

106731

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

MAY - 9 1986

Recorded in Official Records
of Riverside County, California

William E. Smith
RECORDER
Fees \$

7/1

FOR RECORDER'S OFFICE USE ONLY

PROJECT: COC-14-856
3573 Columbia Avenue

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): RIVERSIDE 18 LTD., a California limited partnership.

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:

That portion of Lot 89 of the lands of the 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:

BEGINNING at a point on the northerly line of Columbia Avenue, (formerly Santa Ana Street), North 29° 00' East 25 feet and South 61° 00' East 119 feet from the southwesterly corner of said Lot 89, said point being the southeast corner of that parcel conveyed to CLARENCE G. BERNSTROM and wife, by deed filed for record November 18, 1952 as Instrument No. 49087 of Official Records of Riverside County, California;

THENCE North 29° 00" East along the easterly line of said parcel conveyed to CLARENCE G. BERNSTROM and wife and the northerly extension thereof, 320.64 feet;

THENCE South 61° 00" East parallel with the northerly line of Columbia Avenue, 177.72 feet, more or less, to the most northerly corner of that certain parcel of land conveyed to CHESTER A. MC COLLUM and GLADYS

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MC COLLUM, husband and wife as joint tenants, by deed filed for record November 4, 1955 as Instrument No. 70525 of Official Records of Riverside County, California;

THENCE South 29° 00" West along the westerly line of the said MC COLLUM property, 320.64 feet to a point on the northerly line of said Columbia Avenue;

THENCE North 61° 00' West along the northerly line of said Columbia Avenue, 177.78 feet, more or less, to the POINT OF BEGINNING.

EXEPTING therefrom the southwesterly 19.00 feet or the above described property.

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

All conditions have been satisfied.

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.

DESCRIPTION APPROVAL
George P. Hutchinson 4/23/86
Surveyor

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

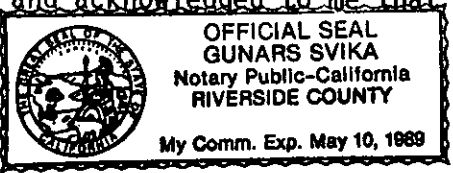
MERLE G. GARDNER
PLANNING DIRECTOR

Dated: APRIL 24, 1986

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 24TH day of APRIL, in the year 1986, 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