

247587

Recording requested by

And when recorded, mail to:

City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

this space

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At Request of

ATTORNEY

Book 1979, Page 247587

NOV 20 1979

Recorded in Official Records
of Riverside County, California

D. J. S. [Signature]
REC 15-

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PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s):

COC-10-789

Walter L. McCubbin

12/1/79

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 EXHIBITS "A" & "B" FOR LEGAL DESCRIPTIONS

Said Certificate of Compliance is granted subject to the following conditions: The subject property will comply with City regulations when the following item has been satisfied:

- a. The applicant shall provide a mutual access agreement subject to the approval of the City's Legal Department.

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: 11/6/79

By *Merle G. Gardner*
Planning Director
City of Riverside

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On November 6, 1979, 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.



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

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EXHIBIT "A"

Assessor's Parcel No. 253-050-006-9 also known as 1160 University Avenue, Riverside, is described as follows:

That portion of Lot 2, Block 3 of the subdivision of Section 30, Township 2 South, Range 4 West, San Bernardino Meridian, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 2, Page 37 of Maps, in the Office of the County Recorder of said County, described as follows:

BEGINNING at the Northwest corner of Parcel 3 as shown on a map on file in Book 47, Page 82 of Record of Surveys, in the Office of the County Recorder of said County;

THENCE along the Westerly line of said Parcel 3, South $00^{\circ} 00' 09''$ West, 31.96 feet to the true point of beginning;

THENCE continuing South $00^{\circ} 00' 09''$ West, 163.39 feet;

THENCE at right angles South $89^{\circ} 59' 51''$ East, 65.90 feet;

THENCE North $22^{\circ} 32' 09''$ East, 154.20 feet to a point in a line parallel with and distant Easterly 125.00 feet from and measured at right angles to said Westerly line;

THENCE thereon North $00^{\circ} 00' 09''$ East, 7.43 feet to the beginning of a curve concave Southwesterly and having a radius of 10.00 feet;

THENCE Northeasterly along said curve through a central angle of $83^{\circ} 01' 57''$ and an arc length of 14.49 feet to a point of compound curve, being a curve concave Southerly and having a radius of 470.00 feet being distant 30.00 feet Southerly of and concentric with the Northerly line of said Parcel 3;

THENCE Westerly along said concentric curve through a central angle of $06^{\circ} 50' 12''$ and an arc distance of 56.08 feet;

THENCE tangent and parallel with said Northerly line, North $89^{\circ} 52' 00''$ West, 60.27 feet to the true point of beginning.

DESCRIPTION APPROVAL
by George Hutchinsan 11/14/79 by [Signature]

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EXHIBIT "B"

Assessor's Parcel No. 253-050-007-0, also known as 1150 University Avenue, Riverside, is described as follows:

That portion of Lot 2, Block 3 of Gages' Subdivision, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 2, Page 37 of Maps, in the office of the County Recorder of said County, described as follows:

BEGINNING at a point in the Westerly line of said Lot 2, South 00° 00' 09" West, 23.16 feet from the Northwesterly corner of said lot, said point being the Southwesterly corner of the land conveyed to the State of California, by deed recorded October 30, 1941 in Book 522, Page 22 of Official Records.

THENCE North 87° 10' 28" East, 245.75 feet to the beginning of a tangent curve, concave Southerly, and having a radius of 500.00 feet;

THENCE Easterly 367.31 feet on said curve, through an angle of 42° 05' 25";

THENCE South 50° 44' 07" East, 58.83 feet to the East line of said lot.

THENCE South 22° 36' 30" West, 488.86 feet on said East line to the Southeast corner of said Lot 2; thence North 89° 52' 30" West 19.02 feet on the South line of said lot, and the North line of Everton Place (60.00 feet wide) to the beginning of a new tangent curve, concave Southerly, of 45.00 feet radius, a radial to said beginning bears North 48° 18' 54" East; thence Westerly 67.59 feet on said curve, through a central angle of 86° 03' 13" to the beginning of a reverse curve of 12.00 feet radius; thence Westerly 7.93 feet, on said reverse curve, through a central angle of 37° 51' 49"; thence North 89° 52' 30" West, 356.65 feet to the West line of said Lot 2; thence North 00° 00' 09" East, 584.68 feet on said West line to the point of beginning.

EXCEPT the West 180.0 feet, measured on the South line, thereof.

ALSO EXCEPT from the portion of said land lying Northerly of the Southerly line of that certain parcel of land described in deed recorded December 10, 1963, as Instrument No. 130050 of Official Records, all minerals, oils, gases, and other hydrocarbons by whatsoever name known, without however the right to drill, dig, or mine through the surface thereof, as reserved to the State of California by said deed.

DESCRIPTION APPROVAL
by *George P. Hutchinson*, 11/14/79 by *JED*
S_{Register}