

197717

Recording requested by

And when recorded, mail to:
City of Riverside
Public Works Department
3900 Main Street
Riverside, CA 92522

this space for recorder's use

RECEIVED FOR RECORD
6:10 Min. Past 10 o'clock A.M.
At Request of
Charles Buchanan
Book 1984, Page 197717
SEP 11 1984
Recorded in Official Records
of Riverside County, California
William J. Stanley
Recorder
Fees \$ 5-

Project: Certificate of Compliance-18-834

4/22

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): BANK OF AMERICA, NT & SA as Corporate Co-Trustee for NORTHERN CALIFORNIA RETAIL CLERKS UNION AND FOOD EMPLOYERS JOINT PENSION TRUST FUND as to a 34.48% interest and BANK OF AMERICA, NT & SA as Corporate Co-Trustee for SOUTHERN CALIFORNIA UNITED FOOD AND COMMERCIAL WORKERS UNIONS AND FOOD EMPLOYERS JOINT PENSION TRUST FUND as to a 34.48% interest and CROCKER NATIONAL BANK, a national banking association as Corporate Co-Trustee for PRODUCERS-WRITERS GUILD OF AMERICA PENSION PLAN as to a 31.04% interest as TENANTS IN COMMON,

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: SEP. 11, 1984

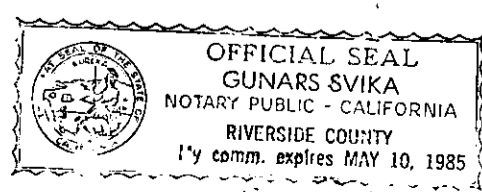
MERLE G. GARDNER
PLANNING DIRECTOR

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA) SS
COUNTY OF RIVERSIDE)

On this 11TH day of SEP., in the year 1984, 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 Sviika
Notary Public in and for said County and State



197717

That portion of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, as shown by United States Government Survey, described as follows:

BEGINNING at the point of intersection of the original southerly line of Central Avenue with the Southeasterly line of Magnolia Avenue;

THENCE Easterly, along said southerly line of said Central Avenue, 150 feet;

THENCE Southerly and parallel with the easterly line of Brockton Avenue, 275 feet;

THENCE Westerly and parallel with the southerly line of said Central Avenue, 245 feet to said easterly line of Brockton Avenue;

THENCE Northerly along said easterly line thereof, 94.50 feet to the intersection with the southeasterly line of Magnolia Avenue;

THENCE Northeasterly along said southeasterly line of Magnolia Avenue, 205.05 feet to the point of beginning.

EXCEPTING therefrom the following described parcel:

BEGINNING at the point of intersection of the original southerly line of Central Avenue with the southeasterly line of Magnolia Avenue;

THENCE Easterly along the southerly line of said Central Avenue, 150 feet;

THENCE Southerly and parallel with the easterly line of Brockton Avenue, 275 feet;

THENCE Westerly and parallel with the southerly line of said Central Avenue to a point 190 feet easterly of the easterly line of Brockton Avenue and the true point of beginning of this description;

THENCE Westerly on said parallel line 190 feet to the easterly line of Brockton Avenue;

THENCE Northerly along said easterly line 94.50 feet to its intersection with the southeasterly line of Magnolia Avenue;

THENCE Northeasterly on said southeasterly line 25.95 feet;

THENCE Easterly and parallel with the southerly line of said Central Avenue to a point on a line extended Northerly from the point of beginning and perpendicular to the south line of the within described parcel;

THENCE Southerly on said perpendicular line to the true point of beginning.

ALSO EXCEPTING therefrom the northerly 18 feet thereof as conveyed to the City of Riverside by Deed recorded November 30, 1950 as Instrument No. 4181, Official Records.

DESCRIPTION APPROVAL
by *George P. Hutchinson* 7/18/54 BY *[Signature]*
Surveyor

Recording requested

CITY OF RIVERSIDE

And when recorded, mail to:
City of Riverside
Public Works Department
3900 Main Street
Riverside, CA 92522

this space for recorder's use

RECEIVED FOR RECORD
Min. Past 2 o'clock P.M.

JAN 4 1985

Recorded in Official Records
of Riverside County, California

William E. Sturdy
RECORDER
Fees \$

2625

Project: C.O.C.-18-834

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

4/22

CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): WILLIAM K. DAVIS

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

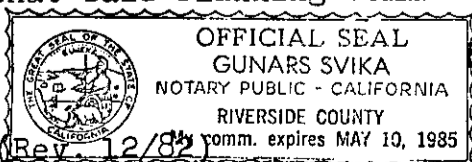
Dated: NOVEMBER 6, 1984

MERLE G. GARDNER
PLANNING DIRECTOR

By Robert C. Mease
ROBERT C. MEASE
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

On this 6TH day of NOVEMBER, in the year 1984, 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 SVIKS
Notary Public in and for said County and State

2625

That portion of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, as shown by United States Government Survey, described as follows:

BEGINNING at the point of intersection of the original southerly line of Central Avenue with the southeasterly line of Magnolia Avenue;

THENCE Easterly along the southerly line of Central Avenue, 150 feet;

THENCE Southerly and parallel with the easterly line of Brockton Avenue, 275 feet;

THENCE Westerly and parallel with the southerly line of Central Avenue, to a point 190 feet easterly of the easterly line of Brockton Avenue and the true point of beginning of this description;

THENCE Westerly on said parallel line 190 feet to the easterly line of Brockton Avenue;

THENCE Northerly along said easterly line, 94.50 feet to its intersection with the southeasterly line of Magnolia Avenue;

THENCE Northeasterly on said southeasterly line 25.95 feet;

THENCE Easterly and parallel with the southerly line of Central Avenue to a point in a line extended northerly from the point of beginning and perpendicular to the south line of the within described parcel;

THENCE Southerly on said perpendicular line to the point of beginning.

DESCRIPTION APPROVAL
J. W. ... 11/5/84
[Signature]