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City of Riverside  
Public Works Department  
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Riverside, CA 92522

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PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

4/20

CONDITIONAL CERTIFICATE OF COMPLIANCE  
COC-1-834

Property Owner(s): GERALDINE L. ANDREW

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 description.

Said Certificate of Compliance is granted subject to the following conditions:

All conditions have been met.

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

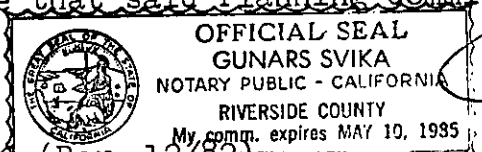
Dated: AUG. 20, 1983

MERLE G. GARDNER  
PLANNING DIRECTOR

By Robert C. Mease  
ROBERT C. MEASE  
PRINCIPAL PLANNER

STATE OF CALIFORNIA)  
COUNTY OF RIVERSIDE) SS

On this 24<sup>TH</sup> day of AUGUST, in the year 1983, 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 Sviaka  
Notary Public in and for said County and State

172211

That portion of the East one-half of the Northeast one-quarter of the Northwest one-quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, more particularly described as follows:

BEGINNING at a point in the northwesterly line of Magnolia Avenue distant thereon, North 27° 36' 00" East 326.28 feet from its intersection with the northerly line of the right of way of Los Angeles & Salt Lake Railroad Company;

THENCE North 62° 24' 00" West, 261.83 feet to the west line of the fractional East one-half of said Northeast one-quarter of the northwest one-quarter of Section 34;

THENCE North 0° 05' 05" West, along said west line 25.03 feet to the south line of Parcel 1 of Record of Survey, on file in Book 31, Page 19 of Record of Surveys, records of said Riverside County;

THENCE North 89° 54' 56" East, along said south line 199.83 feet to an angle point in said south line;

THENCE continuing along said south line and the southeasterly prolongation thereof, South 62° 24' 00" East, 96.51 feet to said northwesterly line of Magnolia Avenue;

THENCE South 27° 36' 00" West, along said northwesterly line 115.00 feet to the point of beginning.

DESCRIPTION APPROVAL  
by *George H. Alderman* 11/9/83 by *[Signature]*  
Surveyor