

297111

Recording requested by:

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

And when recorded, mail to:

SEP - 8 1995

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

Recorded in Official Records
of Riverside County, California

[Signature] Recorder
Fees \$ 15

FOR RECORDER'S OFFICE USE ONLY

Project: CO-3-945
9331 Aguilar Street
A.P.N. 233-160-016

66/8 *15*
3

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): MANUEL ESPINOSA, as Executor of the Estate of CRESCENCIO ESPINOSA, deceased.

Pursuant to Section 66499.35(b) 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 real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

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

Prior to the issuance of any building permits for the property described in said Exhibit "A", the current property owner(s) shall comply with the terms and conditions set forth in the COVENANT AND AGREEMENT RELATING TO INSTALLATION OF OFF-SITE IMPROVEMENTS AND PROVISION OF UTILITIES recorded September 8, 1995 as Instrument No. 297110, of Official Records of Riverside County, California.

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. THE ISSUANCE OF THIS CONDITIONAL CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated:

9-8-95

By

J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

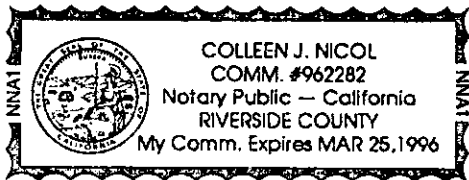
State of California }
County of Riverside }^{ss}

On 9-8-95, before me Colleen J. Nicol
(date) (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Colleen Nicol
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)

Other
Principal Planner

- () Partner(s)
- () General
- () Limited

The party(ies) executing this document is/are representing:

City of Riverside

EXHIBIT A

LEGAL DESCRIPTION

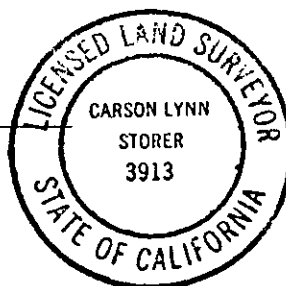
THAT PORTION OF LOT 6 IN BLOCK 30 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATION COMPANY, LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTERLINE OF GIBSON STREET, 50 FEET WIDE, SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID LOT 6, THENCE SOUTH $33^{\circ}37'$ EAST ALONG THE CENTERLINE OF SAID GIBSON STREET, THAT ALSO BEING THE NORTHEASTERLY LINE OF SAID LOT 6, 105.80 FEET; THENCE ALONG A LINE PERPENDICULAR TO SAID CENTERLINE AND SAID NORTHEASTERLY LINE 25.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID GIBSON STREET; THENCE SOUTH $56^{\circ}47'$ WEST AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 6 291.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH $56^{\circ}47'$ WEST, 89.30 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO TEODORO AGUILAR AND MARIA S. AGUILAR, HUSBAND AND WIFE, BY DEED RECORDED FEBRUARY 4, 1952, AS INSTRUMENT NO. 4832; THENCE SOUTH $33^{\circ}37'$ EAST ALONG THE WESTERLY LINE OF SAID PARCEL CONVEYED TO TEODORO AGUILAR, ET UX, 112.40 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED DECEMBER 2, 1960, AS INSTRUMENT 102522; THENCE NORTH $56^{\circ}23'44''$ EAST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL CONVEYED TO THE CITY OF RIVERSIDE, 89.30 FEET; THENCE NORTH $33^{\circ}37'$ WEST, 112.40 FEET TO THE TRUE POINT OF BEGINNING.

SAID DESCRIBED PROPERTY IS ALSO SHOWN AS A PORTION OF PARCEL 3 ON THE RECORD OF SURVEY ON FILE IN BOOK 33, PAGE 29 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.



CARSON L. STORER, PLS 3913
EXPIRATION DATE: JUNE 30, 1996



NOTE:

THE ABOVE DESCRIPTION HAS BEEN CHANGED TO REFLECT AN ERROR IN THE POSITION OF THE POINT OF COMMENCEMENT AS SHOWN IN INSTRUMENT NO. 78728, RECORDED AUGUST 2, 1966. THE ACTUAL POSITION OF THE MOST NORTHERLY CORNER OF SAID LOT 6 IS IN THE CENTERLINE OF GIBSON STREET, AND NOT THE SOUTHWESTERLY LINE OF GIBSON STREET, AS INDICATED BY SAID INSTRUMENT NO. 78728.

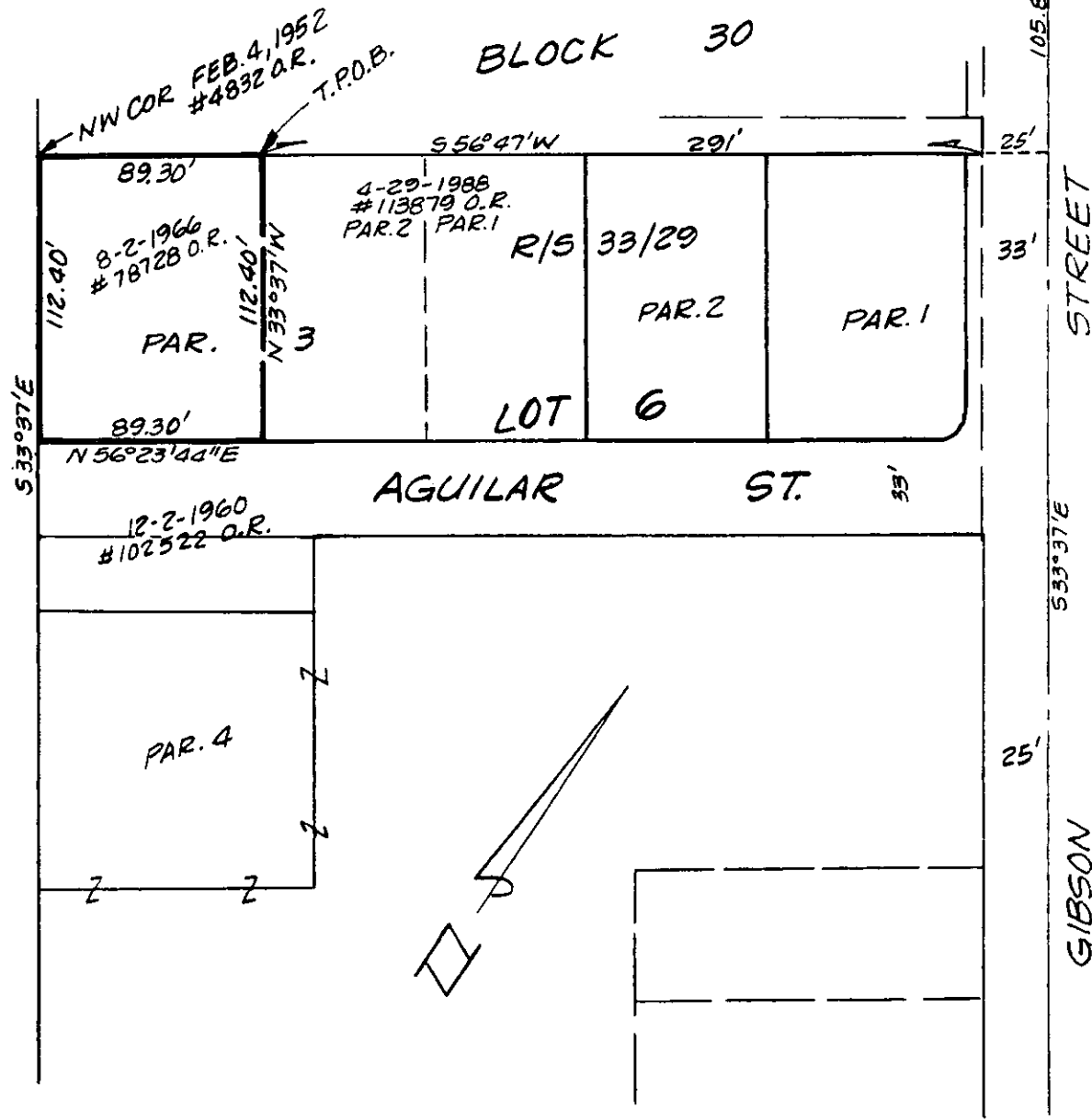
DESCRIPTION APPROVAL *E. J. [unclear]*
Carl S. [unclear] by *[unclear]*
SURVEYOR, CITY OF RIVERSIDE

LOT 3

R. L. & I. Co. M.B. 1/70 S.B. Co.

NLY CORNER LOT 6

BLOCK 30



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

66/8

SCALE: 1" = NTS

DRAWN BY K95 DATE 8/25/95

SUBJECT CO-3-945