

81-1005295

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RECORDING REQUESTED BY AND MAIL TO

Name: Department of Regional Planning
 Street: 329 West Temple Street
 Room: 1352, Hall of Records
 City: Los Angeles, California 90012

RECORDED IN OFFICIAL RECORDS

RECORDER'S OFFICE
 LOS ANGELES COUNTY
 CALIFORNIA

31 MIN. 3 P.M. OCT 9 1981
 PAST.



SPACE ABOVE THIS LINE FOR RESERVATIONS

20335

CONDITIONAL CERTIFICATE OF COMPLIANCE

REQUEST FOR CERTIFICATE OF COMPLIANCE

I/We the undersigned owner(s) of record (and holder(s) of a title interest) in the following described real property within the unincorporated territory of the County of Los Angeles, hereby REQUEST the County of Los Angeles to determine if said real property described below complies with the provisions of the Subdivision Map Act (Sec. 66410 et seq., Government Code, State of California) and the County Subdivision Ordinance (Ord. 4478, County of Los Angeles.)

<u>Richard L. Oka</u> Signature	<u>Donis F. Oka</u> Signature	 Signature
<u>RICHARD L. OKA</u> Name (typed or printed)	<u>DORIS F. OKA</u> Name (typed or printed)	 Name (typed or printed)
<u>2-26-81</u> Date	<u>2-26-81</u> Date	 Date

LEGAL DESCRIPTION

The East one-half of the West one-half of the South one-half of the Southwest one-quarter of the Northeast one-quarter of the Southwest one-quarter of Section 33, Township 8 North, Range 13 West, San Bernardino Base and Meridian, in the County of Los Angeles, State of California.

Reserving therefrom a non-exclusive easement for ingress, egress, sewers and public utility purposes to be used in common with others over the South 30 feet, also subject to any other easements of record. Subject to conditions, covenants, restrictions, reservations, rights, and rights-of-way of record.

This deed is issued in fulfillment of Agreement of Sale dated July 29, 1965.

CONDITIONAL CERTIFICATE OF COMPLIANCE

CONTINUATION

DETERMINATION OF CONDITIONAL COMPLIANCE

I hereby certify that the above described property does not comply with applicable provisions of the Subdivision Map Act and/or of the County Subdivision Ordinance. Notice is hereby served to the above named property owner, his grantor or any subsequent transferee or assignee of said property that fulfillment of the following CONDITION(S) will be required before issuance of a permit or other grant of approval for development of the property.

CONDITION(S):

Offer for road right-of-way the South 30 feet of the subject property. Offer said right-of-way as easement to other property owners in the South $\frac{1}{2}$ of Section 33.

Provide cash deposit equal to 1/136th of the cost estimated by the County Road Department for grading, base, pavement and drainage structures on the portions of the following roads fronting on the area encompassed by Notice of Violation 4211 in the S $\frac{1}{2}$ of Section 33, T8N, R13W:

- a. Avenue F-8
- b. 70th Street West
- c. Avenue G
- d. 75th Street West

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Such improvements to be to the satisfaction of the County Road Department. The estimate shall be based on the state of improvement of said roads as of October 21, 1980.

Provide water mains, fire hydrants and fire flows as required by the County Forester and Fire Warden. Under normal operating conditions the fire flow shall be 750gpm for a duration of 2 hours at 20psi residual. All facilities shall comply with applicable County Ordinances and be constructed in accordance with plans approved by the County Engineer.

The subject property is subject to inundation (Flood Hazard). Drainage plans and necessary support documents to comply with the following shall be supplied where requested by the County Engineer:

- a. Where deemed necessary by the County Engineer, provide drainage facilities and dedicate necessary easements;
- b. Where required by the County Engineer, dedicate to the County the right to restrict the erection of buildings or other structures within areas subject to Flood Hazard. Density of development will be restricted to the extent necessary to prevent adverse drainage conditions caused by such development.

Note:

Geologic, soils and/or drainage conditions on the subject property may limit development or necessitate that remedial measures be taken in order to obtain a building permit.

CPM 9223

AMEL 3268-005-037

DEPARTMENT OF REGIONAL PLANNING



DEPARTMENT OF REGIONAL PLANNING
County of Los Angeles, State of California
Norman Mandel, Planning Director

By: *[Signature]*
Title: Chief, Subdivision Adm. Div.
Date: OCT 9 1981