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City of Riverside
Public Works Department
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Riverside, California 92522

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50 Min. Past 1 o'clock P.M.
At Request of
James Hunter Construction Corporation

Book 1979, Page 246834
NOV 19 1979

Recorded in Official Records
of Riverside County, California

Recorded
Fees \$ 4.00

PLANNING COMMISSION
of the
CITY OF RIVERSIDE

CONDITIONAL CERTIFICATE OF COMPLIANCE

Property Owner(s): COC-9-789
James Hunter Construction Corporation

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 EXHIBIT "A" FOR LEGAL DESCRIPTION

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

The completion of all on and off-site improvements required for Parcel Map 9848.

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.

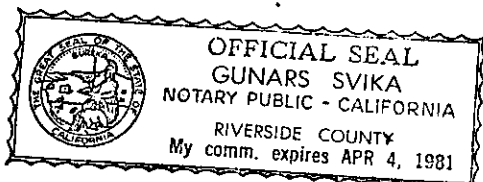
PLANNING COMMISSION OF THE CITY OF
RIVERSIDE

Dated: OCT. 25, 1979

By [Signature]
Planning Director
City of Riverside

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On OCT. 25, 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.



[Signature]
Notary Public in and for said County and State

246834

EXHIBIT "A"

That portion of Lots 5 and 6 in Block 80 of Arlington Heights, lying Northerly of Arlington Avenue condemned by the City of Riverside under Action 85222, recorded November 2, 1966 as Instrument No. 107675 of Official Records of Riverside County, California.

EXCEPTING therefrom that portion thereof described as follows:

COMMENCING at a point on the center line of Arlington Avenue, which bears North 89° 38' East, 792.25 feet from the center line of Victoria Avenue, as shown on said Map;

THENCE South 00° 22' East, 40 feet to the Northerly line of said Lot from the Point of Beginning;

THENCE continuing South 00° 22' East, 114 feet;

THENCE South 89° 38' West, and parallel with the center line of Arlington Avenue, 107 feet;

THENCE North 00° 22' West, 114 feet to the Northerly line of said Lot;

THENCE North 89° 38' East, along the Northerly line of said Lot, 107 feet to the Point of Beginning.

ALSO EXCEPTING therefrom any portion condemned by the City of Riverside under Action 85222, recorded November 2, 1966 as Instrument No. 107676 of Official Records of Riverside County, California.

DESCRIPTION APPROVAL
by *George P. Hutchinson* 8/7/79 by *D.R.H.*
Surveyor

CS 4-7-79