That portion of Lot 12 in Block 4 of the LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, as shown by Map on file in Book 1 page 70 of Maps, Records of San Bernardino County, California, more particularly described as follows:

123405

BEGINNING at the Southwesterly corner of said Lot 12;

THENCE Northwesterly, along the Southwesterly line of said Lot, 225 feet to the TRUE POINT OF BEGINNING;

THENCE Northeasterly, and parallel with the Southeasterly line of said Lot, 387 feet to the Southwesterly corner of Lot 89 of ROBLYNN MANOR, UNIT NO. 3, as shown by Map on file in Book 36 pages 74, 75 and 76 of Maps, Records of Riverside County, California;

THENCE Northwesterly, and parallel with the Southwesterly line of said Lot 12, 150 feet;

THENCE Southwesterly, and parallel with the Southeasterly line of said Lot, 280 feet;

THENCE Southeasterly, and parallel with the Southwesterly line of said Lot, 75 feet;

THENCE Southwesterly, and parallel with the Southeasterly line of said Lot, 107 feet;

THENCE Southeasterly, along the Southwesterly line of said Lot, 75 feet to the TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL
by *Henry M. [Signature]* 5/21/81 by *[Signature]*
Surveyor