

251357

Recording requested by:

And when recorded, mail to:

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

this office for recorder's use

RECEIVED FOR RECORD
10:55 AM
At Request of
A. Maldonado
Book 1979, Page 251357

NOV 27 1979

Recorded in Official Records
of Riverside County, California

1983-10-25
FEE: \$5.00

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): COC-4-778
Alberto O. Maldonado

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 satisfied:

The dedication of Bushnell Avenue to 33 feet from centerline adjacent to 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

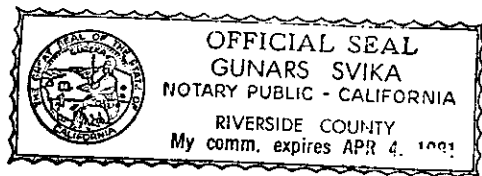
Dated: Oct. 25, 1979

By [Signature]
Planning Director
City of Riverside

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On Oct. 25, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Merle G. Gardner, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.

[Signature]
Notary Public in and for said County and State



. EXHIBIT "A"

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That portion of Lot 25 of ALGADENA as shown by map on file in Book 11, pages 80 and 81 of Maps, Riverside County Records; described as follows:

BEGINNING at the Northwest corner of said Lot;

THENCE Easterly along the Northerly boundary thereof to the Northeasterly corner of said Lot;

THENCE Southerly, along the Easterly boundary of said Lot, 172 feet;

THENCE Westerly parallel with the said Northerly boundary to a point on the Southwesterly boundary of said Lot;

THENCE Northerly, along said Southwesterly boundary to the point of beginning.

EXCEPTING THEREFROM the Southerly 147 feet of the Easterly 230 feet thereof.

DESCRIPTION: APPROVAL
by *George P. Hutchison* 11/8/99 by *RLJ*
APPROVER

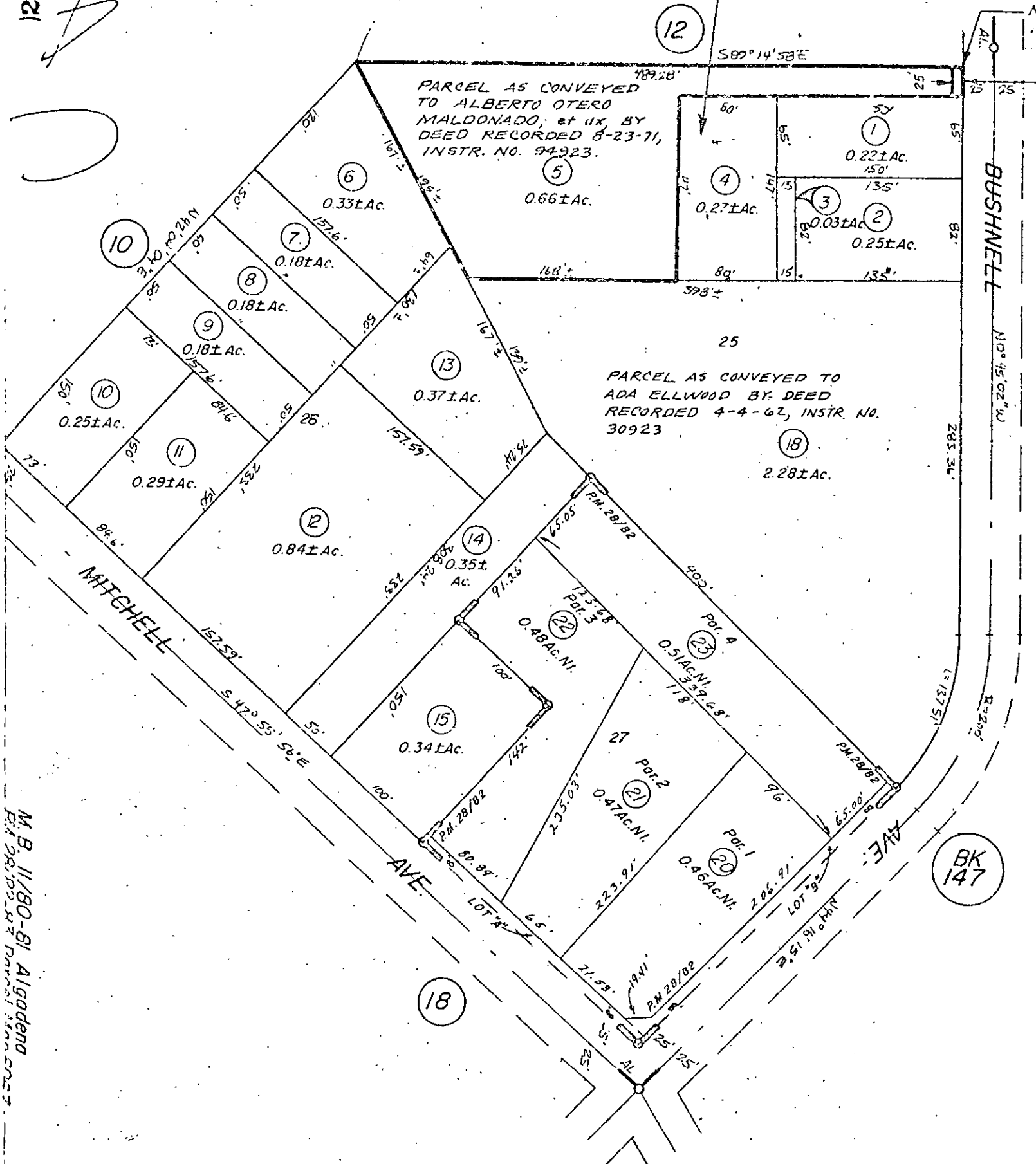
PLAT FOR COC 4-778

251357

PARCEL AS CONVEYED TO ALBERTO O. MALDONADO, et ux BY DEED RECORDED 8-25- INSTR. NO. 113648

PARCEL AS CONVEYED TO ALBERTO OTERO MALDONADO, et ux, BY DEED RECORDED 8-23-71, INSTR. NO. 94923.

PARCEL AS CONVEYED TO ADA ELLWOOD BY DEED RECORDED 4-4-62, INSTR. NO. 30923



BUSHNELL
N 0° 45' 02" W
283.36'

MITCHELL

AVE.

AVE.

BK 147

M B 11/80-BI Aligadeno
EIT DRIPDASH Parcel 11/80-27