

177076

When recorded mail to:

PUBLIC WORKS DEPARTMENT  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK

MAY 20 1997

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$ \_\_\_\_\_

M

Handwritten initials

**FREE RECORDING**

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

FOR RECORDER'S OFFICE USE ONLY

Project: CO-004-967

A.P.N. 149-411-010

**CO-004-967**

CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): **PANACEA INVESTMENT CORP.**

Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Section 18.39 of the Riverside Municipal Code, the real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code and is hereby issued this Certificate of Compliance.

**THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE . THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.**

**THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY, OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.**

ZONING ADMINISTRATOR  
CITY OF RIVERSIDE

STEPHEN J. WHYLD  
PLANNING DIRECTOR

By: Robert C. Meese 5-12-97  
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California }  
County of RIVERSIDE } ss

On MAY 12, 1997 before me JANIS LOWRY  
(date) (name)

a Notary Public in and for said State, personally appeared

ROBERT C. MEESE  
Name(s) of Signer(s)

personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Janis Lowry

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

( ) Attorney-in-fact  
( ) Corporate Officer(s)  
Title \_\_\_\_\_  
Title \_\_\_\_\_

( ) Guardian/Conservator

( ) Individual(s)

( ) Trustee(s)

(X) Other  
PRINCIPAL PLANNER

( ) Partner(s)

( ) General

( ) Limited

The party(ies) executing this document is/are representing:

CITY OF RIVERSIDE

## EXHIBIT A

That certain parcel of land located in the City of Riverside, County of Riverside, State of California as described as a separate parcel in a document recorded **December 19, 1996**, as **Instrument Number 477161** and also described as a separate parcel in a document recorded, **April 19, 1963** as **Instrument Number 39586** and is described in said documents as follows:

THAT PORTION OF LOT 10 OF GOLDEN TERRACE AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 82, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 10;

THENCE SOUTH 75°03' WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 26.13 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;

THENCE CONTINUING SOUTH 75°03' WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 98.02 FEET TO THE EASTERLY LINE OF THAT PARCEL CONVEYED TO THE DEPARTMENT OF VETERANS AFFAIRS OF THE STATE OF CALIFORNIA BY DEED FILED FOR RECORD AUGUST 3, 1959 AS INSTRUMENT NO. 67290;

THENCE NORTH 14°56'30" WEST ALONG SAID EASTERLY LINE 166.63 FEET;

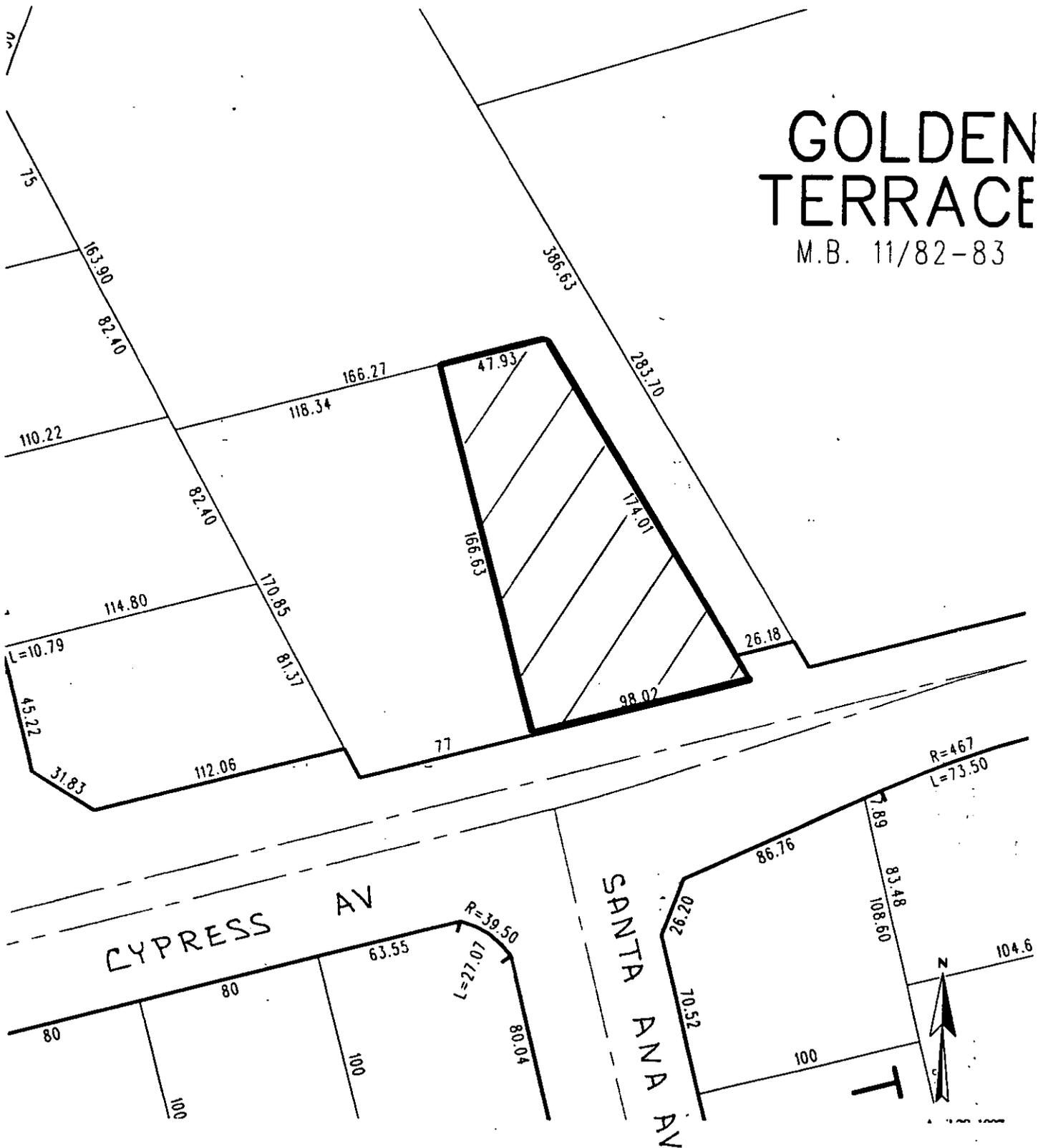
THENCE NORTH 75°03' EAST, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 47.93 FEET TO A POINT MEASURED ON SAID COURSE 26.13 FEET FROM THE NORTHEASTERLY LINE OF SAID LOT,

THENCE SOUTH 31°41' EAST, AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 10, 174.0 FEET TO THE POINT OF BEGINNING.

The City of Riverside makes no warranty as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.

# GOLDEN TERRACE

M.B. 11/82-83



## • 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

48-7

SCALE: 1" = N.T.S.

DRAWN BY MSB DATE 4/28/97

SUBJECT CD-004-967