

78901

Recording requested by:

And when recorded, mail to:

City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

RECEIVED FOR RECORD
AT 8:30 O'CLOCK A.M.
At Request of
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE

MAR 2 5 1988

Recorded in Official Records
of Riverside County, California

William E. Jones
RECORDER

Fees \$

2/9

FOR RECORDER'S OFFICE USE ONLY

PROJECT: COC-3-878

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): Grand Motors Inc., a California corporation

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:

Parcel 1:

That portion of Lot 92 of the Lands of Southern California Colony Association, as shown by Map on file in Book 7 Page 3 of Maps, Records of San Bernardino County, California, described as follows:

COMMENCING at the most westerly corner of said Lot 92;

THENCE northeasterly along the northwesterly line of said Lot 92, a distance of 198.00 feet to a point thereon, said point lies 363.4 feet southwesterly of, measured along said northwesterly line of said Lot 92, from the southwesterly line of the land described in deed to Leon K. Holland, et ux, by Deed recorded May 16, 1949 in Book 1076, Page 347 of Official Records of Riverside County, California, said point also being the POINT OF BEGINNING;

First American Title Company has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described herein.

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THENCE continuing along said northwesterly line, a distance of 363.4 feet to the southwesterly line of the land described in Deed to Leon K. Holland, et ux, by Deed recorded May 16, 1949 in Book 1076, Page 347 of Official Records of Riverside County, California;

THENCE southeasterly along said southwesterly line of said land deeded to Leon K. Holland, a distance of 235.00 feet to the most northerly corner of the land described in Deed to John H. Reynolds, et ux, by deed recorded February 27, 1964, as Instrument No. 24714 of Official Records of Riverside County, California;

THENCE southwesterly and parallel with the northwesterly line of La Cadena Drive, a distance of 363.4 feet;

THENCE northwesterly and parallel to the southwesterly line of said Leon K. Holland, et ux parcel, a distance of 235.00 feet to said POINT OF BEGINNING.

DESCRIPTION APPROVAL 3/14/88
George P. Hutchinson by *[Signature]*
SURVEYOR, CITY OF RIVERSIDE

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

MERLE G. GARDNER
PLANNING DIRECTOR

Dated: MARCH 15, 1988

By *[Signature]*
ROBERT C. MEASE
PRINCIPAL PLANNER

