242718

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

FREE RECORDING
This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code 6103)

RECEIVED FOR RECORD
Min. Past o'clock M.

JUN 29 1990
Recorded in Official Records of Riverside County, California
William E. Conroy
Recorder
Fees $

FOR RECORDER'S OFFICE USE ONLY

Project: COC-3-890
Massachusetts Ave. &
Valencia Hill Dr.
A.P.N. 251-120-003

12/26-7

PLANNING COMMISSION
of the
CITY OF RIVERSIDE
CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): STEVEN R. DUNBAR, an unmarried man

Pursuant to Section 66499.35(b) 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 real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

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. THE ISSUANCE OF THIS CONDITIONAL CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

COC-3-890

242718

PLANNING COMMISSION OF THE
CITY OF RIVERSIDE

MERLE G. GARDNER
PLANNING DIRECTOR

Dated: June 14, 1990

By _____
KENNETH R. GUTIERREZ
PRINCIPAL PLANNER

STATE OF CALIFORNIA)
)ss.
COUNTY OF RIVERSIDE)

On this 14th day of June, in the year 1990, before me, Margaret I. Archambault a Notary Public in and for said county and state, personally appeared Kenneth R. Gutierrez, 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.

Margaret I. Archambault
Notary Public in and for said County and State

1103u/a

OFFICIAL SEAL
MARGARET I. ARCHAMBAULT
Notary Public-California
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Comm. Exp. 5-6-91

COC-3-890

EXHIBIT "A"

The West half of the Northeast quarter of the Northeast quarter of Section 20, Township 2 South, Range 4 West, San Bernardino Meridian.

EXCEPTING THEREFROM the North 270.00 feet thereof.

ALSO EXCEPTING THEREFROM the South 30 feet thereof, as conveyed to the County of Riverside by deed recorded December 31, 1946 as Instrument No. 4016 of Official Records of Riverside County, California.

ALSO EXCEPTING THEREFROM the interest acquired by the City of Riverside in that certain deed headed as "Grant Deed Road Easement" recorded May 28, 1965 as Instrument No. 62805 of Official Records of Riverside County, California, and described as follows:

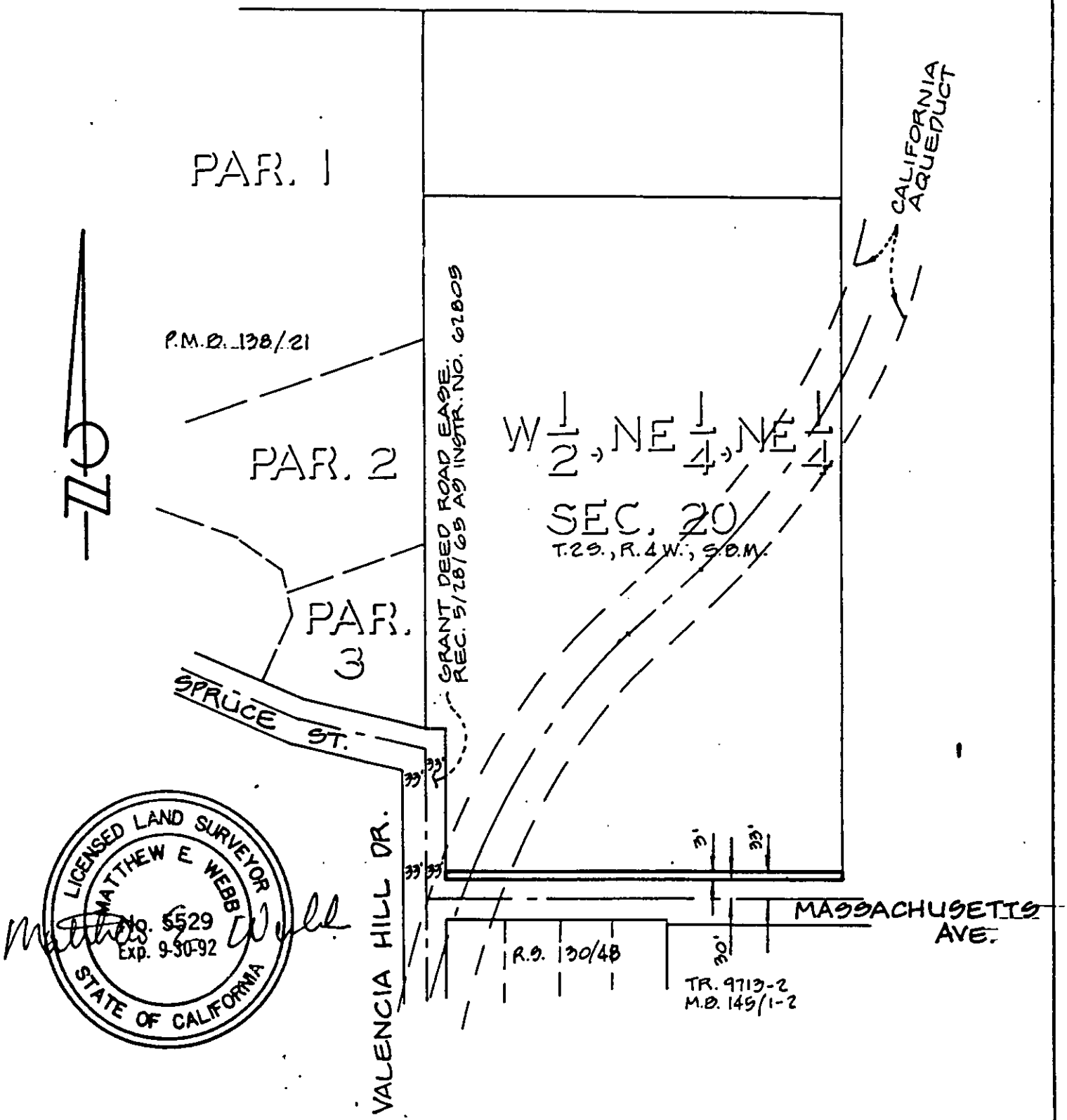
That portion of the Northeast quarter of the Northeast quarter of Section 20, Township 2 South, Range 4 West, San Bernardino Base and Meridian, described as follows:

BEGINNING at a point on the Westerly line of the Northeast quarter of the Northeast quarter of said Section 20, which bears North 00° 20' West, a distance of 163.00 feet from the Southwest corner of the Northeast quarter of the Northeast quarter of said Section 20;

THENCE North 89° 40' East, a distance of 33.00 feet;

THENCE South 00° 20' East, parallel with the Westerly line of the Northeast quarter of the Northeast quarter of said Section 20, a distance of 133.26 feet to the Northerly line of Massachusetts Avenue as now located;

242718



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.	SHEET 1 OF 1	90-68
SCALE 1" = 200	DRAWN BY HLM DATE 5/15/90	SUBJECT C.O.C.-3-890