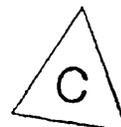


When recorded mail to:

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

462742



RECEIVED FOR RECORD
AT 8:00 O'CLOCK

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DL

DEC - 6 1996

FREE RECORDING

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

Recorded in Official Records
of Riverside County, California
Recorder
Fees \$ 0

FOR RECORDER'S OFFICE USE ONLY

Project: Administrative COC
4427 Brockton Ave.
A.P.N. 217-060-012

COC -

**CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE**

Property Owner(s): **CARL F. LAWRENCE**, Trustee of the **CARL F. LAWRENCE TRUST**, dated 1988.

The real property 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. Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Title 18 of the Riverside Municipal Code, this Certificate of Compliance is hereby issued by the Zoning Administrator of the City of Riverside, California.

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

Dated: NOVEMBER 27, 1996

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }
County of RIVERSIDE } ss

On NOVEMBER 27, 1996 before me JANIS LOWRY
(date) (name)

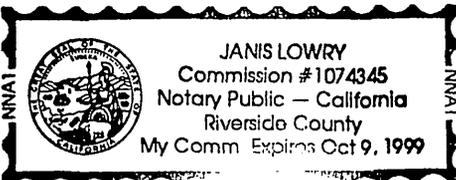
a Notary Public in and for said State, personally appeared

J. Craig Aaron

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
Signature

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

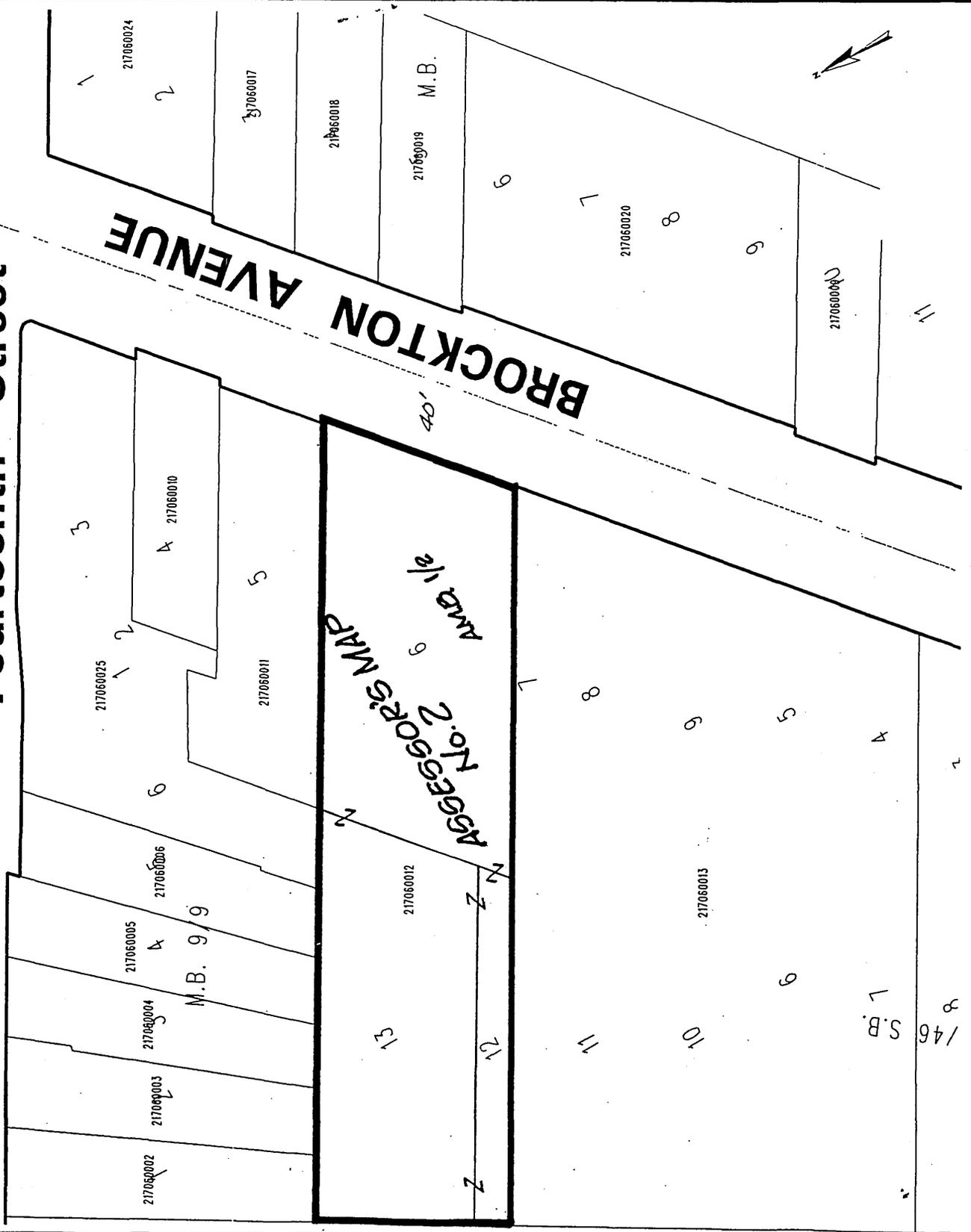
EXHIBIT "A"

That certain parcel of land located in the City of Riverside, County of Riverside, State of California, as described in document recorded May 18, 1988, as Instrument No. 133048 and by document recorded July 9, 1946, in Book 756, Page 518, et seq., both of Official Records of said Riverside County, and is described in said documents as follows:

All that portion of Lot 7 of the Lands of the Southern California Colony Association, as shown by map recorded in Book 7 page 3 of Maps, San Bernardino County Records, by metes and bounds, beginning on the Northwesterly line of Brockton Avenue at a point 142 feet Northeasterly from the Northeasterly corner of Lot 5 of Runnel's Subdivision, as shown by map recorded in Book 5 page 46 of Maps, San Bernardino County Records; thence Northwesterly parallel with the Northeasterly lines of Lots 5 and 6 of said Runnel's Subdivision to a point on the Northwesterly line of said Lot 7; thence North-easterly on said Northwesterly line to the Southwesterly corner of Lot 1 of Fourteenth Street Tract, as shown by map on file in Book 9 page 9 of Maps, Riverside County Records; thence Southeasterly on the Southwesterly line of said Fourteenth Street Tract and said Southwesterly line extended Southeasterly to a point on the North-westerly line of Brockton Avenue located 513.19 feet Northeasterly from the intersection of the Northwesterly line of Brockton Avenue and the Southwesterly line of said Lot 7; thence Southwesterly on the Northwesterly line of Brockton Avenue 119.89 feet to the point of beginning, being also designated as lots 6, 12 and 13 on Assessors Map No. 2 on file in Book 1 page 2 of assessors Maps, Riverside County Records.

Fourteenth Street

BROCKTON AVENUE



• 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

39-1

SCALE: 1" = N.T.S.

DRAWN BY — DATE 11 / 19 / 96

SUBJECT CQC / PMW