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06 2441596

RECORDED/FILED IN OFFICIAL RECORDS	
RECORDER'S OFFICE	
LOS ANGELES COUNTY	
CALIFORNIA	
8:01 AM NOV 2	2006

TITLE(S) :



FEE

Code 01 - 25.00
 Code 20 - 02.00

Code C013 - 001

D.T.T.

CODE
20

CODE
19

CODE

9 _____ Grand Total = \$27.00

Page Count = 7

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

RECORDING REQUESTED BY
City of Rancho Palos Verdes

WHEN RECORDED, MAIL TO:
City of Rancho Palos Verdes
Dept. of Planning, Building
and Code Enforcement
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

06 2441596

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Conditional Certificate of Compliance No. SUB2006-00004

See attached Exhibit 'A' (Legal Description) and Exhibit 'B' (Request for Conditional Certificate of Compliance)

RECORDING REQUESTED BY AND MAIL TO:

City of Rancho Palos Verdes
Department of Planning and Community Development
30940 Hawthorne Boulevard
Rancho Palos Verdes, California, 90275

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL CERTIFICATE OF COMPLIANCE NO. SUB2006-00004

Property Owner: Abdul Aziz Khakwani

Property Location : The single parcel comprised of assessor's parcel numbers 7576-026-002, 7576-026-003, 7576-026-006, 7576-026-007, 7576-026-010, 7576-026-011, 7576-026-014, 7576-027-014, 7576-027-017, 7567-027-018, 7576-027-021, 7576-027-022 and 7576-027-030 (192,875 square feet), also known as those portions of Lots 58 through 70, inclusive, of Tract Map No. 24719, in the City of Rancho Palos Verdes, County of Los Angeles, State of California, as further described in the legal description attached hereto as Exhibit 'A'.

The Conditional Certificate of Compliance relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto, because the parcel was not created in conformance with the applicable Subdivision Map Act regulations, local ordinances, or both, and is recorded pursuant to the request of the property owner, which request is attached hereto as Exhibit 'B'. 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. However, prior to the development of the parcel, the following conditions shall be satisfied:

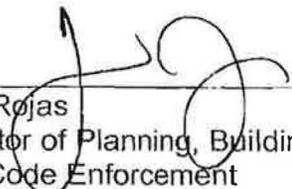
1. The applicant shall obtain rights of access to the parcel in a manner acceptable to the City of Rancho Palos Verdes.
2. The existing easements over the property for storm drain purposes, slope purposes and sanitary sewer purposed shall be retained. In addition, the flood hazard area noted on portions of Lots 58 though 60, inclusive, of Tract Map 24719 shall be retained.
3. Notwithstanding this Conditional Certificate of Compliance, development of the parcel shall require issuance of a permit or permits, or other grant or grants of approval

920609-2

Certificate of Compliance No. Sub 2006-00004
Page 2

required under applicable development standards, restrictions, and requirements of State and local law, including, but not limited to, applicable requirements of the Rancho Palos Verdes General Plan and Municipal Code. The types of permits and approvals that may be required will depend on the type of development that is proposed.

Certified and Approved for Recordation By:



Joel Rojas
Director of Planning, Building
and Code Enforcement

Date: 10-4-6

City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

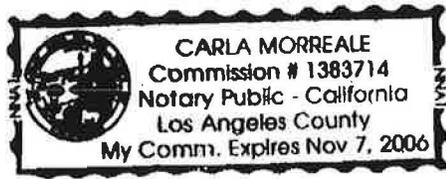
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles } ss.

On October 4, 2006, before me, Carla Morreale, Notary Public
Date Name and Title of Officer (e.g. Jane Doe, Notary Public)

personally appeared Joel Rojas
Name(s) of Signer(s)

- personally known to me
- 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.
Carla Morreale
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



Exhibit A

Legal Description

Those portions of Lots 58 to 70 inclusive of Tract No. 24719 in the County of Los Angeles, State of California, as per map recorded in Book 669, Page 73 to 76 of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at a point in the westerly line of Lot 70 of said Tract No. 24719, distant thereon N. 15° 57' 00" E. 118.00 feet from the southwesterly corner of said Lot 70; thence S. 88° 24' 41" E. 245.48 feet to a point on the easterly line of Lot 67 of said Tract No. 24719, distant thereon N. 4° 51' 00" E. 132.00 feet from the southeasterly corner of said Lot 67; thence S. 85° 49' 16" E. 74.90 feet to a point on the easterly line of Lot 66 of said Tract No. 24719, distant thereon N. 10° 38' 36" E. 135.00 feet from the southeasterly corner of said Lot 66; thence S. 70° 00' 16" E. 88.04 feet to a point on the southeasterly line of Lot 65 of said Tract No. 24719, distant thereon N. 22° 52' 36" E. 130.00 feet from the most southerly corner of said Lot 65; thence S. 52° 34' 49" E. 92.56 feet to a point on the southeasterly line of Lot 64 of said Tract No. 24719, distant thereon N. 35° 55' 06" E. 117.00 feet from the most southerly corner of said Lot 64; thence S. 47° 53' 27" E. 79.74 feet to a point on the southeasterly line of Lot 63 of said Tract No. 24719, distant thereon N. 44° 51' 06" E. 116.00 feet from the most southerly corner of said Lot 63; thence S. 43° 33' 04" E. 150.06 feet to a point on the southeasterly line of Lot 61 of said Tract No. 24719, distant thereon N. 44° 51' 06" E. 110.00 feet from the most southerly corner of said Lot 61; thence S. 51° 38' 02" E. 128.83 feet to a point on the southeasterly line of Lot 59 of said Tract No. 24719, distant thereon N. 44° 51' 06" E. 98.00 feet from an angle point in said last mentioned southeasterly line; thence S. 63° 02' 19" E. 94.06 feet to a point on the curved southeasterly line of Lot 58 of said Tract No. 24719, being a curve concave southeasterly and having a radius of 1300 feet, said last mentioned point being distant northeasterly along said curve through a central angle of 4° 39' 15" an arc distance of 105.60 feet from the most southerly corner of said Lot 58; thence along the boundary lines of said Lot 58, northeasterly along said curved southeasterly line an arc distance of 343.38 feet, N. 33° 25' 13" W. 5.00 feet and N. 55° 42' 29" E. 106.75 feet to the most northeasterly corner of said Lot 58; thence along the boundary lines of said Tract No. 24719 as follows, N. 89° 58' 46" W. 415.66 feet, N. 58° 46' 18" W. 449.23 feet and N. 88° 03' 27" W. 325.26 feet to the northwesterly corner of said Lot 70; thence along the westerly line of said Lot 70, S. 15° 57' 00" W. 155.51 feet to the point of beginning.

Exhibit B

Request for Conditional Certificate of Compliance

I/We the undersigned owner(s) of record of real property within the City of Rancho Palos Verdes hereby REQUEST the City of Rancho Palos Verdes to determine if said real property described below has complied with the provisions of the Subdivision Map Act (Sec. 66410 et. set., Government Code, State of California), the County Subdivision Ordinance (Ord. 4478, County of Los Angeles), and/or the Rancho Palos Verdes Subdivision Ordinance (Ord. 91011, Rancho Palos Verdes Development Code).

<u>U. Aziz</u>	_____	_____
Signature	Signature	Signature

<u>ABDUL AZIZ KHANZADE</u>	_____	_____
Name (Typed or printed)	Name (Typed or printed)	Name (Typed or printed)

<u>10-4-2006</u>	_____	_____
Date	Date	Date

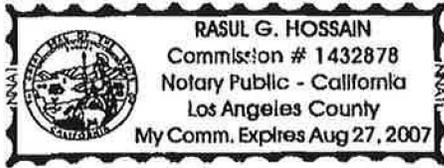
See Legal Description attached hereto and made a part thereof.

ALL-PURPOSE ACKNOWLEDGEMENT

State of California }
County of LOS ANGELES } SS.

On 10-04-2006 before me, Rasul G. HOSSAIN
(DATE) (NOTARY)
personally appeared ABDUL AZIZ KHAZIWANI
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 signatures(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.

Rasul G. Hossain
NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgement to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- INDIVIDUAL
- CORPORATE OFFICER

- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

OTHER

RIGHT THUMBPRINT
OF
SIGNER

