

110950

Recording requested by

And when recorded, mail to:

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

RECEIVED FOR RECORD  
AT 9:00 O'CLOCK A.M.  
At Request of  
FIRST AMERICAN TITLE COMPANY  
OF RIVERSIDE  
Book 1980, Page 110950  
JUN 18 1980  
Recorded in Official Records  
of Riverside County, California  
Fees \$  
Recorder

this space for recorder's use

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CONDITIONAL CERTIFICATE OF COMPLIANCE  
COC-5-790

Property Owner(s): William C. Souder

*C. 2*

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.

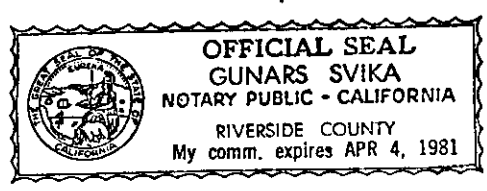
This certificate shall serve as notice to the property owner or vendee who has applied for this certificate, a grantee of the property owner, or any subsequent transferee or assignee of the property that the fulfillment and implementation of designated conditions applied to this certificate shall be 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: June 13, 1980 By Merle Gardner  
Planning Director  
City of Riverside

STATE OF CALIFORNIA)  
COUNTY OF RIVERSIDE) ss.

On June 13, 1980 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.



Merle Svika  
Notary Public in and for said County and State

110950

Lot 43, in Block 7 of Tibbetts Tract, EXCEPTING THEREFROM the south 33.00 feet of said Lot, and also a portion of an unnumbered lot adjoining said Lot 7 on the west, all together with that portion of the westerly 30 feet of Brockton Avenue (formerly Eliza Street) which is located between the northerly and southerly lines of said Lot 43 extended easterly, also EXCEPTING THEREFROM the south 33.00 feet of said westerly 30 feet of Brockton Avenue. All shown by map on file in Book 4 of Maps at Page 91 thereof records of Riverside County, California.

DESCRIPTION APPROVAL  
by *George Hutchinson* 6/13/80 by *DRD*  
Surveyor

110948

Recording requested by:

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OF RIVERSIDE  
Book 1980, Page 110948

JUN 18 1980

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Recorder  
FEE \$

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PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CONDITIONAL CERTIFICATE OF COMPLIANCE  
COC-5-790

Property Owner(s): Marion E. Souder and Marjorie K. Souder

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

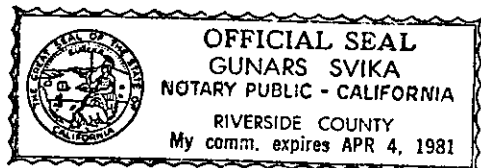
Dated: June 13, 1980

By Merle G. Gardner  
Planning Director  
City of Riverside

STATE OF CALIFORNIA)  
COUNTY OF RIVERSIDE) ss.

On June 13, 1980, 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.

Ernest J. Iwke  
Notary Public in and for said County and State



110948

The Easterly 60 feet of the southerly  $16\frac{1}{2}$  feet of Lot 43 in Block 7 of Tippet's Tract, as shown by map on file in Book 4 Page 91 of Maps, Riverside County Records.

ALSO the southerly  $16\frac{1}{2}$  feet of that portion of the westerly 30 feet of Brockton Avenue (Eliza Street) as shown on said map, which is located between the northerly and southerly lines of said Lot 43 extended easterly, said portion of Brockton Avenue having been abandoned by the Common Council of the City of Riverside, as a public street on January 20, 1926, a certified copy of the Resolution abandoning said street being recorded February 15, 1926 in Book 663, Page 287 of Deeds, Riverside County Records.

DESCRIPTION APPROVAL  
*George Hutchison*, 6/13/82, by *OR*  
Surveyor

110949

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And when recorded, mail to:

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3900 Main Street  
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RECEIVED FOR RECORD  
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OF RIVERSIDE  
Book 110949, Page 110949  
JUN 18 1980  
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D. S. Souder, Recorder

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE

CONDITIONAL CERTIFICATE OF COMPLIANCE  
COC-5-790

Property Owner(s): William C. Souder and Marion E. Souder

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PLANNING COMMISSION OF THE CITY OF RIVERSIDE

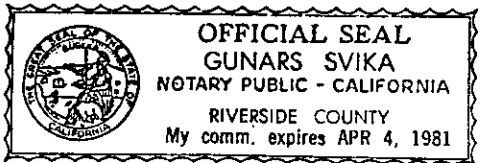
Dated: JUNE 13, 1980

By Merle G. Gardner  
Planning Director  
City of Riverside

STATE OF CALIFORNIA)  
COUNTY OF RIVERSIDE) ss.

On JUNE 13, 1980, 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.

Gunars Svika  
Notary Public in and for said County and State



110949

The North 16½ feet of the south 33 feet of the following described property:

Lot 43 in Block 7 of Tibbets Tract, as shown by map on file in Book 4 Page 91 of Maps, records of Riverside County, California.

ALSO all that portion of that certain unnumbered lot in said Block 7 bounded on the west by the easterly line of Lot 16, on the south by the westerly extension of the southerly line of Lot 43, on the east by the westerly line of said Lot 43 and on the north by the westerly extension of the northerly line of said Lot 43.

EXCEPTING from said Lot 43 and said unnumbered lot, the northwesterly portion thereof included in Magnolia Avenue as granted to the City of Riverside by deed recorded March 17, 1909 in Book 280 Page 196 of Deeds, records of Riverside County, California.

ALSO the North 16½ feet of the south 33 feet of that portion of the westerly 30 feet of Brockton Avenue (Eliza Street) as shown on said map which is located between the northerly and southerly lines of said Lot 43 extended easterly.

DESCRIPTION APPROVAL  
by George Hutchinson 6/13/80 by ALJ  
Surveyor