

Recording requested by

228498

And when recorded, mail to:
City of Riverside, 3900 Main Street
Riverside, California 92522

RECEIVED FOR RECORD
At Request of
W. Fernandez

DEC-5 1980
Page 228498

Recorded in Official Records
of Riverside County, California

Recorder
D. S. ...

this space for recorder's use

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

RECEIVED
DEC 11 1980

CONDITIONAL CERTIFICATE OF COMPLIANCE
COC-7-801

RIVERSIDE CITY
PLANNING DEPARTMENT

Property Owner(s): WILLIAM FERNANDEZ, DONNA FERNANDEZ, and WILLIAM JACK FERNANDEZ

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

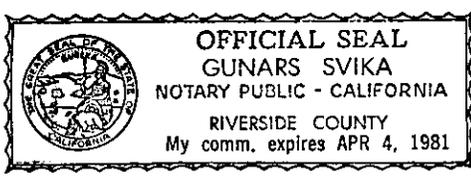
Dated: DEC. 3, 1980

By Merle Gardner
Planning Director
City of Riverside

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On DEC. 3, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Merle G. Gardner, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument on behalf of the Planning Commission of the City of Riverside, and acknowledged to me that said Planning Commission executed the same.

James J. ...
Notary Public in and for said County and State



228498

All that portion of Lot 5 in Block 26 of Village of Arlington, as shown by map recorded in Book 1 Page 62 of Maps, records of San Bernardino County, California, particularly described as follows:

BEGINNING on the southerly line of Magnolia Avenue at a point 170 feet southwesterly from the northeasterly corner of said Lot;

THENCE at a right angle southeasterly 160 feet;

THENCE at a right angle southwesterly 70 feet;

THENCE at a right angle northwesterly 160 feet to the southerly line of Magnolia Avenue;

THENCE Northeasterly along the southerly line of Magnolia Avenue, 70 feet to the point of beginning.

DESCRIPTION APPROVAL
George W. Hutchinson 7/1/80 by DRJ
Surveyor

228499

Recording requested by

And when recorded, mail to:
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Riverside, California 92522

this space

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At Request of W. Fernandez

Book 1980, Page 228499

DEC - 5 1980

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PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CONDITIONAL CERTIFICATE OF COMPLIANCE
COC-7-801

Property Owner(s): WILLIAM FERNANDEZ, DONNA FERNANDEZ, and WILLIAM JACK FERNANDEZ

5.03

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.

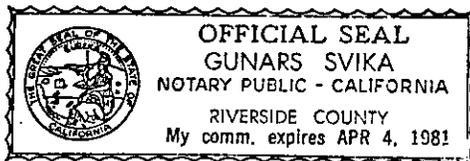
PLANNING COMMISSION OF THE CITY OF RIVERSIDE

Dated: DEC. 3, 1980

By Merle Gardner
Planning Director
City of Riverside

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On DEC. 3, 1980 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Merle G. Gardner, known to me to be the Planning Director of the City of Riverside and known to me to be the person who executed the within instrument 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

228499]

That portion of Lot 5, Block 26 of the Village of Arlington, as shown by map on file in Book 1, Page 62 of Maps, records of San Bernardino County, California;

COMMENCING at the most northerly corner of said Lot 5 in said Block 26;

THENCE Southwesterly along the southeasterly line of Magnolia Avenue 100 feet to the point of beginning;

THENCE continuing Southwesterly on the southeasterly line of Magnolia Avenue, 70 feet;

THENCE at a right angle southeasterly and parallel with Myers Street, 160 feet;

THENCE at a right angle northeasterly and parallel with the southeasterly line of Magnolia Avenue, 70 feet;

THENCE at a right angle northwesterly and parallel with Myers Street, 160 feet to the point of beginning.

DESCRIPTION / APPROVAL
by *George P. Hutchins* 7.1.18 by *DRJ*
Surveyor