

39955

Recording requested by:

And when recorded, mail to:

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

RECEIVED FOR RECORD
AT 2:00 O'CLOCK P.M.

FEB 11 1987
Recorded in Official Records
of Riverside County, California
William S. Conroy
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

PROJECT: COC-8-834

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): HUGH ANDREW LLOYD, as Trustee under that certain Declaration of Trust dated February 22, 1982, amended May 12, 1983, and amended May 31, 1983.

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:

All those portions of Lot 4 in Block 6 of the lands of the Riverside Land & Irrigating Company, as shown by map on file in Book 1, Page 70 of Maps, records of San Bernardino County, California, together with that portion of Colorado Avenue (vacated) lying between Adams Street and Arlington Avenue, and that portion of a triangular lot lying northwesterly of the northwesterly line of said Colorado Avenue as shown on said map, more particularly described as follows:

BEGINNING at the most westerly corner of Lot 53 of St. Paul Park Unit No. 2, as shown by map on file in Book 28, Page 94 of Maps, records of said Riverside County;

THENCE North 33° 52' 00" West, along the southwesterly line of said Lot 4, Block 6, a distance of 144.79 feet to the southeasterly line of that certain parcel of land conveyed to Ronald F. White, et ux., as Parcel 2 by a deed recorded September 24, 1974 as Instrument No. 123227 of Official Records of said Riverside County;

THENCE North 19° 49' 50" East, along said southeasterly line, a distance of 172.83 feet to the northerly line of that certain parcel of land conveyed to the City of Riverside as Parcel 1 of a deed recorded

Please record for the benefit of the City of Riverside
[Signature]
Property Services Manager

39955

July 25, 1986 as Instrument No. 176505 of Official Records of said Riverside County;

THENCE North 89° 55' 00" East, along said northerly line, a distance of 163.95 feet to the northwesterly line of said St. Paul Park Unit No. 2;

THENCE South 26° 37' 30" West, along said northwesterly line, a distance of 316.61 feet to said POINT OF BEGINNING.

EXCEPTING THEREFROM those portions thereof as conveyed to the City of Riverside by deed recorded July 25, 1986 as Instrument No. 176505 of Official Records of said Riverside County.

APPROVED
George P. Hutchinson, 9/87
R.A.

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: FEBRUARY 9, 1987

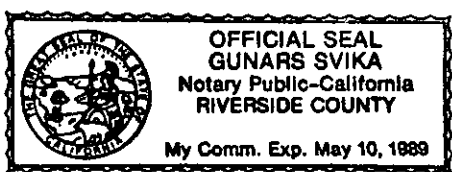
By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 9TH day of FEBRUARY, in the year 1987, 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 Svika
Notary Public in and for said County and State

311.12/m - survey.103/k



COO. 2-2987